

Scale: 1" = 100'
Date: May 21, 2025
Prepared by: DAK

Property is Zoned A-1
Building Setbacks:
Front 50'
Side 25'
Rear 40'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 09°19'13" E	52.73'	L27	N 80°39'14" W	114.22'
L2	S 31°46'36" W	55.50'	L28	N 11°18'28" E	63.00'
L3	N 81°58'23" W	33.71'	L29	S 65°45'50" E	77.24'
L4	N 80°34'03" W	60.83'	L30	N 87°06'39" E	150.62'
L5	N 80°33'05" W	58.44'	L31	S 17°06'31" E	127.21'
L6	N 80°16'49" W	34.27'	L32	N 80°12'53" W	211.90'
L7	S 80°33'56" E	60.95'	L33	N 52°40'03" W	78.64'
L8	S 81°58'23" E	48.61'	L34	N 40°42'35" W	83.36'
L9	S 09°00'04" W	56.47'	L35	N 03°50'18" E	69.51'
L10	N 79°59'51" E	136.25'	L36	S 73°39'41" E	187.91'
L11	N 11°42'46" E	141.01'	L37	S 11°51'00" W	92.34'
L12	S 81°15'51" E	53.73'	L38	N 88°11'35" W	105.18'
L13	S 15°06'44" W	201.56'	L39	S 81°28'05" E	144.72'
L14	N 75°54'25" W	168.43'	L40	S 01°37'36" E	111.96'
L15	N 84°32'21" E	73.16'	L41	N 84°33'51" W	131.58'
L16	S 25°48'27" W	150.00'	L42	N 07°12'56" W	121.87'
L17	S 47°22'52" W	132.59'	L43	N 76°46'05" W	173.06'
L18	N 58°52'09" W	71.44'	L44	N 09°43'11" E	159.94'
L19	N 38°53'11" E	236.78'	L45	S 82°59'14" E	44.97'
L20	N 58°35'01" W	25.56'	L46	S 26°47'27" E	214.83'
L21	N 49°49'38" E	172.01'	L47	N 76°46'05" W	150.28'
L22	S 05°11'18" W	37.50'	L48	N 76°46'05" W	111.79'
L23	S 45°41'20" W	137.20'	L49	N 07°29'35" W	135.70'
L24	N 16°57'34" E	71.85'	L50	S 82°59'14" E	151.91'
L25	S 79°37'49" E	79.27'	L51	N 09°43'11" W	143.64'
L26	S 10°37'30" E	74.51'	L52	S 82°59'14" E	150.17'

CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the property shown hereon and that we hereby approve this land survey with our free consent.

Owner	Date
Owner	Date
Owner	Date
Owner	Date
Owner	Date
Owner	Date
Owner	Date

NOTE:

The recording of this survey plat voids, vacates, and supercedes plat recorded in Plat Book PLJ2, Page 562 in the Register's Office of Bedford County, Tennessee titled "Tract Division Survey of the Randall Lloyd Farris, David Lee Farris, Sr., Brian Dale Farris, William C. Farris, Jr., Sandra Lynn Davis, Cecelia Evelyn Filippo and Lisa Marie Farris Property".

Surveyor's Certificate

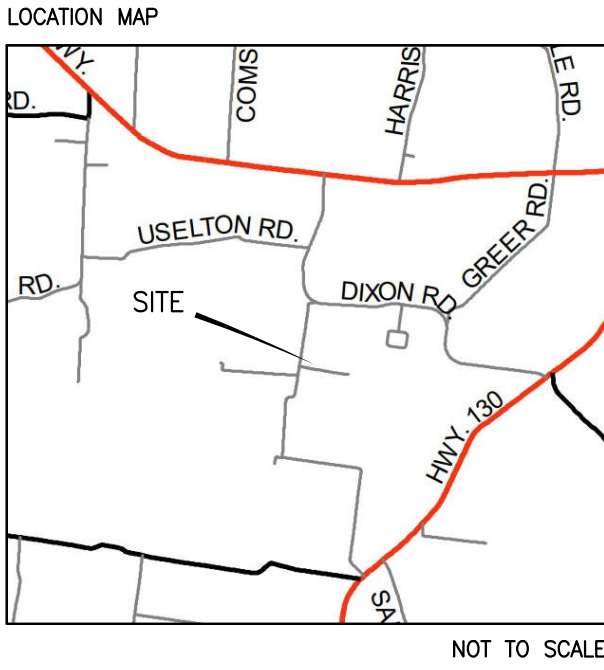
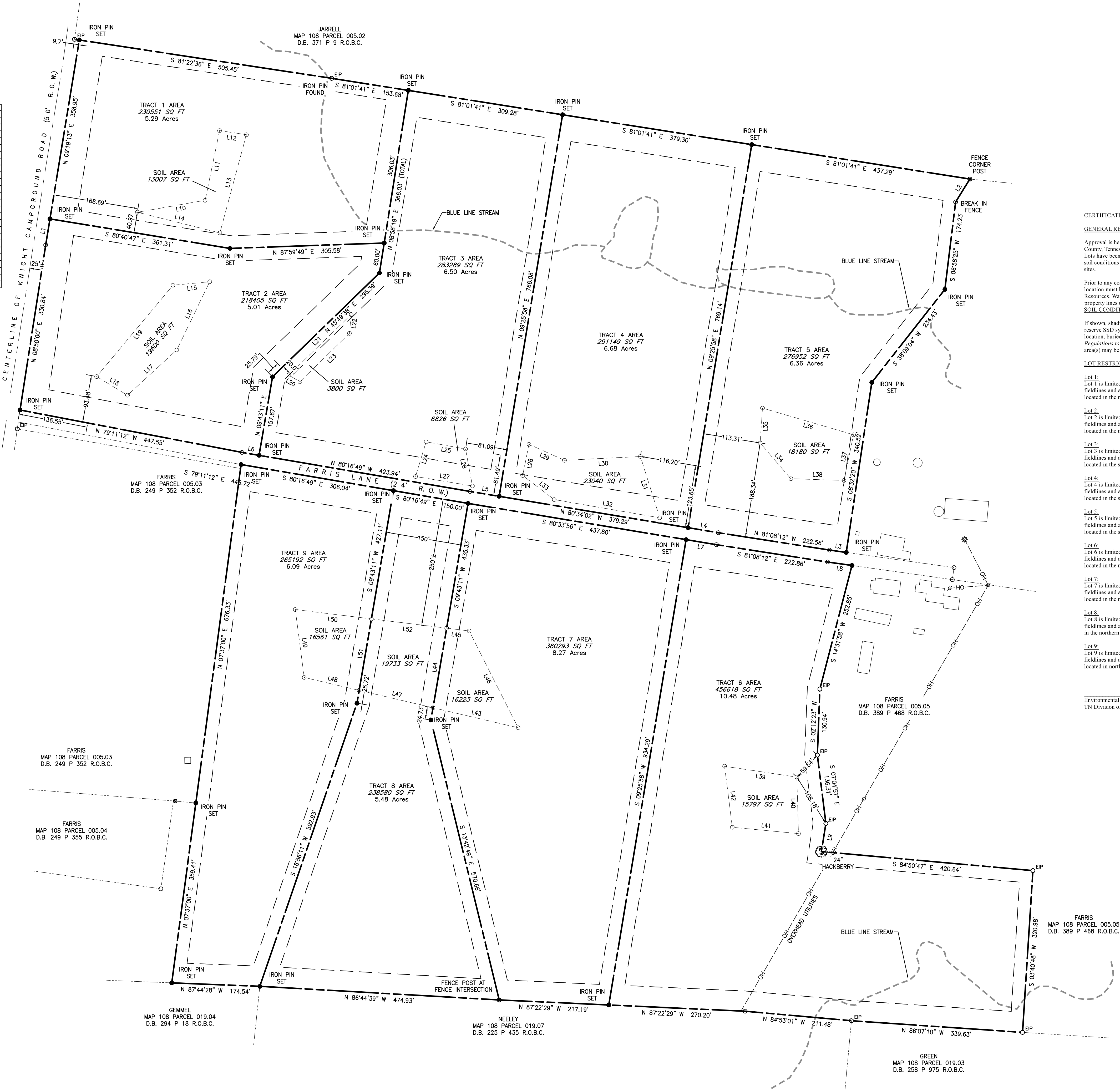
I hereby certify that this is a Category "T" Survey and that the Ratio of Precision of the unadjusted survey is 1 : 10,000 or greater as shown hereon.



Douglas A. Koonce - TN RLS #2290

Survey Notes

- This property currently identified as a portion of Tax Map No. 108, Parcel Number 005.00.
- Deed reference: Deed Book 390, Page 586, Register's Office of Bedford County, Tennessee.
- Bearings based on: Tennessee Grid
- This land survey was performed without the benefit of a title search. There may be other encumbrances and easements affecting the property that are not shown hereon.



CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 - 9 defined as Farris Lane Subdivision - located in Bedford County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:

Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage is required. The suitable soil area is located in the middle portion of the lot. The soil area requires an Interceptor Drain.

Lot 2:

Lot 2 is limited to a maximum of 5 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage is required. The suitable soil area is located in the middle portion of the lot. The soil area requires an Interceptor Drain.

Lot 3:

Lot 3 is limited to a maximum of 2 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage is required. The suitable soil area is located in the southern portion of the lot. The soil area requires an Interceptor Drain.

Lot 4:

Lot 4 is limited to a maximum of 5 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage is required. The suitable soil area is located in the southern portion of the lot. The soil area requires an Interceptor Drain.

Lot 5:

Lot 5 is limited to a maximum of 4 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage is required. The suitable soil area is located in the southern portion of the lot. The soil area requires a Drawdown Drain.

Lot 6:

Lot 6 is limited to a maximum of 4 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage is required. The suitable soil area is located in the middle portion of the lot. This soil area requires a Drawdown Drain.

Lot 7:

Lot 7 is limited to a maximum of 4 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage is required. The suitable soil area is located in the northwestern portion of the lot. The soil area requires an Interceptor Drain.

Lot 8:

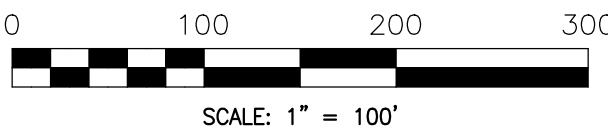
Lot 8 is limited to a maximum of 5 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage is required. The suitable soil area is located in the northern portion of the lot. This soil requires an Interceptor Drain.

Lot 9:

Lot 9 is limited to a maximum of 4 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage is required. The suitable soil area is located in the northeastern portion of the lot. This soil area requires an Interceptor Drain.

Environmental Scientist
TN Division of Water Resources

Date



NO	DATE	REVISION	DR	CHK
	05-21-2025		DAK	DAK
	08-19-2025		DAK	DAK

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TRACT DIVISION SURVEY OF THE FARRIS LANE SUBDIVISION

JOB 1049-01.01

SHEET 1.0
OF 1 SHEETS