

- PLAT NOTES**
- The purpose of this plat is to create a Two Lot Subdivision.
 - 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.
 - 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 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.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
 - Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
 - The required stream buffer area along Maxwell Branch and the unnamed branch shall conform to all limitation and restrictions as set forth under the Rutherford County Stormwater Ordinance.
 - On September 10, 2008 the Rutherford County Board of Zoning Appeals approved Application # 2008-077 approving a third residence upon the 4.16 acre parcel being subdivided by this plat.
 - Lot 2 is required to purchase a water meter separate from Lot 1.

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 sewage disposal system shall be approved by TDEC Division of Groundwater Resources.

1-3-2019
Date

Mandy Hillard ES II
TENNESSEE DEPARTMENT OF ENVIRONMENT
AND CONSERVATION DIVISION OF GROUND
WATER RESOURCES

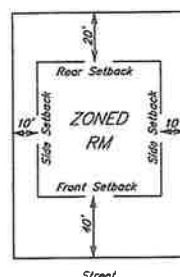
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after 1-3-2019 may render lots unsuitable for subsurface sewage disposal.
- Lot(s) 1 has an existing system. Adequate suitable soil is available to duplicate a 2 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(s) evaluation.
- Lot(s) 2 has an existing system. Adequate suitable soil is available to duplicate a 4 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(s) evaluation.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

SOILS AREAS				
LOT	60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	0 S.F.	3,735 S.F.	3,575 S.F.	7,310 S.F.
2	14,608 S.F.	0 S.F.	3,665 S.F.	18,273 S.F.

75 MPI
60 or 45 MPI

ZONED: RM
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

GLOBAL POSITIONING SYSTEM NOTES
For boundary and topographic aspects of this survey, RTK (Real-Time Kinematic) GPS data was observed on the 11/14/2017 utilizing a TOPCON Hiper Plus-Model #01-840-01 dual frequency receiver. The grid coordinates of the Fixed Station(s) shown were derived using City of Murfreesboro UGB (Urban Growth Boundary) UGB02-543 referenced to NAD 1983-96, Epoch 1996-01-01, Geoid model EGM96. Positional accuracy of the GPS vectors does not exceed: Horizontal 0.06' Combined Grid Factor: 0.999913 as shown by the coordinates on the plat

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°42'20"W	32.35'
L2	S05°09'09"E	43.00'
L3	S87°16'48"W	55.26'
L4	S88°34'14"W	20.40'
L5	N74°52'10"W	38.13'
L6	N59°40'58"W	59.52'
L7	N40°52'03"W	38.34'
L8	N54°15'29"W	52.54'
L9	N69°24'44"W	53.92'

LOT 2
A & B DUMHAM
TWO LOT SUBDIVISION
P.B. 34, PG. 172

LOT 1
A & B DUMHAM
TWO LOT SUBDIVISION
P.B. 34, PG. 172

COY RICKETTS
ETUX
D.B. 587, PG. 187

DAWN A. LOMBARDI
R.B. 1520, PG. 1785

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



2 LOTS - 181,149 S.F. OR 4.16 Ac.±

LEGEND
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FOUND
P POWER POLE
F FENCE
W EXISTING WATER LINE
E EXISTING ELECTRIC LINE
T EXISTING TELEPHONE LINE

OWNER: ANN L. SOWELL
ADDRESS: 7092 ALMAVILLE ROAD
ARRINGTON, TN. 37014
TAX MAP: 76, PARCEL: 26.03
RECORD BOOK: 1420, PAGE: 3920

MAP NUMBER: 47149C0115J
DATED: OCT. 16, 2008 ZONE: AE & 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.

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 984392 Instrument #: 2185325
Rec'd: 15.00
State: 0.00
Clerk: 0.00 Recorded: 1/4/2019 at 1:53 PM
Other: 2.00
Total: 17.00
Plat Cabinet 42 Pgs 217-217

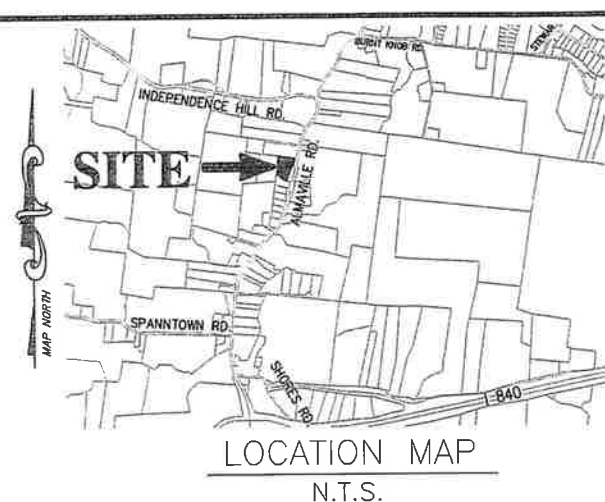
CERTIFICATE OF ACCURACY

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.



FINAL MINOR PLAT
ANN L. SOWELL
TWO LOT SUBDIVISION

14th Civil District of Rutherford County, Tennessee
Date: December 2018 Scale: 1"=100' Sheet 1 of 1



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: 1420, Page 3920

12-25-18
Date

Ann L. Sowell

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.

12/13/2018
Date

Philip G. Chappin
Tenn. RLS No. 2007

CERTIFICATE OF APPROVAL FOR 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.

12-21-18
Date

Middle Tennessee Electric
Membership Corporation

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled "Ann L. Sowell" 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.

12/20/2018
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.

11/4/2019
Date

Secretary, Planning Commission