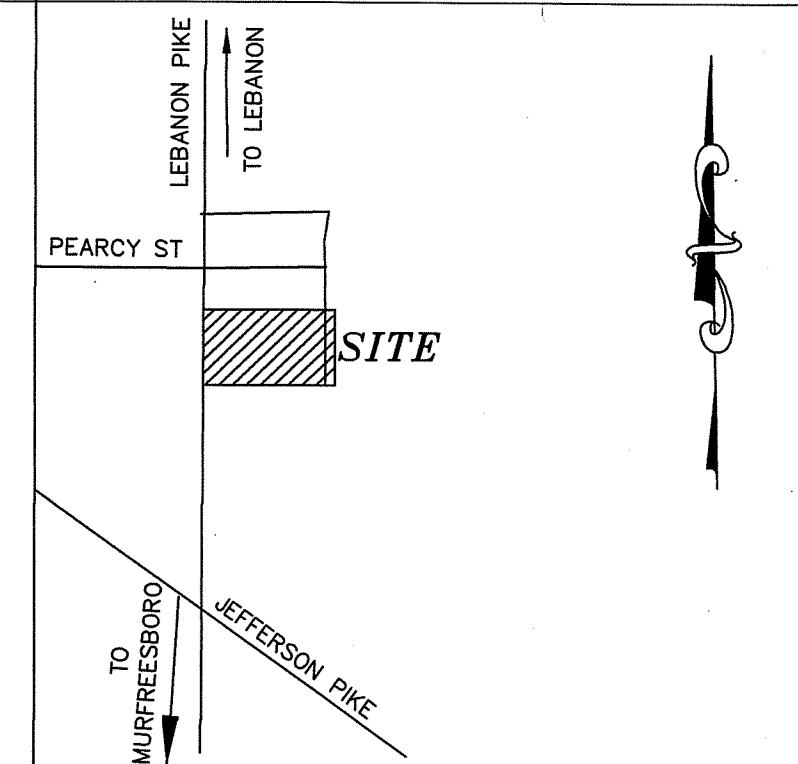


PLAT NOTES:

1. THE PURPOSE OF THIS SUBDIVISION PLAN IS TO INCREASE THE AREA OF LOT 1 - 2.823 ACRES BY 0.430 ACRES TO CREATE A 3.253 ACRE LOT WITH EXISTING HOUSE AND SEWAGE DISPOSAL SYSTEM.
2. TOTAL ACREAGE: 3.253 ACRES
3. TOTAL NO. OF LOTS: 1
4. ZONING DISTRICT: RM
5. ZONING DISTRICT REQUIREMENTS
AREA: 15,000 s.f.
MINIMUM YARD:
FRONT: 40'
SIDE: 10'
REAR: 20'
6. SUBDIVISION IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE F.I.R.M. - RUTHERFORD COUNTY, TENNESSEE AND INCORPORATED AREAS. COMMUNITY-470165 MAP 47149C - 0134H. MAP REVISED JANUARY 5, 2007. THE PROJECT IS IN ZONE "X" - AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
7. SEWAGE DISPOSAL DUPLICATE AREA REFERENCE STAKES SHOWN ON THIS PLAN WERE LOCATED BY FIELD SURVEY LTT LAND SURVEYING, LLC IN DEC. 2017 FROM SOILS EVALUATION BY THE SOILS GROUP, INC. RANDY DICKERSON, LICENSED SOIL SCIENTIST.

8. IN TENNESSEE, IT IS A REQUIREMENT PER THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION OR EARTH MOVING ACTIVITIES MUST NOTIFY ALL KNOWN UTILITY OWNERS, NO LESS THAN 3 NOR MORE THAN 10 WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTERS OFFICE. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE-CALL SYSTEM CAN BE NOTIFIED BY CALLING 811.
9. UTILITIES WERE LOCATED BY VISIBLE SURFACE EVIDENCE ONLY UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES ON OR WITHIN THIS SUBDIVISION SHOULD BE CONFIRMED WITH THE UTILITY COMPANIES PRIOR TO COMMENCING ANY EXCAVATION WORK.
10. THIS SUBDIVISION IS UNDER AND SUBJECT TO ALL REGULATIONS OF THE RUTHERFORD COUNTY SUBDIVISION AND ZONING ORDINANCES, AS BOTH ARE AMENDED.
11. THIS SUBDIVISION IS UNDER AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR BY PRESCRIPTION A DETAILED TITLE SEARCH OR VISUAL INSPECTION OF THE PROPERTY MAY REVEAL WHETHER OR NOT SHOWN HEREON.
12. STATE PLANE COORDINATES WERE FROM RUTHERFORD COUNTY GIS MAPPING FOR THE SUBJECT PROPERTY AND ARE FOR INSERTION INTO EXISTING MAPPING ONLY.



LOCATION MAP - NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AS SHOWN HEREON, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USES AS NOTED HEREON.

12-5-19 DATE
DB 642 - PAGE 754
12-5-19 DATE
WB 33 - PAGE 136

ANDREW J. MATTHEWS, TRUSTEE
KRISTY R. MATTHEWS, TRUSTEE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN AND DEPICTED HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF RUTHERFORD COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS.

12/10/2019 DATE
E.O. DOWD TITLE

CERTIFICATE OF WATER SERVICE AVAILABILITY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT: ANDREW J. MATTHEWS - LOT ONE RE-SUBDIVISION - FINAL PLAT HAS BEEN REVIEWED 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 SHALL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

12/9/2019 DATE
D. J. FARR TITLE

CERTIFICATE OF ELECTRIC SERVICE AVAILABILITY

SUBDIVISION PLAT: ANDREW J. MATTHEWS - LOT ONE - RE-SUBDIVISION - FINAL PLAT

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON MTEMC'S WEB SITE www.mtemc.com (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

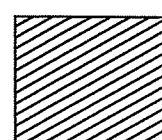
12/6/19 DATE
B. MAERZ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

ANDREW J. MATTHEWS LOT ONE RE-SUBDIVISION

FINAL PLAT

DRAWN LTT	DATE NOV 2019	ANDREW J. MATTHEWS 6464 LEBANON ROAD
APPROVED	DATE	MURFREESBORO, TN 37130
SCALE 1"= 100'	SHEET	PROJECT NO. AMATHEWS

SOILS LEGEND



BRADYVILLE/LOMAND
75MPI TO 24"

DUPLICATE AREA DESCRIPTION

LINE	BEARING	DISTANCE
L1	N 20°39'07" E	74.37'
L2	S 81°27'35" E	56.64'
L3	S 01°54'21" E	71.75'
L4	N 82°54'08" W	85.28'

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1027928
Rec'd: 15.00 Instrument #: 2245509
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 12/10/2019 at 11:30 AM
Total: 17.00 in
Plat Cabinet 43 Pgs 214-214

MATTHEWS FAMILY TRUST, KRISTY R. MATTHEWS &
ANDREW MATTHEWS, TRUSTEES
Tax Map 057 - Par. 025.00
WB 33 - Page 136
1,030 +/- ACRES PER ASSESSORS OFFICE

CERTIFICATE OF ACCURACY:

I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ENGINEER.

12/5/19 DATE
Leonard T. Tusar
LEONARD T. TUSAR TN#2230

PLAT BOOK 43, PAGE 214
TIME OF RECORDING 11:30 A.M.
DATE OF RECORDING December 10, 2019

THE RECORDING OF THIS PLAT VACATES
AND SUPERCEDES LOT 1 AS DEPICTED ON
PLAT BOOK 41 - PAGE 180.

OWNER/APPLICANT:
ANDREW J. MATTHEWS-DB 642 - Page 756
Tax Map 037 - Par. 025.01
6464 LEBANON ROAD
MURFREESBORO, TN 37130
MATTHEWS FAMILY TRUST, KRISTY R.
MATTHEWS & ANDREW MATTHEWS, TRUSTEES
WB 33 - Page 136, Tax Map 057 -Par. 025.00
15th CIVIL DISTRICT, RUTHERFORD COUNTY, TN

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

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 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 DISPOSAL SYSTEM SHALL BE APPROVED BY TDEC DIVISION OF GROUND WATER PROTECTION.

12-10-19 DATE
TDEC-DIVISION OF GROUND WATER PROTECTION

TDEC DIVISION OF GROUND WATER PROTECTION

1. ANY CUTTING OR FILLING AFTER 12-10-19 MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
2. LOT 1 SHOWN ON THIS PLAN IS APPROVED FOR A 4 BEDROOM HOUSE - HAS AN EXISTING SEWAGE DISPOSAL SYSTEM CONSTRUCTED & APPROVED BY TDEC - DIVISION OF GROUND WATER PROTECTION ON 7/20/1999.
3. DUPLICATE SEPTIC AREAS ARE FOR THE REPLACEMENT SEWAGE DISPOSAL SYSTEM. KEEP ALL BUILDINGS, UTILITIES AND DRIVES OUTSIDE OF THIS AREA.



REV. 12/05/19 PER RCRC LETTER DATED 12/04/19 LTT

RM ZONE

M. LEE BARRETT &
PAMELA K. BARRETT, H/W
Tax Map 037 - Par. 057.00
RB 447 - Page 451

RM ZONE

MATTHEWS FAMILY TRUST,
KRISTY R. MATTHEWS &
ANDREW MATTHEWS, TRUSTEES
Tax Map 057 - Par. 025.00
WB 33 - Page 136
1,030 +/- ACRES PER ASSESSORS OFFICE

RM ZONE

SURVEYOR CERTIFICATE:

THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY "1" LAND SURVEY PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE WITH AN UNADJUSTED TRAVERSE CLOSURE 1:10,000.

LEONARD T. TUSAR
Tennessee No 2230
DATE 12-10-19

- LEGEND:
- IRON PIN FOUND
 - 1/2" IRON PIN SET 2230
 - CONCRETE ROW MONUMENT
 - HIGHWAY CULVERT
 - PROPERTY LINE
 - SETBACK LINE
 - SOIL AREA LINE
 - FIELD LINE AREA
 - BOARD FENCE

NOTE:
NEAREST FIRE HYDRANT
IS ON WEST SIDE OF
LEBANON PIKE ACROSS
FROM SUBDIVISION

LTT LAND SURVEYING, LLC
624 DRY CREEK ROAD
SMITHVILLE, TN 37166
TELEPHONE 615 785-3636
E-MAIL lttusar.pls @ comcast.net
Leonard T. Tusar, PLS - TN 2230