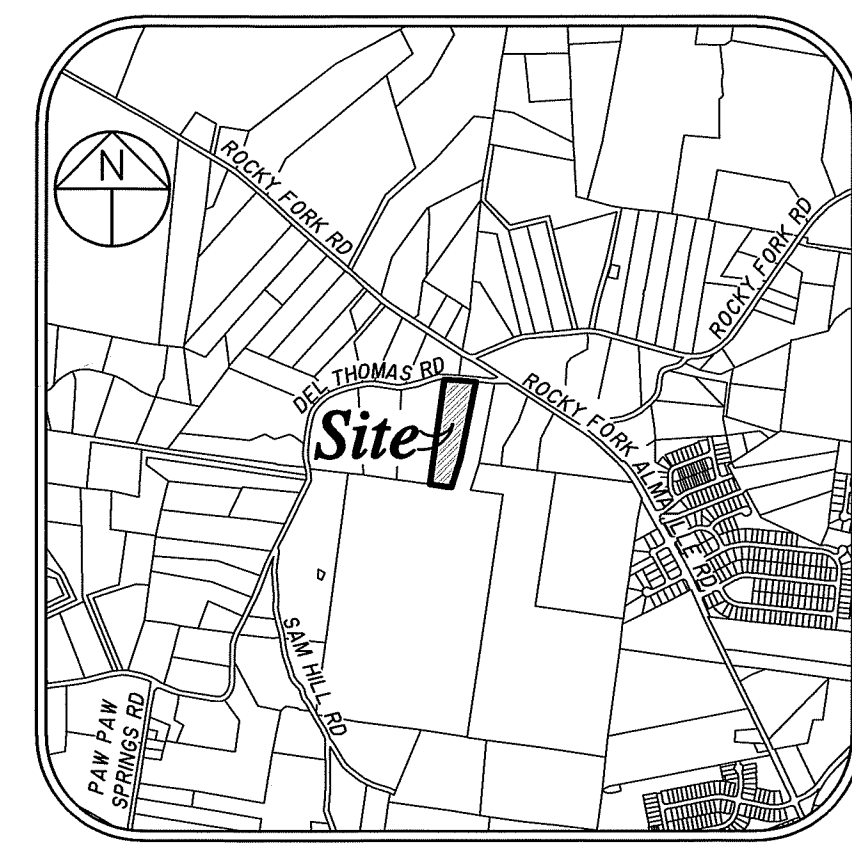


**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE ONE LOT OF RECORD, AND EASEMENTS AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO THE T.D.O.F. GNSS REFERENCE NETWORK (RAD 83) (NAVD-83)
- THIS LOT LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C005 K, EFFECTIVE DATE MAY 9, 2023.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE AND ACCURATE TITLE SEARCH MAY REVEAL. NO TITLE WAS PROVIDED TO THE SURVEYOR.
- 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.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ACCURATE.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. PORTION OF THE SITE SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO THE 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 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.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION 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.
- 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.
- PROPERTY IS CURRENTLY ZONED RM. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. / REAR = 20 FT. MAX. BUILDING HEIGHT = 35 FT. MIN. LOT AREA = 15,000 SQ. FT.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- NO SOILS TO BE USED FOR SEPTIC WITHIN THE CUD EASEMENT OR WITHIN 10 FEET OF A CUD WATER MAIN, WATER METER, OR FIRE HYDRANT.
- CONSOLIDATED UTILITY DISTRICT (C.U.D.) ACCESS TO THE DESIGNATED METER LOCATION AREA SHALL BE UNHINDERED BY DRIVEWAYS, SIDEWALKS, FENCINGS, OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE METER LOCATION. THIS 10'X10' EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE METER(S) AND SERVICE LINE(S). CUD WILL NOT BE LIABLE TO REPAIR OR REPLACE ANY REMOVED OR DAMAGED ENCROACHMENTS WITHIN THE EASEMENT AND WILL NOT BE FINANCIALLY LIABLE FOR DAMAGES TO ANY ENCROACHMENTS. SEE DETAIL.
- IN ORDER TO FINALIZE THE CONVEYANCE AS PLATTED, THE SUBJECT PROPERTY NEEDS TO BE DEEDED TO/BETWEEN THE PARTIES, WHICH SHOULD REFERENCE THE NEW PLAT.
- DURING HEAVY RAIN EVENTS, DEL THOMAS ROAD HAS BEEN KNOWN TO BE CLOSED DUE TO HIGH WATER LEVELS.
- A MINIMUM OF AN 18" DRIVEWAY CULVERT REQUIRED.

**LEGEND**

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- UTILITY POLE w/GUY
- ⊞ WATER METER
- W WATER LINE w/FIRE HYD
- OH OVERHEAD UTILITY LINE
- R.O.W. DEDICATION
- X EXIST. FENCE
- X EXIST. SDDS
- MBSL MIN. BUILDING SETBACK (MBSL)

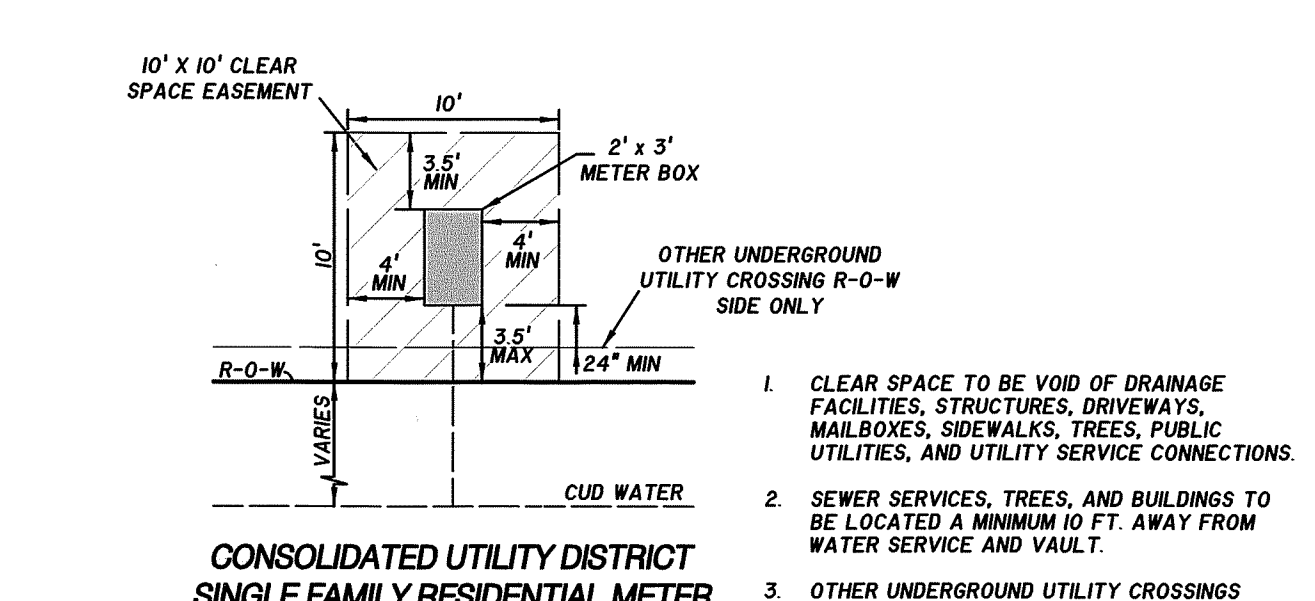
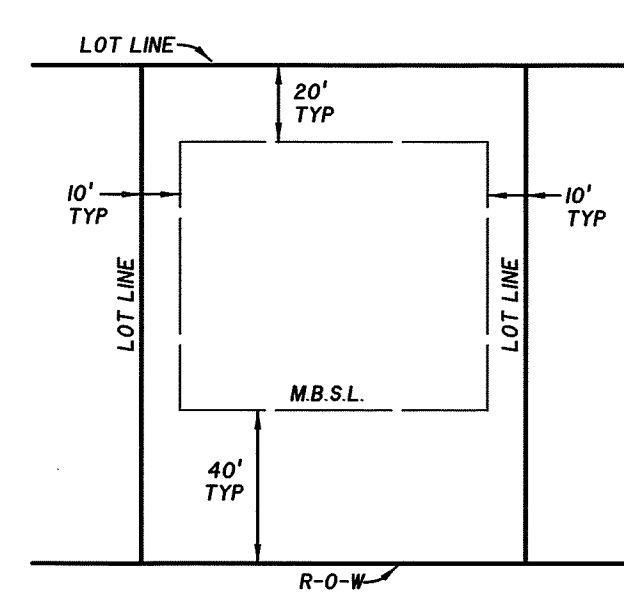


**SOILS LEGEND**

75 MFI SOILS ARE MARGINALLY SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.

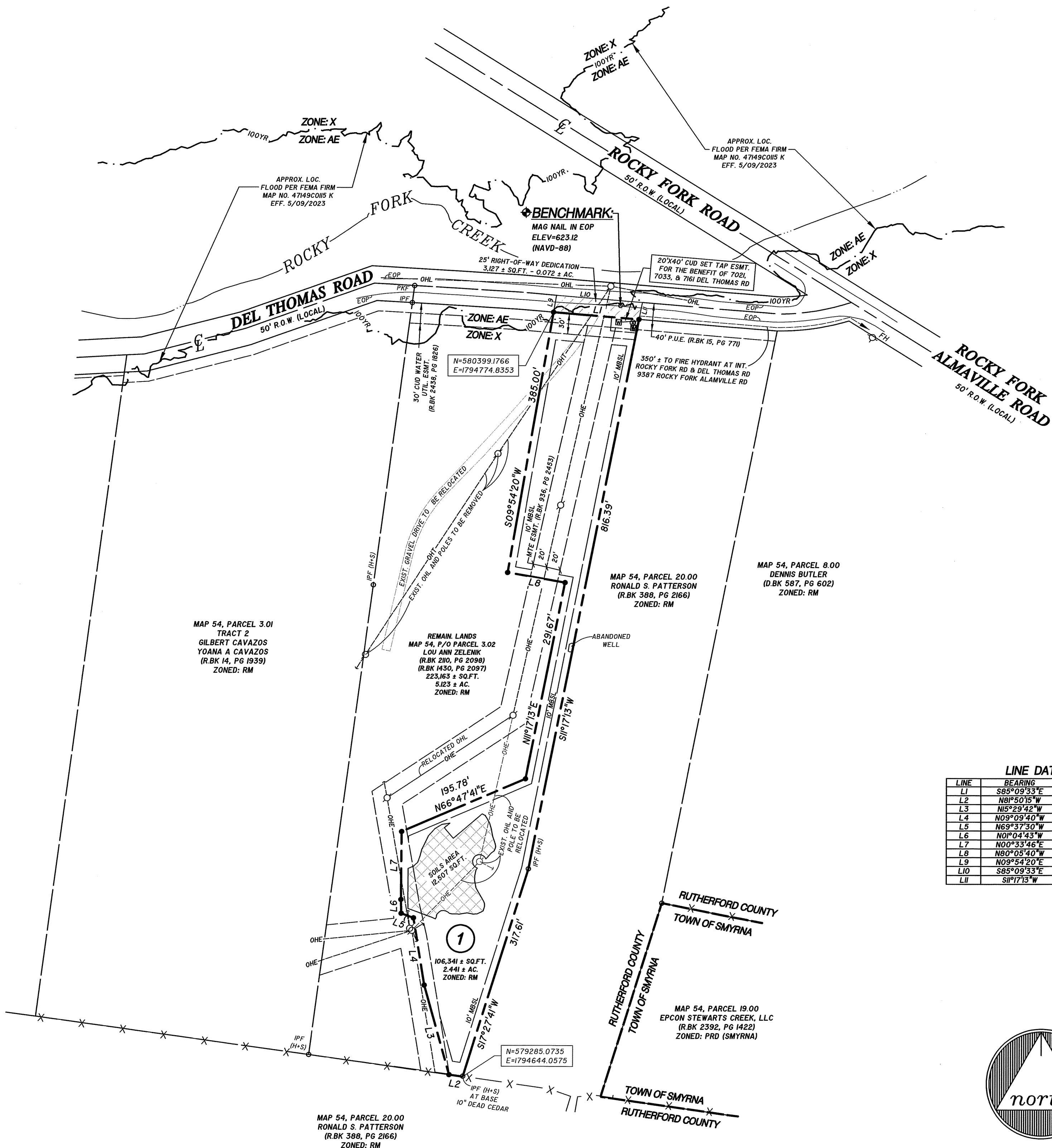
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION NOTES:

- LOT 1 IS APPROVED FOR 1 1/2 BEDROOMS USING CONVENTIONAL SYSTEMS ONLY. LOTS CAN BE REVIEWED ON A LOT BY LOT BASIS.
- SHADED AREAS ARE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL ONLY. KEEP ALL BUILDINGS, DRIVEWAYS AND UNDERGROUND UTILITIES OUTSIDE THE SHADED SOILS AREAS. ANY ENCROACHMENT OF THESE AREAS MAY VOID LOT APPROVAL.



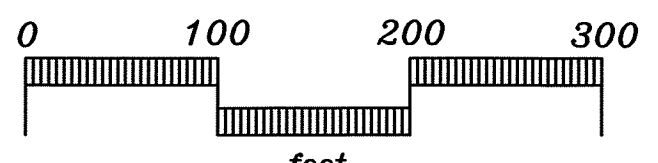
**OWNER:**  
LOU ANN ZELENIK  
7021 DEL THOMAS RD  
SMYRNA, TN 37167  
MAP 54, P/O PARCEL 3.02  
R.B.K. 210, PG. 2098 R.O.R.C., TN  
R.B.K. 1430, PG. 2097 R.O.R.C., TN

**SITE DATA:**  
TOTAL AREA = 2.513 ± ACRES  
RIGHT-OF-WAY DEDICATION AREA = 0.072 ± ACRES  
LOT 1 AREA = 2.441 ± ACRES  
NO. OF LOTS = 1  
MINIMUM LOT SIZE = 15,000 SQ.FT.  
ZONING = RM



**LINE DATA**

LINE	BEARING	DISTANCE
L1	S85°09'53"E	124.76'
L2	N81°50'15"W	20.00'
L3	N65°32'45"W	153.24'
L4	N05°09'40"W	99.36'
L5	N65°37'30"W	19.07'
L6	N05°04'43"W	20.09'
L7	N00°33'46"E	99.12'
L8	N80°05'40"W	84.71'
L9	N05°04'40"E	25.10'
L10	S85°09'53"E	125.37'
L11	S17°13"W	25.16'



**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.

DATE: 7-15-25  
LOU ANN ZELENIK

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. INC. David A. Parker  
DATE: 11-15-24  
REGISTERED SURVEYOR

**CERTIFICATE FOR APPROVAL OF WATER SYSTEMS**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "LOTS 1B & 1C, DEL THOMAS ROAD" 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 THE ENGINEERS. NO WATER SERVICE WILL BE PLACED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

DATE: 11/20/2024  
William Steel  
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

**CERTIFICATE FOR APPROVAL OF 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, BY-LAWS, 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 WEB SITE 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: 01/21/2025  
Josh Howland  
AUTHORIZED MTEMC OFFICIAL

**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 RESTRICTION BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURES AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL, SHALL BE APPROVED BY TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION / DIVISION OF WATER RESOURCES.

DATE: 11/15/2024  
Mandy Robinson ESTE  
D.O.E./D.W.R.

**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 RUTHERFORD COUNTY REGISTER.

DATE: 7-16-2025  
SECRETARY, PLANNING COMMISSION

Heather Dawbarn, Registrar  
Rutherford County, Tennessee

Rec #: 1297203	15.00	Instrument #: 2606044
State: 0.00	0.00	Recorded
Clerk: 0.00	0.00	7/28/2025 at 11:15 AM
Other: 0.00	0.00	
Total: 17.00		Plat: Cabinet 52 Pgs 17-17

PLAT BOOK 52, PAGE 17  
TIME OF RECORDING: 11:15 A.M.  
DATE OF RECORDING: July 25, 2025

**FINAL PLAT**

**Lot 1**  
**Del Thomas Road**  
**SUBDIVISION**

4th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE  
WWW.SEC-CIVIL.COM  
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7900 • FAX (615) 895-2567

PROJ. # 18304.01	DATE: 6-5-24	FILE: DTR-FinalPlat	DRAWN BY: JDB	SCALE: 1" = 100'	SHEET 1 OF 1
	REV: 8-13-24				

\*REVISIONS PER PLANNING COMMENTS 7-23-2024  
\*REVISIONS PER CUD COMMENTS 8-15-2024