

1. 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.
2. 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.
3. 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 house, from his structure to the drainage system.
4. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Per the Rutherford County Planning Department all surrounding property is zoned RM.
6. Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
7. The soil locations shown hereon were provided by others.
8. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon. Developer has coordinated with Rutherford County Highway Department and Rutherford County Planning and Engineering Department to provide a clear plan for minimizing access points onto Sulphur Springs Road. Driveway access for Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10 will be combined using a cross-access and utility easement. No other access will be allowed from Sulphur Springs Road.

SPECIAL NOTE:
ALL COMMON AREAS SHALL BE MAINTAINED BY
THE LOT OWNERS. THIS SHALL BE ACCOMPLISHED
THROUGH A MAINTENANCE AGREEMENT OR A
HOMEOWNERS ASSOCIATION.

SOILS AREAS				
75 MPI				
60 or 45 MPI				
TRACT	≤ 60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	0 SF	24,585 SF	0 SF	24,585 SF
2	0 SF	17,150 SF	0 SF	17,150 SF
3	0 SF	14,026 SF	0 SF	14,026 SF
4	0 SF	12,972 SF	0 SF	12,972 SF
5	0 SF	14,008 SF	0 SF	14,008 SF
6	4,676 SF	15,155 SF	0 SF	19,831 SF
8	0 SF	18,136 SF	0 SF	18,136 SF

- GLOBAL POSITION SYSTEM SURVEY NOTES
1. For boundary (and topographic aspects) of this survey, RTK positioning system (GPS) survey equipment: BASE & ROVER: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates the fieldwork was performed for this survey were: June 4, 2026 and July 23, 2026.
4. The following is the Base and RTK Rover data:
- BASE: Point No. Northing: 582662.7612
STATE PLANE Easting: 1842321.2212
(TN 4100-US SURVEY FT.) Elevation: 550.61
- PROJECT CONTROL: Point No. Northing: 582347.1142
STATE PLANE Easting: 1842078.9321
(TN 4100-US SURVEY FT.) Elevation: 544.17
5. The datum(s) used for this survey:
HORIZ.: NAD83(2011) EPOCH 2010
VERT.: NAVD 1988
6. Positional Accuracy of the GPS vectors does not exceed - H:0.01
V:0.05



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

7 TRACTS - 38.06 Ac±

LEGEND FOR MONUMENTS:
IPS O IRON PIN SET
IPF O IRON PIN FND
O RAILROAD SPIKE
* FENCE
● SURVEY POINT
▲ NAIL
■ CONC. MARKER FND.

OWNER: HOWARD GEORGE III AND SHERI L. GEORGE
OWNER ADDRESS: 702 PRINCE EDWARD COURT
MURFREESBORO, TN 37130

TAX MAP: 48, PART OF PARCEL: 89.00
TAX MAP: 48, PART OF PARCEL: 89.02
PART OF RECORD BOOK: 2519, PAGE: 3909
PART OF RECORD BOOK: 2654, PAGE: 3077

MAP NUMBER: 47149C0145J
DATED: MAY 9, 2023 ZONE: 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.

FOR AUCTION
PURPOSES ONLY

AUCTION SURVEY

BETHEL FARM

SULPHUR SPRINGS RD

9TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: AUGUST 2026 SCALE 1"=100' SHEET: 1 of 1

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