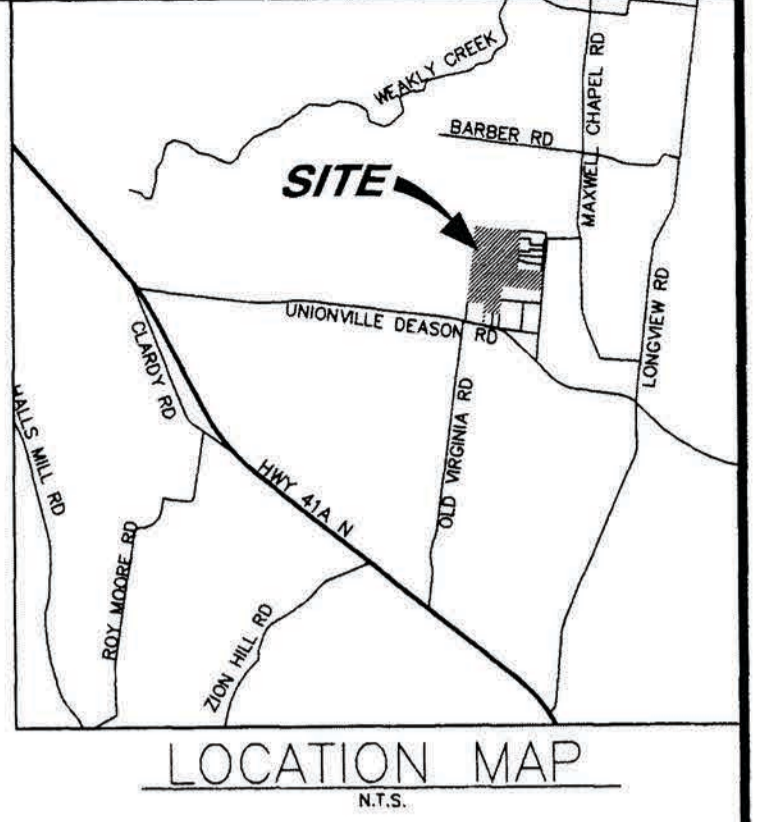


AD209\Civil 3D Projects\Bruce-Deason Road, Unionville\dwg\Revised Subdivision- Dec 2022.dwg, Final Plat, 1/9/2023, 2:53:09 PM, ACAD204

Dorothy Anita Wheeler
Book 93, Page 221
Tax Map 28, Parcel 20.00

Kenneth Armstrong, et ux
Book 215, Page 515
Tax Map 29, Parcel 2.00

- PLAT NOTES:**
- 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.
 - 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. The builder of each home is required to install an elevated building pad capable of creating a positive drain for the finished grade elevations to carry storm waters to the storm drain system.
 - 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 where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, 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.
 - 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.
 - Soils information taken from a high intensity soils map by William Timothy Baxter dated 01/10/20. Soils information shown on this drawing is for informational purposes only. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils shown hereon.
 - 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.
 - Per the Bedford County Planning Commission, the front of each building envelope on Lots 14, 15 and 16 are to be within 20', in order to keep the houses relatively similar in distance from the roadway.



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 apply this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

1-24-23
Date
Donald L. Bruce, Trustee
The Donald L. Bruce Revocable Living Trust
Deed Book 359, Page 100
Deed Book 361, Page 277

CERTIFICATE OF ACCURACY
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. All monuments have been placed as shown hereon to the Subdivision Regulations of the Bedford County Regional Planning Commission.

1/9/2023
Date
Phillip G. Chapman, RLS, Tenn. No. 2007

CERTIFICATE OF APPROVAL OF PUBLIC STREETS
I hereby certify that: (1) all designated public streets on this final subdivision plat have been installed in an acceptable manner and according to the Bedford County subdivision regulations; or (2) a performance bond or other surety has been filed with the planning commission which guarantees completion of all required improvements in case of default.

1/24/2023
Date
Mark W. ...
County Road Superintendent

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that: (1) the water system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements; or (2) a performance bond or other surety has been filed with the Planning Commission which guarantees completion of all required improvements in case of default.

1-25-2023
Date
David ...
BEDFORD COUNTY UTILITY DEPARTMENT

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations for Bedford 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 Registrar of Deeds of Bedford County, Tennessee.

1/20/23
Date
SECRETARY, PLANNING COMMISSION

911 COMMUNICATIONS
I hereby certify that the Bedford County 911 Communications Office has reviewed a copy of the preliminary plat for NORTHSIDE SUBDIVISION. The Bedford County 911 Communications Office shall receive a copy of said preliminary plat after approval by planning commission.

1-26-23
Date
Director, Bedford County 911 Communication

APPROVAL OF THE BEDFORD COUNTY PROPERTY ASSESSOR
I hereby certify that the Property Assessor's Office has reviewed and shall receive a copy of said final plat after approval by Planning Commission.

1-27-23
Date
Bedford County Property Assessor

DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK: _____, PAGE: _____

FINAL SUBDIVISION PLAT

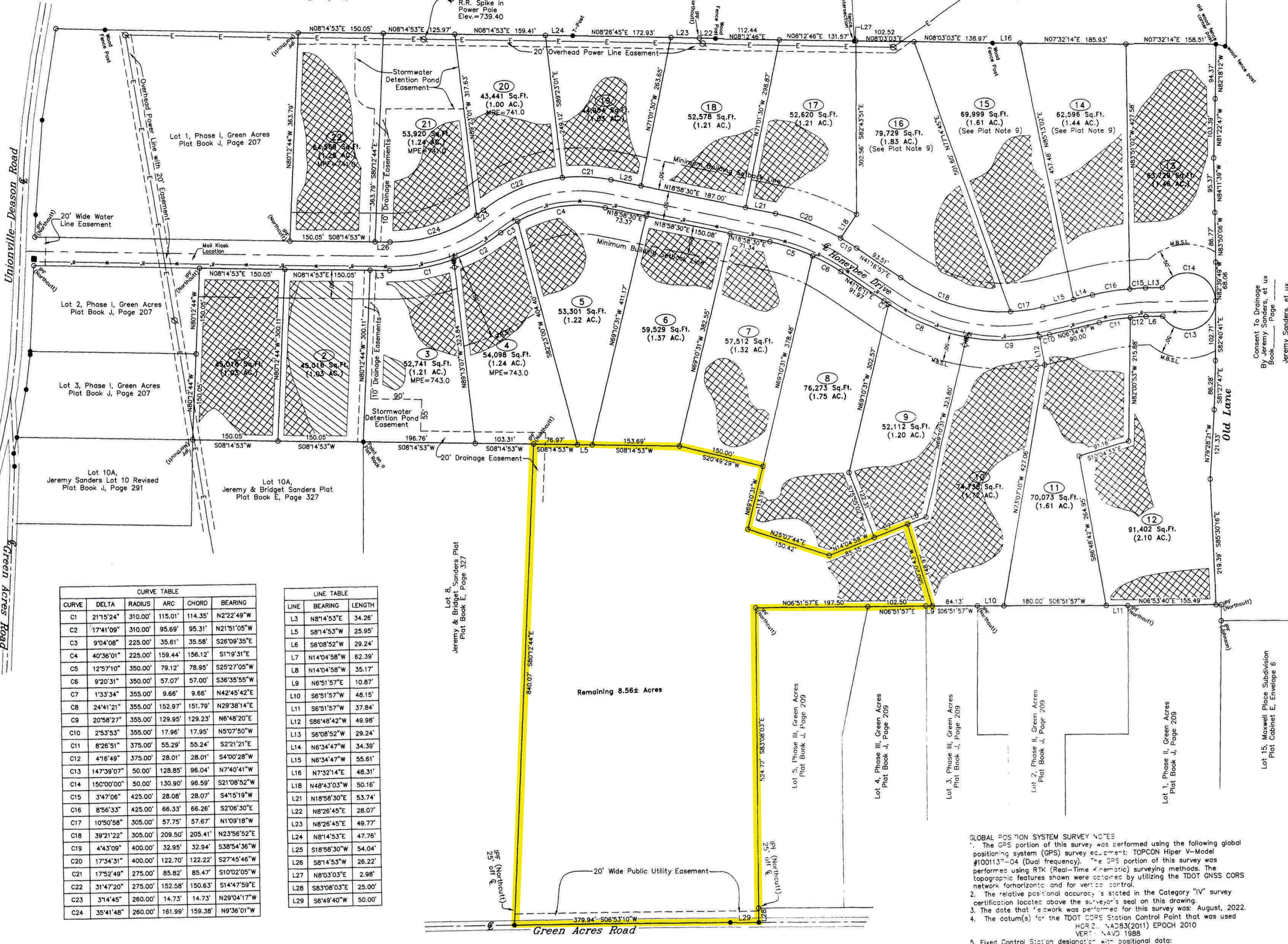
NORTHSIDE SUBDIVISION

Unionville, Bedford County, Tennessee

Date: January, 2022 Scale: 1"=100' Sheet 1 of 1

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 COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYS.

HUDDLESTON-STEELE ENGINEERING INC.
15 N. BRADLEY ST. MURFREESBORO, TN 37129
P: 663-893-4084, F: 663-893-0080



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	211°5'24"	310.00'	115.01'	114.35'	N2°22'49"W
C2	174°109'	310.00'	95.69'	95.31'	N21°51'05"W
C3	9°04'08"	225.00'	35.61'	35.58'	S26°09'35"E
C4	40°36'01"	225.00'	159.44'	156.12'	S1°19'31"E
C5	12°57'10"	350.00'	79.12'	78.95'	S25°27'05"W
C6	9°20'31"	350.00'	57.07'	57.00'	S36°35'55"W
C7	1°33'34"	355.00'	9.66'	9.66'	N42°45'42"E
C8	24°41'21"	355.00'	152.97'	151.79'	N29°38'14"E
C9	20°58'27"	355.00'	129.95'	129.23'	N6°48'20"E
C10	2°53'53"	355.00'	17.96'	17.95'	N5°07'50"W
C11	8°28'51"	375.00'	55.29'	55.24'	S2°21'21"E
C12	4°16'49"	375.00'	28.01'	28.01'	S4°00'28"W
C13	147°39'07"	50.00'	128.85'	96.04'	N7°40'41"W
C14	150°00'00"	50.00'	130.90'	96.59'	S21°08'52"W
C15	3°47'06"	425.00'	28.08'	28.07'	S4°15'19"W
C16	8°56'33"	425.00'	66.33'	66.26'	S2°06'30"E
C17	10°50'58"	305.00'	57.75'	57.67'	N1°09'18"W
C18	39°21'22"	305.00'	209.50'	205.41'	N23°56'52"E
C19	4°43'09"	400.00'	32.95'	32.94'	S38°54'36"W
C20	17°34'31"	400.00'	122.70'	122.22'	S27°45'46"W
C21	17°52'49"	275.00'	85.82'	85.47'	S1°02'05"W
C22	31°47'20"	275.00'	152.58'	150.63'	S14°47'59"E
C23	37°45'48"	260.00'	14.73'	14.73'	N29°04'17"W
C24	35°41'48"	260.00'	161.99'	159.38'	N9°36'01"W

LINE TABLE

LINE	BEARING	LENGTH
L3	N8°14'53"E	34.28'
L5	S8°14'53"W	25.95'
L6	S6°08'52"W	29.24'
L7	N14°04'58"W	62.39'
L8	N14°04'58"W	35.17'
L9	N6°51'57"E	10.87'
L10	S6°51'57"W	48.15'
L11	S6°51'57"W	37.84'
L12	S8°48'42"W	49.98'
L13	S6°08'52"W	29.24'
L14	N6°34'47"W	34.39'
L15	N6°34'47"W	55.61'
L16	N7°32'14"E	48.31'
L18	N48°43'03"W	50.16'
L21	N18°58'30"E	53.74'
L22	N8°28'45"E	28.07'
L23	N8°28'45"E	49.77'
L24	N8°14'53"E	47.76'
L25	S18°58'30"W	54.04'
L26	S8°14'53"W	26.22'
L27	N8°03'03"E	2.98'
L28	S8°30'03"E	25.00'
L29	S6°49'40"W	50.00'

SSDS SOIL CHART

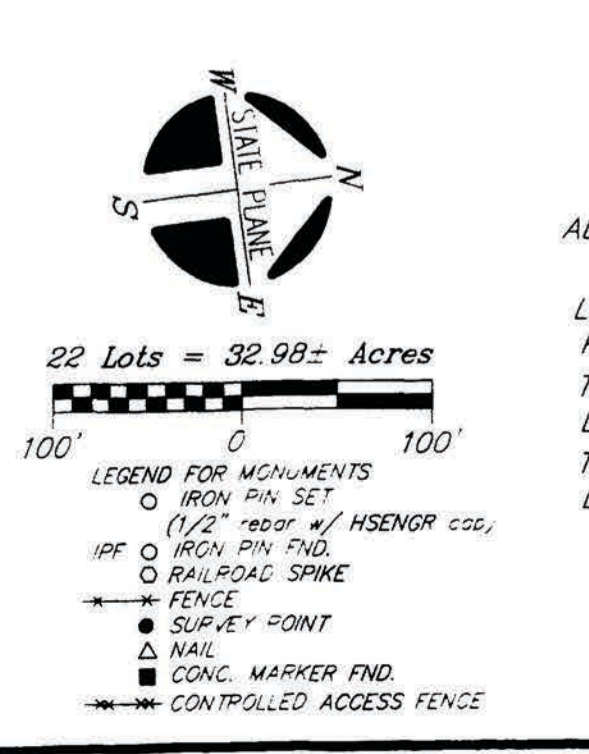
Lot No.	Sq.Ft. of S60 Soil	Sq.Ft. of 75 Soil	Total Sq.Ft. of SSDS Soil
1	25,638	32,944	32,944
2	4,647	4,071	29,709
3	-	7,326	11,973
4	-	17,198	17,198
5	-	9,645	9,645
6	-	10,858	10,858
7	-	18,101	18,101
8	-	14,878	14,878
9	-	12,085	12,085
10	-	42,929	42,929
11	-	17,000	17,000
12	-	17,048	17,048
13	-	28,407	28,407
14	-	13,915	13,915
15	-	23,374	23,374
16	-	11,377	11,377
17	-	11,443	11,443
18	-	9,282	9,282
19	-	14,760	14,760
20	-	14,655	14,655
21	-	16,904	16,904
22	-	26,356	26,356

SSDS SOILS:

- 45-60 MPI Soils (See Plot Note 7)
- 75 MPI Soils (See Plot Note 7)

01/27/2023 - 02:12:00 PM
23000655
1 PGS:AL-PLAT 24 X 30
BATCH: 139935
PLAT BOOK: PLJ2
PAGE: 428
REC FEE: 15.00
DP FEE: 2.00
TOTAL: 17.00
STATE OF TENNESSEE - BEDFORD COUNTY
JOHN H REED JR.
REG. # 257276

- 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 #100133-04 (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 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 the work was performed for this survey was: August, 2022.
 - The datum(s) for the TDOT CORS Station Control Point that was used: NAD 83, NAD 83(2011) EPOCH 2010, VERT: NAVD 1988
 - Fixed Control Station designated with positional data:
TDOT CORS STATION TN38 - NORTHING: 569,154.86
EASTING: 1,837,086.15
ELEVATION: 556.34 FT.
 - Geoid model used: GEOID03
 - Combined GSA factors for TDOT CORS Station TN38: 0.99992680 "STATE PLANE", 4100-US SURVEY FT.)



OWNER: Donald L. Bruce, Trustee
The Donald L. Bruce Revocable Living Trust
ADDRESS: 1911 Haynes Drive
Murfreesboro, TN 37129
Lots 6, 7 & 11, Jeremy & Bridget Sanders Plat
Plat Book E, Page 327
Tax Map 29, Parcels 34.00 & 34.13
Deed Book 359, Page 100
Tax Map 29, Parcel 34.09
Deed Book 361, Page 277

THESE TRACTS ARE NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47008, PANEL NOS. 175E, ZONE X, DATED: AUGUST 02, 2007.

ZONING: A-1
FRONT SETBACK: 50'
SIDE SETBACK: 25'
REAR SETBACK: 40'
MIN. LOT SIZE: 43,560 Sq.Ft. (1 Acre)

