

**PLAT NOTES**

- The purpose of this plat is to resubdivide of Tax Map 43, Parcel 4.08 creating (1) one new Lot of record and recording any easement as shown. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
- No soils to be used for septic within the CUD Easement or within 10 feet of a CUD water main, water meter, or fire hydrant.
- CONSOLIDATED UTILITY DISTRICT (C.U.D.) Access to the designated meter location area shall be unencumbered by fencing, driveways, sidewalks, or landscaping. A permanent access easement exists on each lot at the meter location. This 10'x10' easement is intended to assure service and repair access to the meter(s) and service line(s). CUD will not be liable to repair or replace any removed or damaged encroachment within the easement and will not be financially liable for damages to any encroachments. See detail.
- Each residence is required by CUD to have its own water service. A Separate water meter will be required for each lot created that will be at the ROW once top fee payment is made to CUD.

**CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS**

General approval is hereby granted for lot(s) proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the Division of Water Resources.

Date \_\_\_\_\_ Tennessee Department of Environment and Conservation Division of Ground Water Protection

**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:**

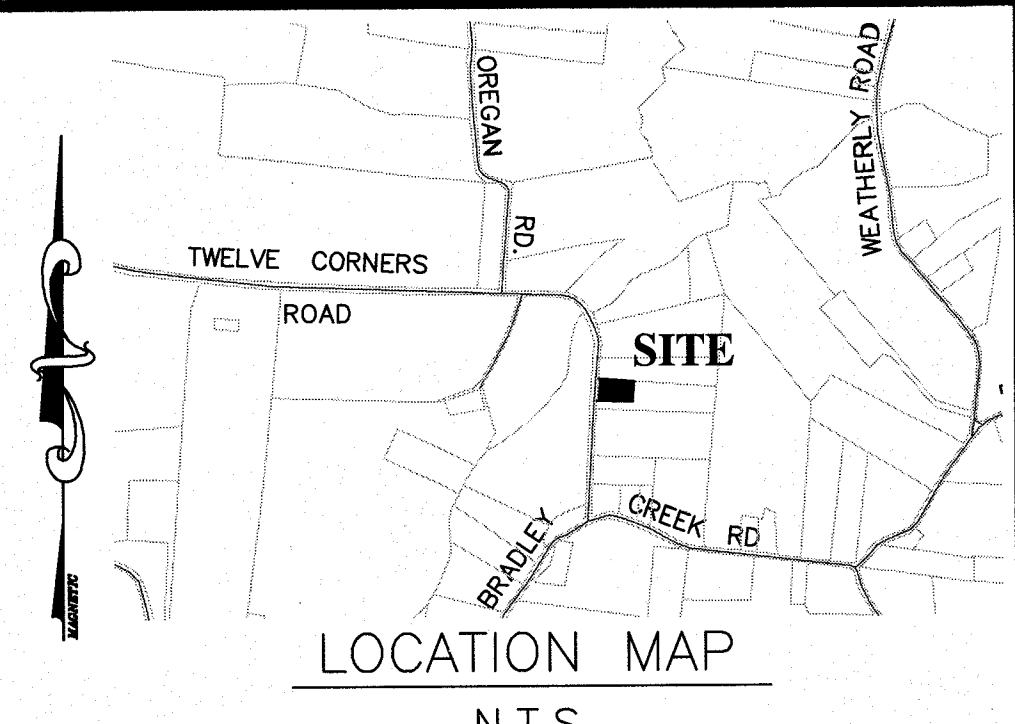
- Any cutting or filling after \_\_\_\_\_ may render lots unsuitable for subsurface sewage disposal.
- Lot 1 has an existing system. Adequate suitable soil is available to duplicate a bedroom conventional subsurface sewage disposal system. Plat approval does not constitute approval of the existing system. See existing system re-inspection letter completed in conjunction with this lot evaluation.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

75 MPI  
60 or 45 MPI  
**SOILS AREAS**

LOT	≤ 60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	0 SF	0 SF	2,250 SF	2,250 SF

**GLOBAL POSITION SYSTEM SURVEY NOTES**

- The survey portion was performed using the following global positioning system (GPS) survey equipment: TOPCON Hyper Plus (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The dates that fieldwork was performed for this survey were: January 2025
- The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
- Fixed Control Station designation with positional data:  
TDOT CORS STATION-TN38  
STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 569,154.86  
EASTING: 1,837,086.15  
ELEVATION: 558.34 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN38:  
0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.  
Record Book: 2350, Page: 3180

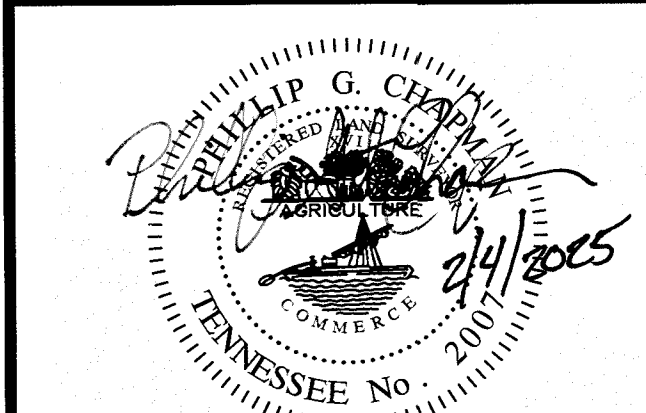
Date \_\_\_\_\_ Peter A. Dicorleto  
**CERTIFICATE OF ACCURACY**  
I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Engineer.  
2/4/2025  
Date \_\_\_\_\_ Phillip G. Chapman  
Terr. RLS No. 2007

**CERTIFICATE OF APPROVAL FOR ELECTRIC POWER**  
Middle Tennessee Electric Membership Corporation (MTE) will provide electric service to the subject property according to the normal operating practices of MTE as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTE, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTE website at [mte.com](http://mte.com) (collectively the "Requirements"). No electric service will be provided until MTE's requirements have been met and approved in writing by an authorized representative of MTE.  
Any approval is, at all times, contingent upon continuing compliance with MTE's requirements.

Date \_\_\_\_\_ Middle Tennessee Electric  
**CERTIFICATE FOR APPROVAL OF WATER SYSTEMS**  
I hereby certify that the subdivision plat entitled "Final Plat Peter Dicorleto One Lot Subdivision" has been approved by the engineers of Consolidated Utility District of Rutherford County for water service, provided however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

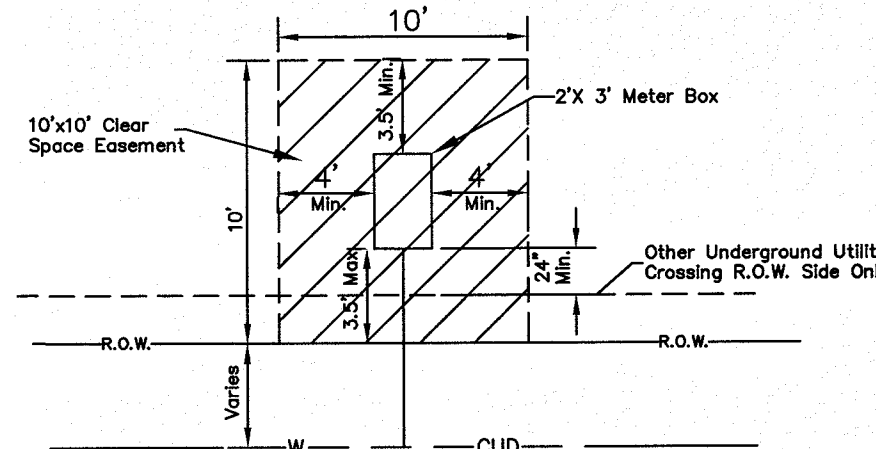
Date \_\_\_\_\_ Consolidated Utility District Official of Rutherford County  
**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar.  
Date \_\_\_\_\_ Secretary, Planning Commission

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



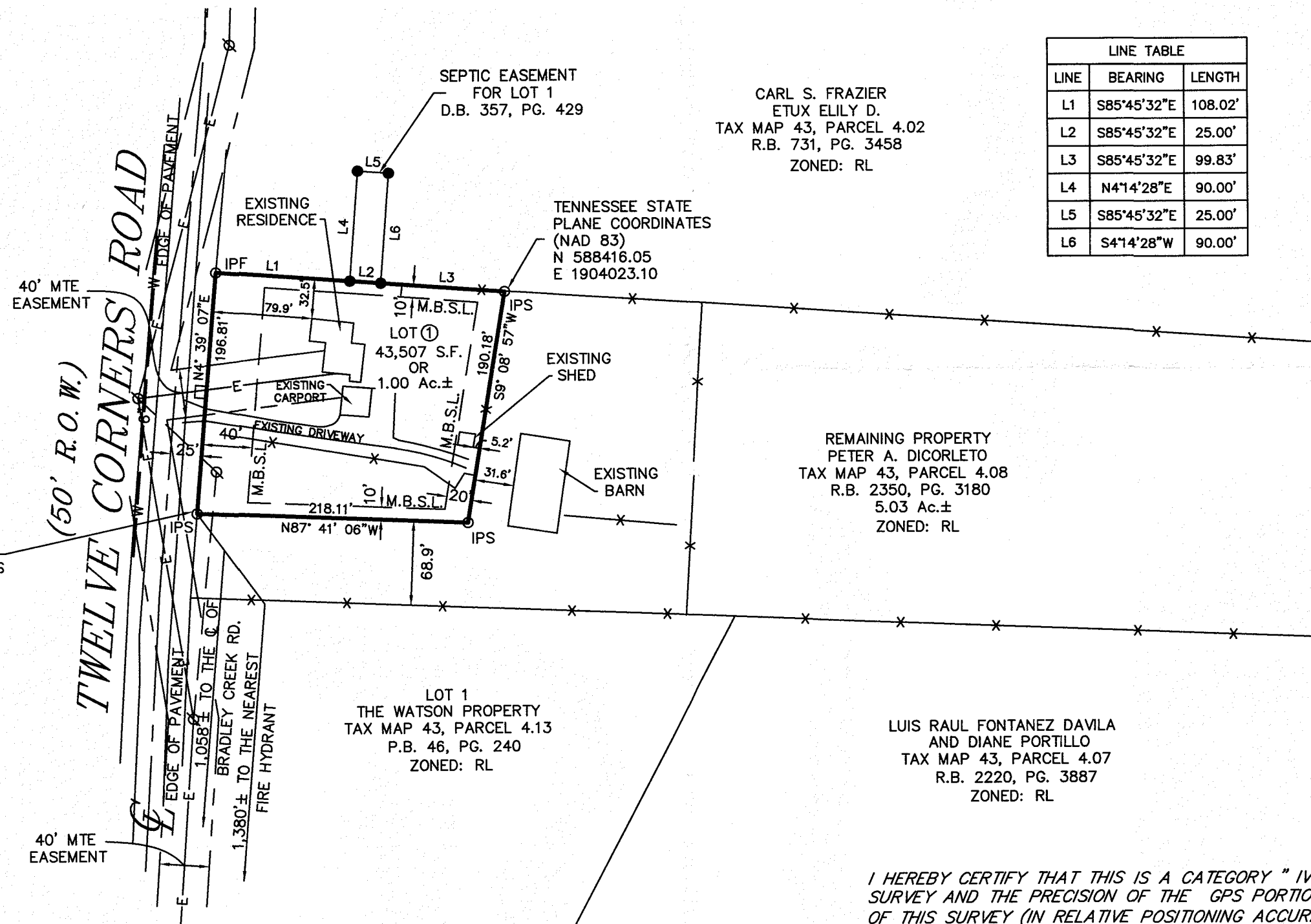
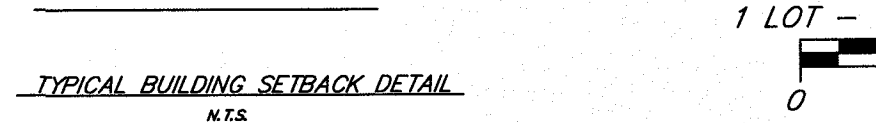
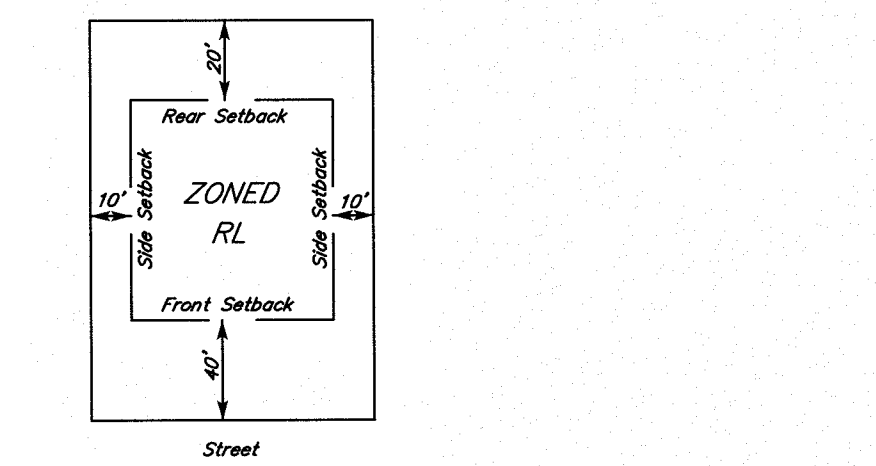
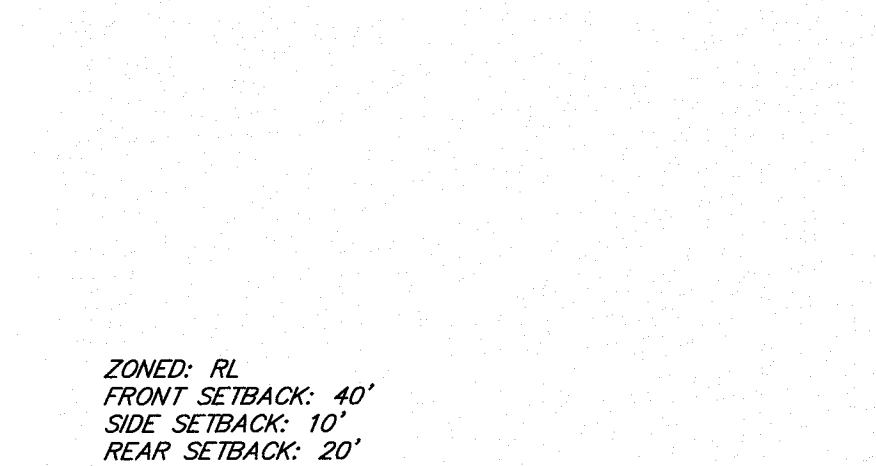
**HUDDLESTON-STEELE ENGINEERING, INC.**  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
SURVEYING : 893 - 4084, FAX: 893 - 0080

**FINAL PLAT**  
**PETER DICORLETO**  
**ONE LOT SUBDIVISION**  
16th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
DATE: JANUARY 2025 SCALE: 1"=100' SH. 1 OF 1



- NOTES:**
- CLEAR SPACE TO BE VOID OF DRAINAGE FACILITIES, STRUCTURES, DRIVEWAYS, MAILBOXES, SIDEWALKS, TREES, PUBLIC UTILITIES AND UTILITY SERVICE CONNECTIONS.
  - SEWER SERVICES, TREES AND BUILDINGS TO BE LOCATED A MINIMUM 10 FT. AWAY FROM WATER SERVICE AND VAULT.
  - OTHER UNDERGROUND UTILITY CROSSINGS SHALL COMPLY WITH SEPARATION REQUIREMENTS OUTLINED IN C.U.D. TECHNICAL SPECIFICATIONS.

**SINGLE FAMILY RESIDENTIAL METER CLEAR SPACE REQUIREMENT N.T.S.**



**LEGEND**  
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)  
IPF ● IRON PIN FND.  
Ø EXISTING POWER POLE  
-E- EXISTING ELECTRIC LINE  
-X- EXISTING FENCE LINE  
-W- EXISTING WATER LINE

**OWNER: PETER A. DICORLETO**  
**OWNER ADDRESS: 8763 BRADLEY CREEK ROAD LASCASSAS, TN 37085**  
**TAX MAP: 43, PART OF PARCEL: 4.08**  
**PART OF RECORD BOOK: 2350, PAGE: 3180**  
**MAP NUMBER: 47149C0245H**  
**DATED: JAN. 5, 2007 ZONE: X**  
**NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.**