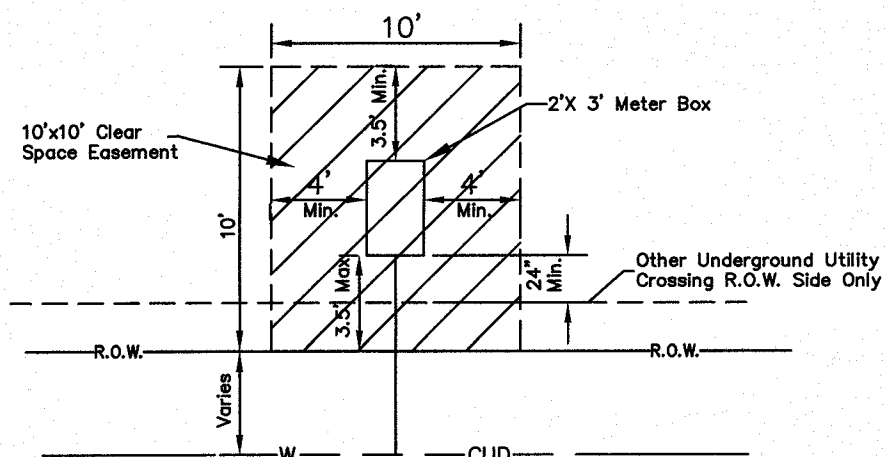
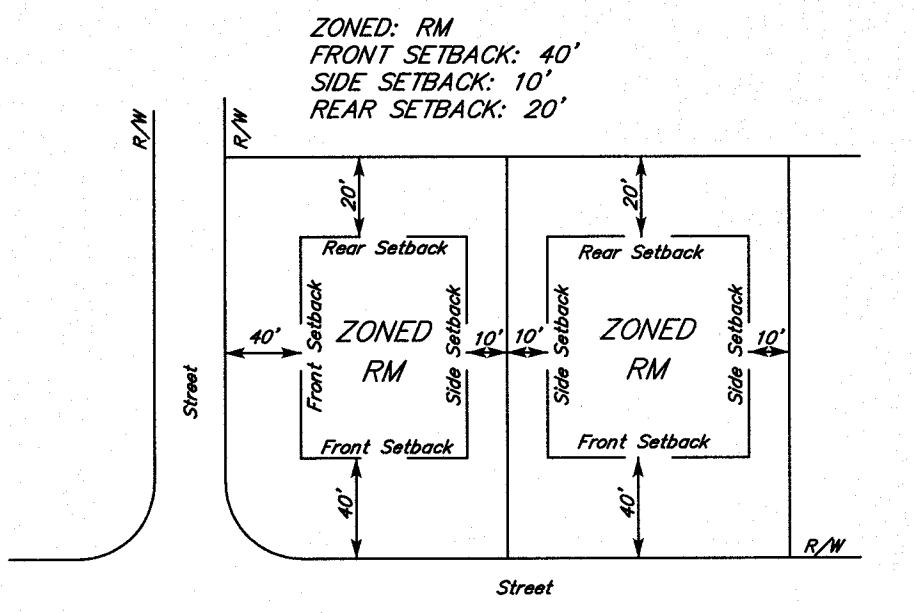


- PLAT NOTES**
- The purpose of this plat is to resubdivide Tax Map 169, Parcel 19.04 creating (3) three new Lots of record and record any easement as shown.
 - The recording of this plat voids, vacates, and supercedes the previous recording of The Consolidation of Lots 8, 9, 10, 11, Section I, Timberland and Tract 8, of The J. G. Adcock Survey recorded in Plat Book 15, Page 56.
 - 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 local Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
 - Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or nonexistence 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 commencing any work.
 - It is the responsibility of each 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.
 - Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.
 - The soil types and locations shown hereon were provided by others Tennessee Department of Environment and Conservation. TDEC Division of Groundwater Resources maintains a copy of the soil maps and has reviewed the final plat for conformance with same. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soil information provided hereon.
 - Per the Rutherford County Planning Department all surrounding property is zoned RM.
 - Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
 - CONSOLIDATED UTILITY DISTRICT (C.U.D.) Access to the designated meter location area shall be unencumbered by fencing, sidewalks, driveways, 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 set at the ROW once tap fee is made to CUD.
 - 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.



- NOTES:**
- CLEAR SPACE TO BE VOID OF DRAINAGE FACILITIES, STRUCTURES, DRIVEWAYS, WALKWAYS, SIDEWALKS, TREES, PUBLIC UTILITIES AND UTILITY SERVICE CONNECTIONS.
 - SEWER SERVICE LINES 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 CUD TECHNICAL SPECIFICATIONS.

**SINGLE FAMILY RESIDENTIAL
METER CLEAR SPACE REQUIREMENT**



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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

General approval is hereby granted for Lots 8, 9, 10, & 11 Timberland Subdivision located in Rutherford County, Tennessee as being suitable for subsurface sewage disposal with the listed attached restrictions. Prior to an construction of a structure (mobile or permanent) to be served by a subsurface sewage disposal system (SSDS) each lot must obtain a SSDS construction permit to be issued by the Division of Ground Water Protection. The size, type, and location of the SSDS will be determined at time of permit issuance. Any cutting, filling or alteration of the soil conditions may void this general approval.

Date _____ TENNESSEE DEPARTMENT OF ENVIRONMENT
AND CONSERVATION DIVISION OF GROUND
WATER RESOURCES

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
- Lot 9 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 of the existing system. See existing system re-inspection letter completed in conjunction with this lot evaluation.
- Lot 10 is approved for up to a _____ bedroom residence.
- Lot 11 is approved for up to a _____ bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all buildings, utilities, & drives outside shaded areas.

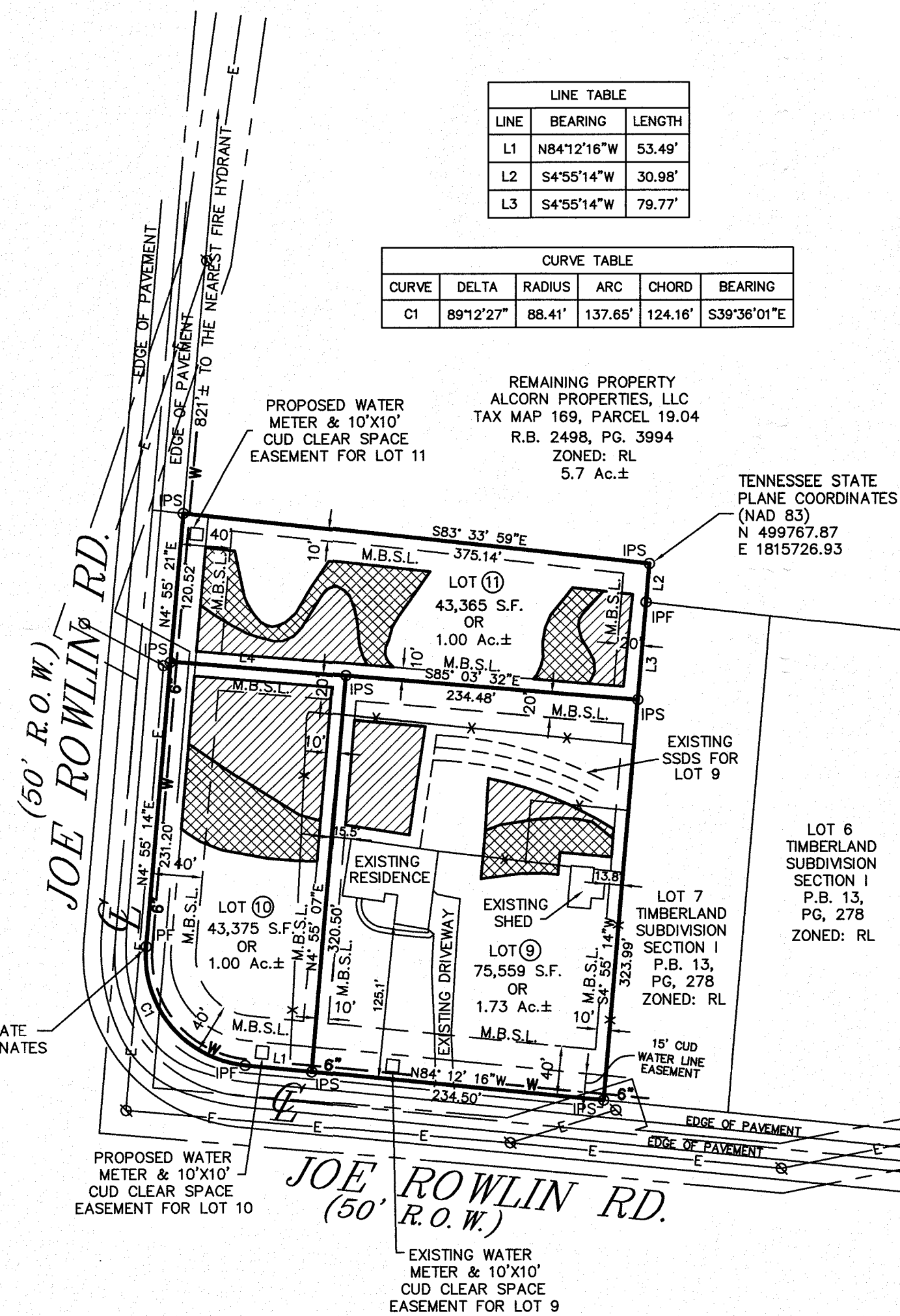
75 MPI
50 or 45 MPI

SOILS AREAS

LOT	≤60 MPI	75 MPI	EXISTING SSDS	TOTAL
9	6,618 SF	3,638 SF	2,727 SF	12,983 SF
10	9,340 SF	5,962 SF	0 SF	15,302 SF
11	6,512 SF	8,678 SF	0 SF	15,190 SF

LINE TABLE		
LINE	BEARING	LENGTH
L1	N84°12'16"W	53.49'
L2	S4°55'14"W	30.98'
L3	S4°55'14"W	79.77'

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	89°12'27"	88.41'	137.65'	124.16'



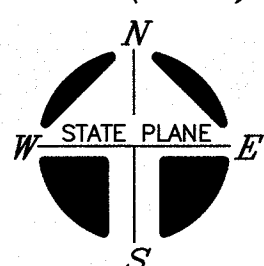
TENNESSEE STATE
PLANE COORDINATES
(NAD 83)
N 499450.49
E 1815323.98

PROPOSED WATER
METER & 10'x10'
CUD CLEAR SPACE
EASEMENT FOR LOT 10

PROPOSED WATER
METER & 10'x10'
CUD CLEAR SPACE
EASEMENT FOR LOT 9

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

BEARINGS BASED ON
THE TENNESSEE STATE
PLANE COORDINATE
SYSTEM (NAD 83).

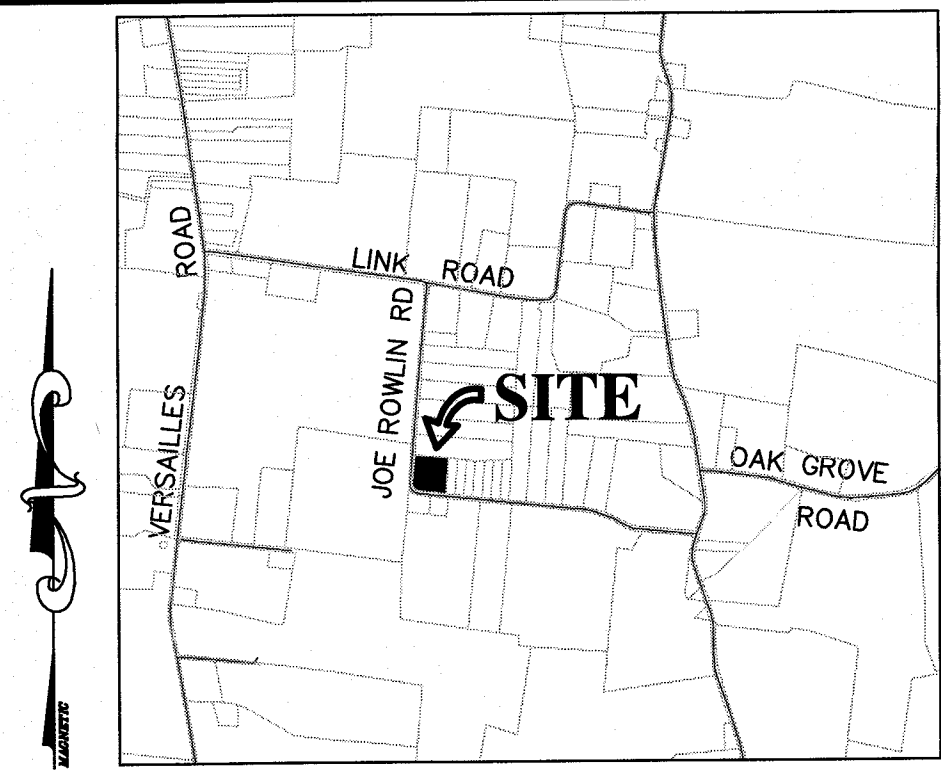


3 LOTS = 3.73 Ac.± or 162,229 S.F.

100' 0 100'

GLOBAL POSITION SYSTEM SURVEY NOTES

- The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA GRX2 (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 date 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.)



LOCATION MAP
N.T.S.

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: 2498, Page 3992

Date _____ Alcorn Properties, LLC

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.

1/21/2025
Date _____ Philip G. Chapman
Tenn. RLS No. 2007

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled "Final Plat The Resubdivision of Lots 8, 9, 10, & 11 Timberland Subdivision Section I" 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 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 (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.

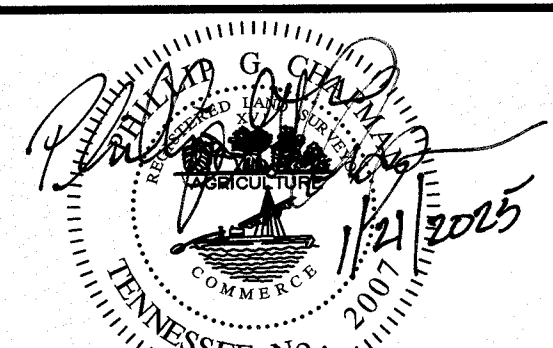
Date _____ Middle Tennessee Electric

CERTIFICATE 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-STEEL
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

OWNER: ALCORN PROPERTIES, LLC.
OWNER ADDRESS: 4613 VETERANS PARKWAY
MURFREESBORO, TN 37128
PROPERTY ADDRESS: 7540 JOE ROWLIN ROAD
CHRISTIANA, TN. 37037
TAX MAP: 169, PART OF PARCEL: 19.04
RECORD BOOK: 2498, PAGE: 3992
MAP NUMBER: 47149C0166H
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.

**FINAL PLAT
THE RESUBDIVISION OF
LOTS 8, 9, 10, & 11
TIMBERLAND SUBDIVISION
SECTION I**
14th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
Date: January 2025 Scale: 1"=100' Sheet 1 of 1