

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I (WE), AS (AND) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT.
 DONALD BRUCE
 DATE 5-31-24

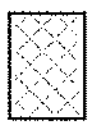
CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COFFEY COUNTY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.
 DONNA R. TONEY
 DATE 6/4/24
 SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
 I HEREBY CERTIFY THAT THE WATER SYSTEMS OBTAINED OR INDICATED ON THE FINAL SUBDIVISION PLAN SHOWN HEREON HAS / HAVE BEEN INSTALLED PRIOR TO THIS SUBDIVISION.
 TERRY GARNETT
 DATE 6/14/24
 NAME, TITLE AND AGENCY: TERRY GARNETT, DIRECTOR, TOWN OF WARRIOR, 255 W. MAIN ST., WARRIOR, AL 35986
 AUTHORIZED APPROVING AGENT

STATE OF TENNESSEE
 DEPARTMENT OF ENVIRONMENT & CONSERVATION
 DIVISION OF GROUND WATER PROTECTION
 DATE 5/23/2024

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 4c-4d OF BUSH ACRES, OSCAR CROWELL ROAD. THE FOLLOWING SHALL BE DEFINED AS GENERAL RESTRICTIONS AND SHALL APPLY TO ALL LOTS WITH SPECIFIC RESTRICTIONS ON EACH LOT FOLLOWING GENERAL RESTRICTIONS.
 PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, PERMANENT OR MOBILE, THE PLANS FOR THE EXACT HOUSE / STRUCTURE LOCATION AND THE SUBSURFACE SEWAGE SYSTEM MUST BE APPROVED BY THE ENVIRONMENTAL SPECIALIST WITH THE DIVISION OF GROUND WATER PROTECTION IN COFFEY COUNTY. ANY CUTTING OR FILLING AFTER 5/23/2024 MAY RENDER THE SITE UNSUITABLE. DRAINAGEWAYS, GULLED AREAS, CUT AND FILL MATERIAL, AND DISTURBED SOIL AREAS ARE UNSUITABLE FOR SEWAGE AREAS. STRUCTURES MUST BE PROPERLY LOCATED TO OBTAIN GRAVITY FLOW TO DRAINAGE OR A PUMP WILL BE REQUIRED. WATER TANKS, WATERLINES, AND DRYTRENKS SHOULD BE LOCATED AT SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED. THE HIGH INTENSITY SOIL MAP DESIGNATING SUITABLE SOIL AREAS FOR THE SUBDIVISION IS ON FILE AT THE ENVIRONMENTAL SPECIALIST'S OFFICE. NOTE: SIDS DENOTES SUBSURFACE SEWAGE DISPOSAL SYSTEM.

SPECIFIC RESTRICTIONS:
 LOT 4c IS APPROVED FOR 3 BEDROOM SYSTEM
 LOT 4b IS APPROVED FOR 3 BEDROOM SYSTEM
 LOT 4e IS APPROVED FOR 3 BEDROOM SYSTEM
 LOT 4d IS APPROVED FOR 3 BEDROOM SYSTEM



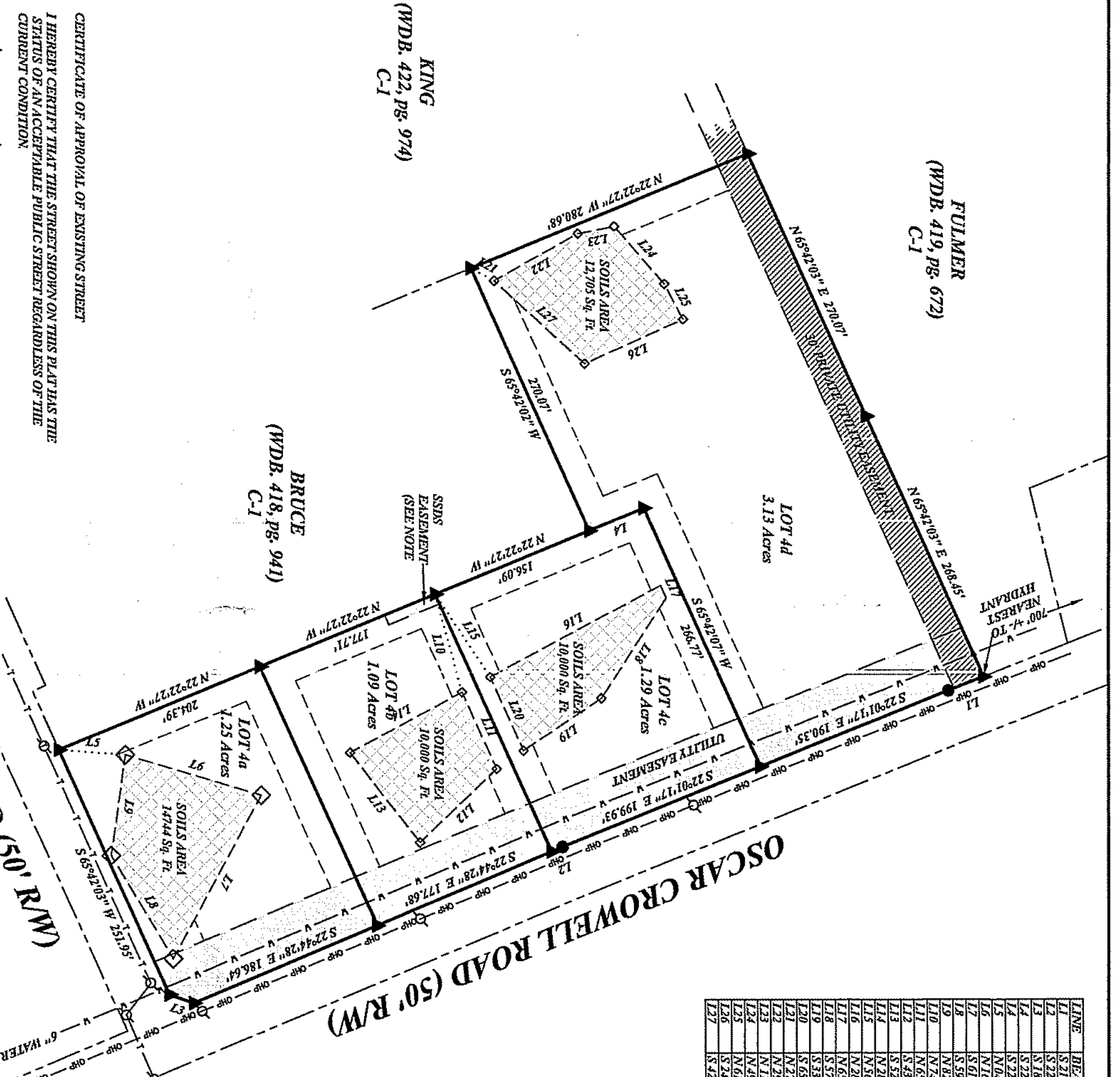
= 75 MPH SOILS CURTAIN DRAIN AS REQUIRED

ENVIRONMENTAL SPECIALIST: [Signature] DATE 5/23/2024

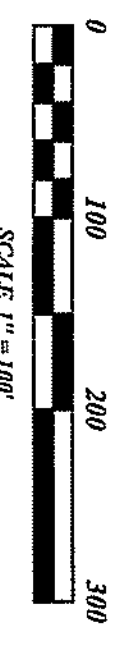
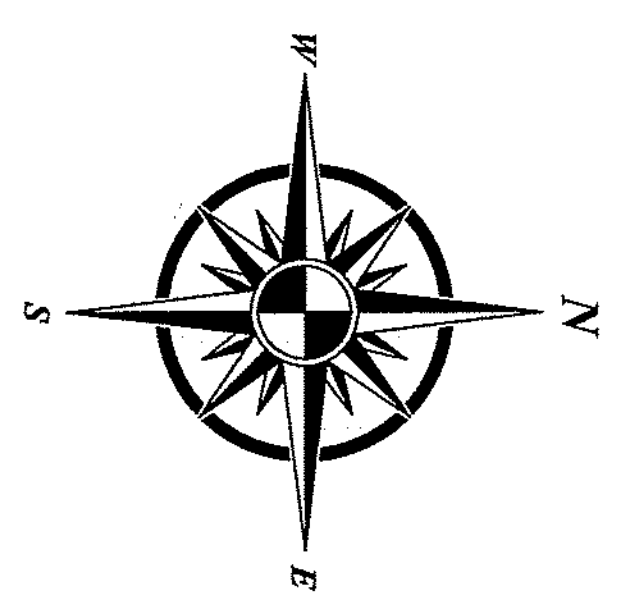
CERTIFICATE OF APPROVAL OF EXISTING STREET
 I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAN HAS THE STATUS OF AN ACCEPTABLE PUBLIC STREET REGARDLESS OF THE CURRENT CONDITION.
 [Signature]
 NAME, TITLE AND AGENCY: [Signature], Asst. Superintendent, S.W. 1424
 AUTHORIZED APPROVING AGENT

KING
 (WDB. 422, PG. 974)
 C-1

BRUCE
 (WDB. 418, PG. 941)
 C-1

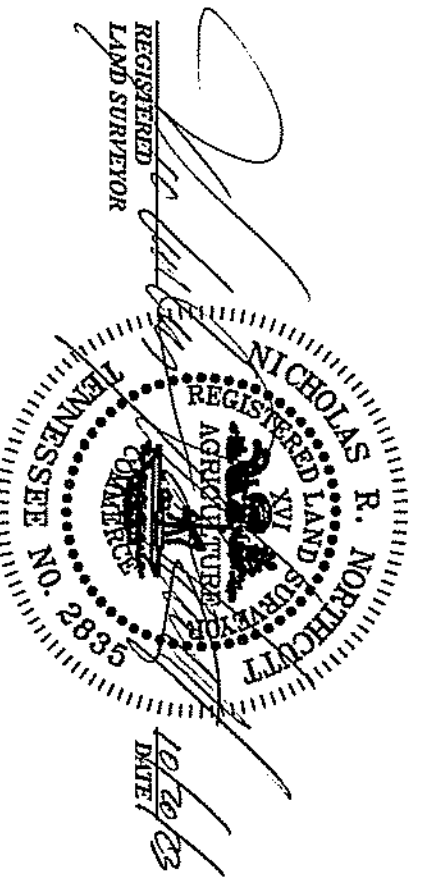


LINE	BEARING	DISTANCE
L1	S 21°54'02" E	55.56'
L2	S 22°44'28" E	11.03'
L3	S 16°51'08" W	24.26'
L4	S 22°52'57" E	75.85'
L5	S 22°22'27" E	58.83'
L6	N 0°49'15" E	62.67'
L7	S 61°31'44" E	152.29'
L8	S 59°04'51" W	112.08'
L9	N 72°43'58" W	95.53'
L10	N 72°43'58" W	95.53'
L11	N 65°42'03" E	79.03'
L12	N 65°42'03" E	99.53'
L13	S 52°06'15" W	102.01'
L14	N 38°31'26" W	119.28'
L15	N 59°28'15" E	95.53'
L16	N 28°13'08" W	181.42'
L17	S 52°06'15" E	172.19'
L18	S 33°48'01" E	42.91'
L19	S 65°42'03" W	76.04'
L20	S 65°42'03" W	24.59'
L21	N 72°43'58" W	90.13'
L22	N 72°43'58" W	90.13'
L23	N 1°02'10" W	34.57'
L24	N 99°04'57" E	17.71'
L25	N 65°42'03" E	37.58'
L26	S 22°44'28" E	104.12'
L27	S 42°56'00" W	113.53'



LEGEND
 ▲ 1/2" CAPPED REBAR SET
 ● COMPUTED POINT
 ◆ SOILS STAKE
 - - - ADJOINER PROPERTY LINE

I, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, CERTIFY: (1) THAT TO THE BEST OF MY KNOWLEDGE, THIS IS A TRUE AND ACCURATE SURVEY; (2) THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS AND APPLICATIONS OF A CATEGORY I (REMOTE SENSING) SURVEY AS SET FORTH BY RULE TCA 0620-06-010 (9); (3) HORIZONTAL DATUM IS NAD 1983, WHICH WAS DERIVED USING GPS NETWORK KIX OBSERVATION TAKEN BY A DUAL FREQUENCY TOPOCON High + High HORIZONTAL AND 13mm + 13mm PEGADAL; (4) THAT THE UNADJUSTED DATUM OF PRECISION OF THE DATA SHOWN HEREON IS AT LEAST 1/10000; AND (5) THAT IT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN TENNESSEE.



06/07/2024 - 01:48 PM
 24003988
 1 PGSAL PLAT
 BATCH: 171624
PLAT BOOK: P1520
 PAGE: 0
 REG FEE 16.00
 DP FEE 2.00
 TOTAL 17.00
 STATE OF TENNESSEE, COFFEY COUNTY
 REGISTER OF DEEDS
 DONNA R. TONEY

NORTHCUYT & ASSOCIATES
 LAND SURVEYING, INC.
 409 WOODBURY HIGHWAY
 MANCHESTER, TN 37355
 northcuttandassociates@gmail.com
 PHONE # (931) 728-9500

BUSH ACRES, OSCAR CROWELL ROAD,
 PRELIMINARY / FINAL PLAT

PREPARED FOR:	DON BRUCE	TAX MAP / PARCEL:	MAP # 021
OWNER / DEVELOPER:	BRUCE DONALD LIVING TRUST 1911 HANVES DR MORRISBORO, TN 37129	DEED REFERENCES:	WDB 418, PG. 941, ROCCN.
CITY/DISTRICT / COUNTY:	3rd, COFFEY CO.	JOH # / DATE:	21C-05 10-20-2023