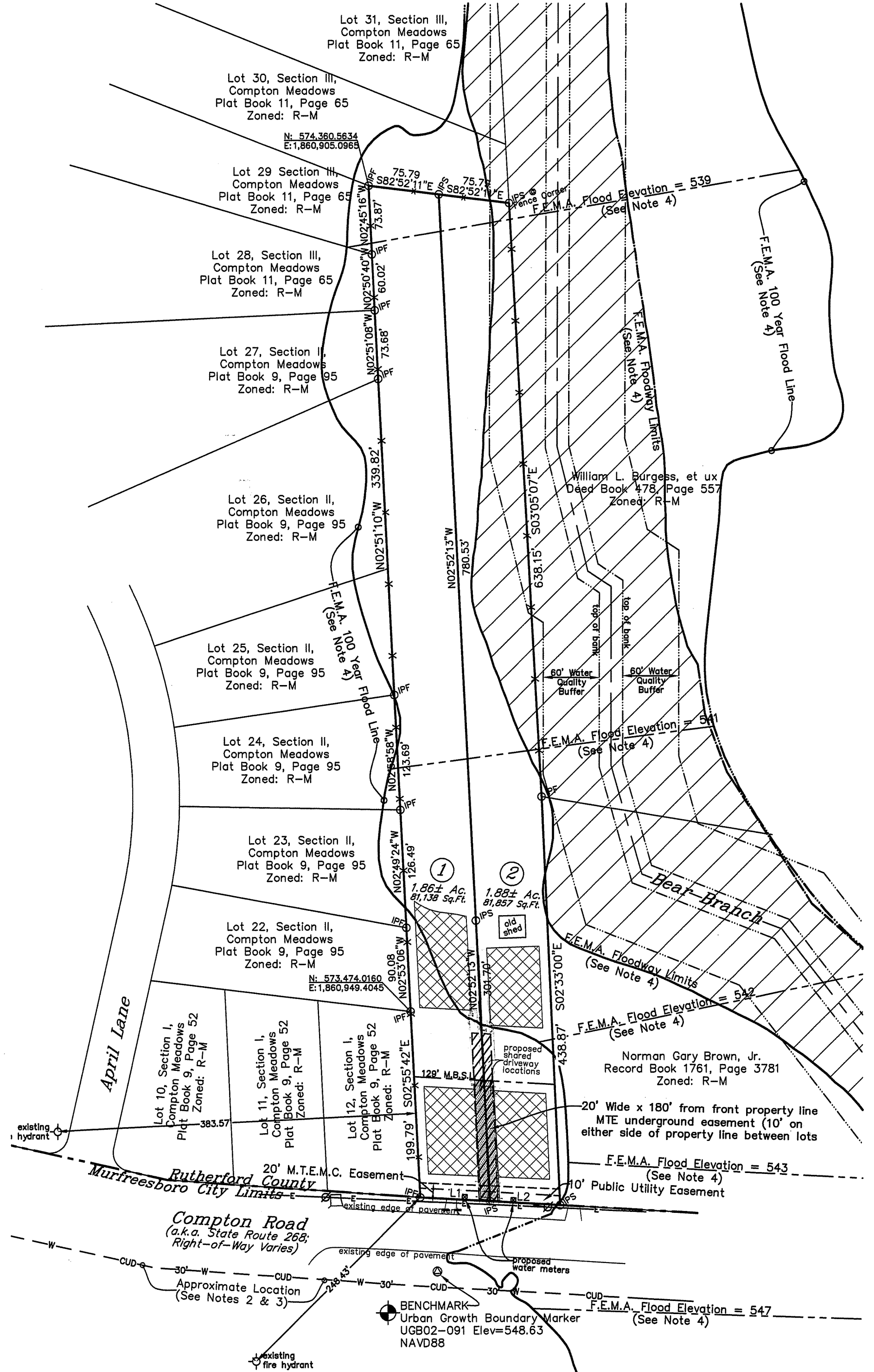
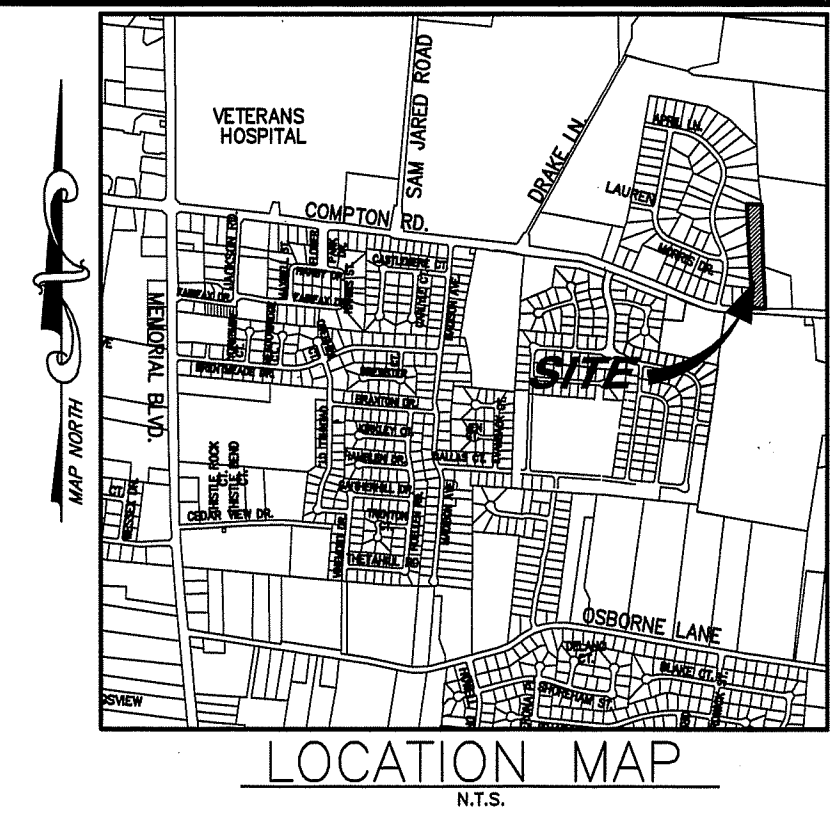


- PLAT NOTES:**
- The purpose of this plat is to create 2 residential lots.
 - In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior 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, and also from information obtained from the respective utility companies. The existence or non-existence 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.
 - F.E.M.A. Flood Lines, Floodway Limits, and associated date indicated hereon were taken from National Flood Hazard Layer (NFHL) data on F.E.M.A.'s website on 10/25/2021.
 - 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 structure, 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.
 - Public utility and drainage easements were shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
 - No work within T.D.O.T. right-of-way without prior written approval from T.D.O.T. Driveway permits will be required by T.D.O.T.
 - Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
 - Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
 - Soils information shown hereon was taken from an Extra High Intensity Soils Map by Randy Dickerson, dated 03/22/2022. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information shown hereon.
 - Boundary information taken from Record Book 2150, Page 3876, R.O.R.C.
 - Per Consolidated Utility District (C.U.D.), each residence is required to have its own water service. A separate water meter will be required for all lots that will be set at the ROW within the Public Utility Easement once tap fee payment is made to C.U.D.
 - Per C.U.D., no soils to be used for septic within the C.U.D. Easement or within 10 feet of a C.U.D. water main, water meter, or fire hydrant.
 - Per R.C.R.P.C., soils behind suitable septic area may be hydric which might require engineered footing design. Coordinate with Building Codes Department.



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

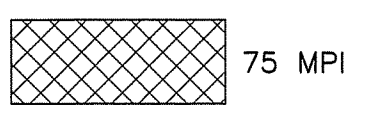
General approval is hereby granted for lot(s) proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

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 the Division of Water Resources.

Date: 6-15-2022 Mandy Burman ES&T
Tennessee Department of Environment and Conservation Division of Ground Water Protection

- TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:**
- Any cutting or filling after 6-15-2022 may render lots unsuitable for subsurface sewage disposal.
 - Lot 1 is approved for up to a 3 bedroom residence.
 - Lot 2 is approved for up to a 3 bedroom residence.
 - All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

| Lot No. | Subsurface Sewage Disposal Soils (SSDS) | Square Feet |
|---------|---|-------------|
| 1 | | 10,884 |
| 2 | | 9,857 |



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 and 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.

Date: 7-7-22 Donald L. Bruce Trustee
Record Book 2150, Page 3876
Tennessee Department of Environment and Conservation Division of Ground Water Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

Donald L. Bruce, Trustee of the Third Amendment and Restatement of the Declaration of Trust Establishing the Donald L. Bruce Living Trust Agreement Dated March 28, 2012, 1/4 of The Donald L. Bruce Revocable Living Trust under Agreement dated March 28, 2012

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.

Date: 5/26/2022 Phillip Chapman
Phillip Chapman, RLS, Term. 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.

Date: 6-24-2022 Phillip Chapman
Middle Tennessee Electric Membership Corporation

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled "Final Subdivision Plat, Lufkin Estates, Compton Road, Murfreesboro, TN" 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: 6/30/2022 William Stahl
Consolidated Utility District Official of Rutherford County

CERTIFICATE OF APPROVAL FOR RECORDING

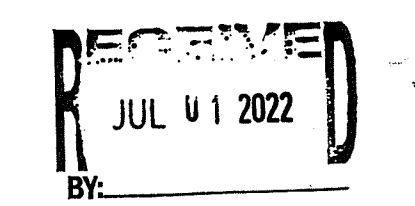
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variations, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

Date: 7-7-22 Phillip Chapman
Secretary, Planning Commission

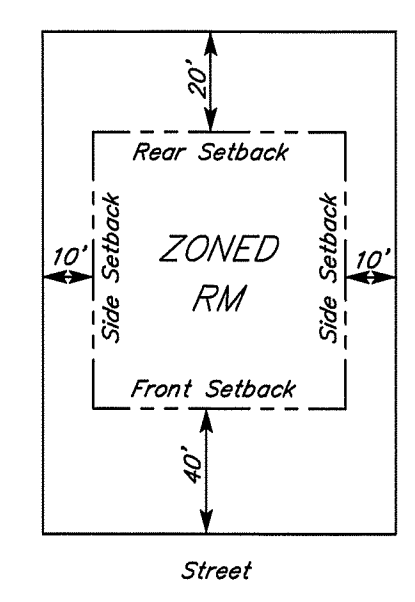
GLOBAL POSITION SYSTEM SURVEY NOTES

- The GPS portion of this survey was performed using the following global positioning system (GPS) survey equipment: TOPCON HiPer V-Model #1001137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. The topographic features shown were obtained by utilizing the TDOT GNSS CORS network 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 was: March 2022.
- The datum(s) for the TDOT CORS Station Control Point 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.)- NORTHINGS: 569,154.86
EASTING: 1,837,086.15
ELEVATION: 558.34 FT.
- Geoid model used-- GEOD03
- Combined grid factors for TDOT CORS Station TN38:
0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

| Heather Dushbar, Register | Rutherford County Tennessee |
|---------------------------|--------------------------------|
| Res: # 1183900 | Instrument #: 2481939 |
| State: 0.00 | Recorded: 7/9/2022 at 11:30 AM |
| Clark: 0.00 | Other: 2.00 |
| Other: 2.00 | 15 |
| Total: 17.00 | Plat Cabinet: 48 Pgs 27-27 |



ZONED: RM, Medium Density Residential
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



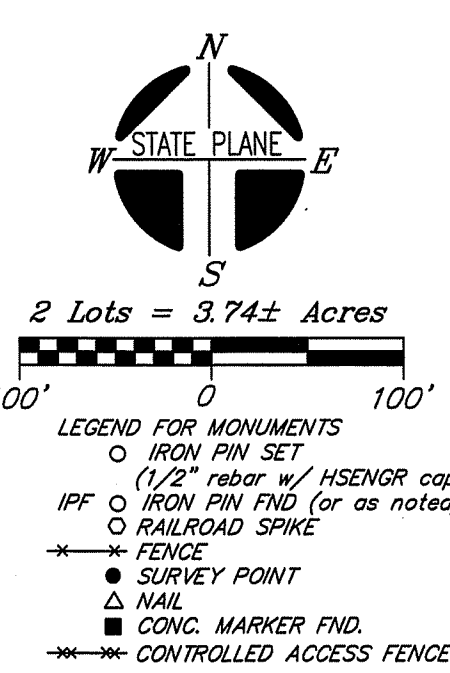
LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S86°47'34"E | 75.00' |
| L2 | S86°47'34"E | 75.00' |

| Lots | Finish Floor Elevation | F.E.M.A. 100 Year Flood Elevation | Minimum Building Pad Elevation |
|-------|------------------------|-----------------------------------|--------------------------------|
| 1 & 2 | 545.30 | 542.30 | 543.30 |

| Lots | Minimum Culvert Size |
|------|----------------------|
| 1 | 18" CMP |
| 2 | 18" CMP |

- LEGEND**
- Power Pole
 - Existing Fire Hydrant
 - Existing Power Line
 - Setback Line
 - Centerline
 - Easement
 - Proposed Water Meter
 - Single Solid White Line
 - DSYL Double Solid Yellow Line
 - M.B.S.L. Minimum Building Setback Line
 - Proposed shared driveway location

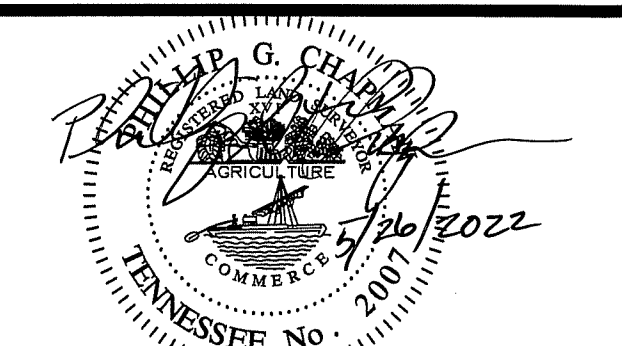


OWNER: Donald L. Bruce, Trustee
The Donald L. Bruce Revocable Living Trust
ADDRESS: 1911 Haynes Drive
Murfreesboro, TN 37129

Tax Map 59, Parcel 52.01
Record Book 2150, Page 3876

THIS TRACT IS PARTIALLY LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0161H, ZONES: AE & X, DATED: JANUARY 05, 2007.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (ON 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.



DATE OF RECORDING: July 8, 2022
TIME OF RECORDING: 11:30 AM
PLAT BOOK: 48, PAGE: 27

FINAL SUBDIVISION PLAT
LUFKIN ESTATES
Compton Road Murfreesboro, TN

21st Civil District of Rutherford County, Tennessee
Date: March, 2022 Scale: 1"=100' Sheet 1 of 1

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING: 893-4084, FAX: 893-0080