

General Notes

- The purpose of this plat is to create four (4) lots of record.
- Date field survey completed: 01/28/2024.
- Property contains 7.92± acres less 0.32± acres for right-of-way dedication for a total of 7.60± acres total this survey.
- Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and other facts that an accurate and current title search may disclose. Surveyor was not furnished a title report.
- This survey was made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report.
- This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or prescription that a complete title search may reveal.
- Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
- Per the Rutherford County Planning Department all surrounding property is zoned RM.
- This is a true and accurate portrayal of the boundaries determined from GPS, record data and physical evidence found in the field.
- Based upon a graphic scale this property is located in an Area Designated as Zone "X" (Areas Determined to be outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47149C0145J, dated May 09, 2023.
- Property has access to public utilities.
- Property is Zoned RM. 40' Front Setback, 20' Rear Setback, 10' Side Setback.
- All distances shown hereon are in terms of US Survey Foot.
- CUD access to the designated meter location area shall be unencumbered by driveways, sidewalks, fencing, 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 encroachments within the easement and will not be financially liable for damages to any encroachments. See detail.
- 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.
- Each residence is required by CUD to have its own water service. A separate water meter will be required for each lot that will be set at the ROW within the CUD Clear Space easement once tap fee payment is made to CUD.
- 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 this structure to the drainage system constructed by the subdivision developer.

LEGEND

- ★ LIGHT POLE
- ⊙ EXISTING MANHOLE
- ⊙ POWER POLE
- ⊙ FIRE HYDRANT
- ⊙ VALVE
- ⊙ GAS METER
- ⊙ CATCH BASIN
- ⊙ WATER METER
- ⊙ CLEAN OUT
- ⊙ HANDICAPPED PARKING
- ⊙ JUNCTION BOX
- ⊙ PULL BOX
- ⊙ POLE SIGN
- ⊙ GUY WIRE
- ⊙ CONCRETE MONUMENT OLD
- ⊙ FENCE POST RECOVERED AS DENOTED
- ⊙ IRON ROD OLD AS DENOTED (IR OLD)
- 1/2" REBAR NEW CAPPED SEXTON RLS 2400 (IR NEW)

REGISTERS OFFICE OF RUTHERFORD COUNTY, TENNESSEE
 RB RECORD BOOK WFP WOOD FENCE POST
 DB DEED BOOK POC POINT OF COMMENCEMENT
 PB PLAY BOOK (CABINET) PCL PARCEL
 POB POINT OF BEGINNING CO CLEANOUT
 INT INTERSECTION MFP METAL FENCE POST
 RW RIGHT-OF-WAY MAG MAG NAIL

SUBJECT PROPERTY LINE
 RIGHT OF WAY ADJOINER
 EXISTING EASEMENT EDGE
 M.B.S.L. - SETBACK LINE
 FENCE LINE
 SA - SA - SA - EXISTING SEWER LINE
 ST - ST - ST - EXISTING STORM LINE
 W - W - W - EXISTING 8" WATER LINE
 T - EXISTING TELEPHONE LINE
 GAS - GAS - GAS - EXISTING GAS LINE
 OHE - EXISTING OVERHEAD ELECTRIC

BITUMINOUS SURFACE
 GRAVEL SURFACE
 CONCRETE SURFACE
 AREA OF RIGHT-OF-WAY DEDICATION

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled "Final Plat of Vaughn's River Road Estates", 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.

1/3/2025

Date

Consolidated Utility District of Rutherford County

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER

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, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's 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.

1/2/2025

Date

Middle Tennessee Electric Membership Corporation

PERMANENT SLOPE EASEMENT
 CHERRY LANE (RW VARIES)
 (STATE PROJECT NO. 75LPLM F2-026)
 SEE RB 24 16, PG 2226
 PERMANENT SLOPE EASEMENT
 PERMANENT DRAINAGE EASEMENT

Minimum Building Setback
 Detail for RM Zoning
 NOT TO SCALE

REMAINING LANDS
 OF VAUGHN
 54.82 ACRES ±

ZONED RM

MINIMUM PAD & FLOOR ELEVATION
 ★ LOT 4 MPE: 553.0 / MFE: 555.0

★ MINIMUM FINISHED FLOOR NOTE:

LOTS 4 IS NOT IN A FEMA 100 YEAR FLOOD HAZARD AREA. MINIMUM PAD & FINISHED FLOOR ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT HOMEOWNERS FROM POSSIBLE HIGH WATER DUE TO RIVER ROAD LOCAL FLOODING SPILLOVER EFFECTS.

VAUGHN FAMILY, LLC
 TAX MAP 057, PCL. 049.03
 RB 1071/3893
 ZONED RM

WALTER FARRER, JR., ETUX
 TAX MAP 057, PCL. 047.00
 RB 189/474
 ZONED RM

SOILS LEGEND

45 MPI
 60 MPI
 75 MPI

RIVER ROAD (50' RW)
 14,012.19 SQ. FT. OR 0.32 ACRES ±
 OF RW DEDICATED THIS SURVEY

MINIMUM CULVERT SIZE CHART	
LOT 1	15" CMP
LOT 2	15" CMP
LOT 3	15" CMP
LOT 4	15" CMP

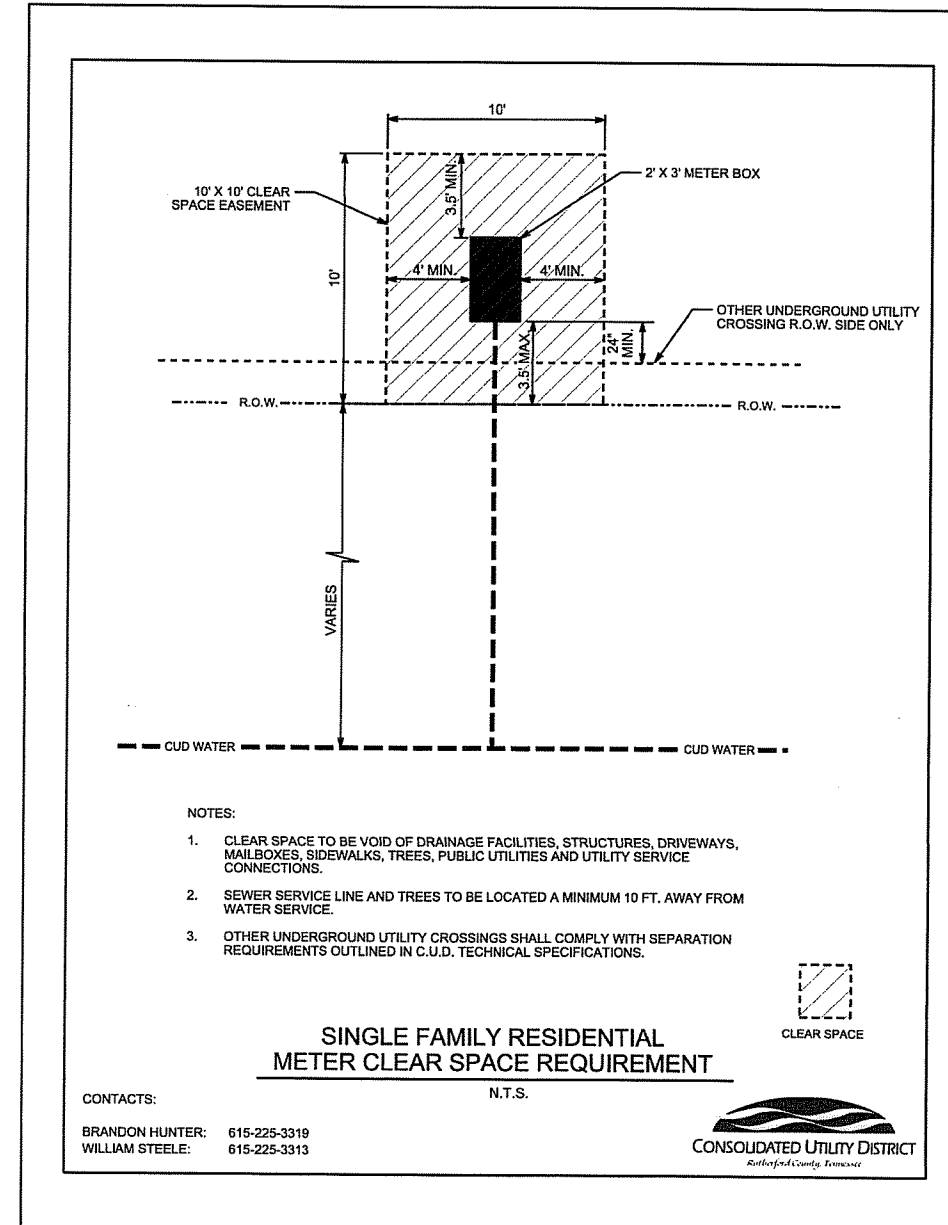
IF CULVERTS ARE REQUIRED AS PART OF DRIVEWAY CONSTRUCTION, FOLLOW CHART FOR MINIMUM SIZING REQUIREMENTS.

GPS NOTES:

- Class of survey: IV
- Type of GPS field procedure: RTK
- Dates of survey: 02 July 2023
- Datum/Epoch: NAD83 (2011), Epoch 2010
- Published/Fixed-control use: TDOT CORS Station TN-38
 N: 569154.86
 E: 1837086.15
 Z: 558.34
- Geoid model: Geoid 18
- Combined grid factor(s): 0.99992680
- Units: US Survey Feet

NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011).
 DATE OF OBSERVATION: 28 JANUARY 2024
 ELEVATIONS RELATIVE TO NAVD88.

1 inch = 100 ft.



GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

Approval is hereby granted for lots 1 - 4 defined as Vaughn's River Road Estates, Rutherford County, Tennessee as being suitable for subsurface sewage disposal with the listed restrictions. Prior to any 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 the time of permit issuance. Any cutting, filling or alterations of the soil conditions may void this approval.

1/12/2025

Date Signed

Naudy E. L. ESTE

Tennessee Department of Environment and
 Conservation Division of Ground Water Services

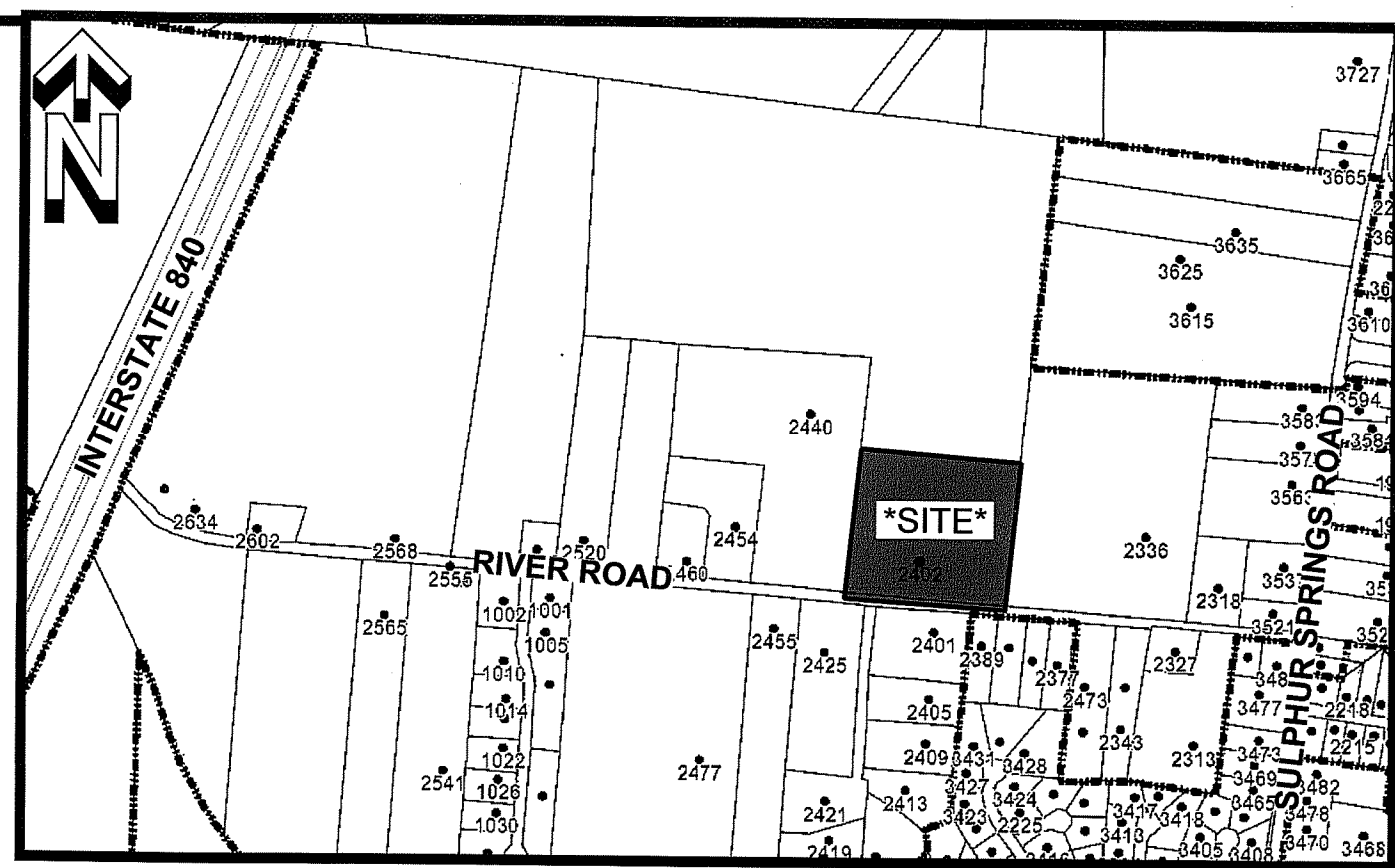
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

- ANY CUTTING OR FILLING AFTER 1/12/2025 MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
- LOT 1 HAS ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A (5) Five BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- LOT 2 HAS ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A (5) Five BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- LOT 3 HAS AN EXISTING SYSTEM. ADEQUATE SUITABLE SOIL IS AVAILABLE TO DUPLICATE A (4) Four 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.
- LOT 4 HAS ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A (5) Five BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- ALL SHADED AREAS OR AREAS IDENTIFIED AS A SOILS SITE ARE TO BE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL ANY ENCROACHMENT OF SOILS AREAS MAY RESULT IN LOSS OF BEDROOM APPROVAL.

Utility Disclaimer

Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appearances at the site, public records and/or maps prepared by others. Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. 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 owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

811
 Know what's below.
 Call before you dig.
 Ticket # 232282213



VICINITY MAP
 N.T.S.

CERTIFICATE OF OWNERSHIP

I (we) do 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 hereby dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

Deed Book 619, Page 713 & Deed Book 619, Page 717

2/10/2025
 Date

Kay Vaughn Mitchell
 Kay Vaughn Mitchell, Trustee for the Charles C. Vaughn
 & Katherine O. Vaughn Revocable Living Trust

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a 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 Road commissioner or the County Engineer.

12/11/2024
 Date

Christopher Blake Sexton, RLS
 Tennessee License Number: 2400

DocuSigned by:

509FAC57426D4E0...

12/11/2024



SURVEYOR'S CERTIFICATE

I, Christopher Blake Sexton, Registered Land Surveyor, Tennessee RLS #2400, do hereby certify that the survey shown hereon was made by myself or under my direct supervision on 28 January 2024, and the same is true and correct to the best of my knowledge and belief. I further certify this is a Category IV remote sensing survey, and is in compliance with the current Tennessee minimum standards of practice as defined under rule 0820-03-070. (5). The horizontal datum is NAD 1983, which was derived using a GPS network RTK observation taken by a dual frequency Carlson BRX7 with a published positional accuracy of 8mm horizontal and 15mm vertical. The unadjusted ratio of precision of the data shown hereon (in relative positioning accuracy given at the 95% confidence level) is at least 1:10,000.

DocuSigned by:

509FAC57426D4E0...

12/11/2024

Christopher Blake Sexton, RLS
 Tennessee License Number: 2400

Heather Dawbarn, Register
 Rutherford County Tennessee
 Rec'd #: 1578945
 Rec'd #: 15.00
 Status: 0.00
 Clerk: 0.00
 Other: 2.00
 Total: 17.00
 2/21/2025 at 1:31 PM
 Plat Cabinet: 51 Pgs 142-142

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 variations, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar.

2/19/2025
 Date

Planning Commission Secretary

FINAL PLAT
VAUGHN'S RIVER ROAD ESTATES
PORTION OF MAP 057, PARCEL 048.00
DEED BOOK 619, PAGE 713, R.O.R.C.T.
DEED BOOK 619, PAGE 717, R.O.R.C.T.
NINTH CIVIL DISTRICT
2402 RIVER ROAD
MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE
CHRISTOPHER BLAKE SEXTON, PLS
5125 BRIDGEMORE BLVD.
MURFREESBORO, TN 37129
931-261-8875
blakesexton@comcast.net