PLAT NOTES

1. The purpose of this plat is to create (4) four new lot of record and record any easement as shown.
2. 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.
3. 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.
4. 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.
5. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.
6. Per the Rutherford County Planning Department all surrounding property is zoned RM.
7. Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
8. The soil locations shown hereon were provided by others. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
9. No soils to be used for septic within the CUD Easement or within 10 feet of a CUD water main, or fire hydrant.
10. Each residence is required by CUD to have its own water service. A separate water meter will be required for each lot created that will be set at the ROW once tap fee payment is made to CUD.
11. CUD access to the designated meter location area shall be unencumbered by driveways, sidewalks, fencing, 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.
12. Any new driveway connections will need to coordinated with and approved by the Rutherford County Highway Department.
13. CUD can only guarantee adequate pressure at the designated meter location. It is the Owner's/Developer's responsibility to ensure that the private service line is adequately sized to overcome any potential head loss downstream of the meter on the private side. The anticipated static pressure at the designated meter location for this development is ABOVE 80 PSI.

GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: SOKKIA GRX2 (#1001138-06) (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
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 that fieldwork was performed for this survey were: February 2026
   The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
4. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
5. Geoid model used- GEOID03
6. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

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 lots' 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.

8/31/2026
Date

Tennessee Department of Environment and Conservation Division of Ground Water Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

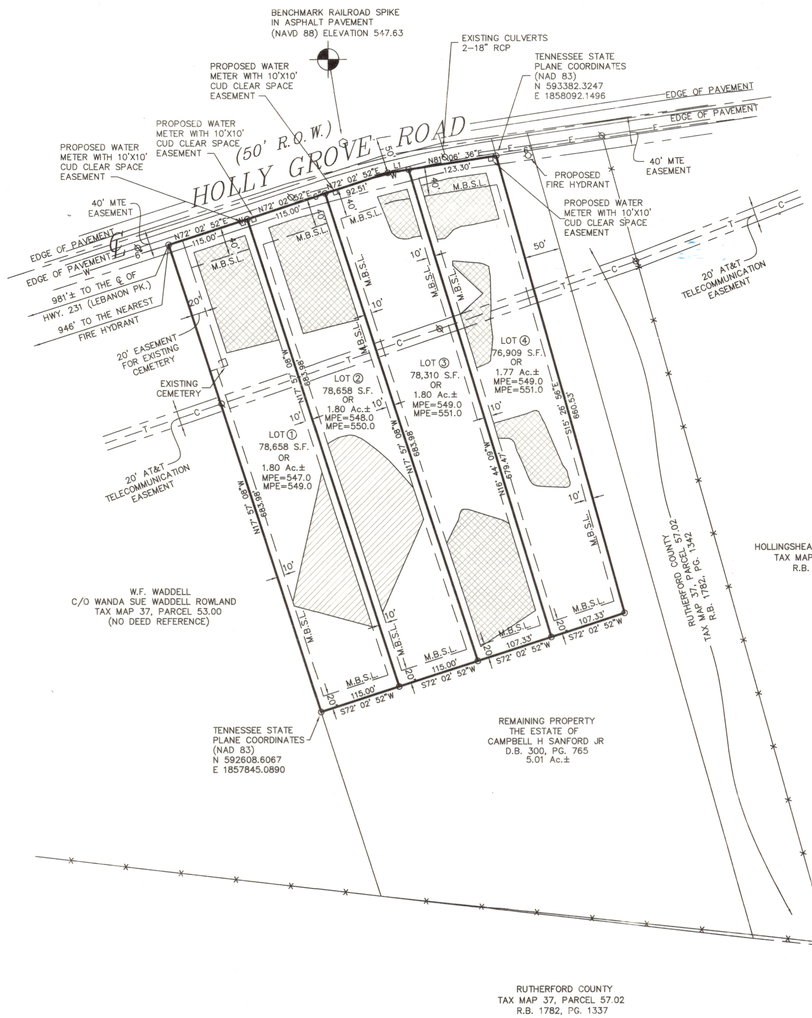
1. Any cutting or filling after 8/31/2026 may render lots unsuitable for subsurface sewage disposal.
2. Lot 1 is approved for up to a 5 bedroom residence.
3. Lot 2 is approved for up to a 5 bedroom residence.
4. Lot 3 is approved for up to a 5 bedroom residence.
5. Lot 4 is approved for up to a 5 bedroom residence.
6. All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all buildings, utilities, & drives outside shaded areas.

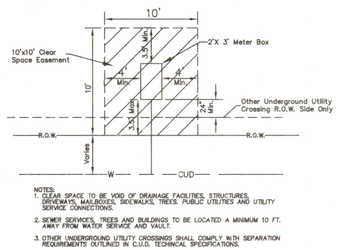
75 MPI
60 or 45 MPI

SOILS AREAS

LOT	≤60 MPI	75 MPI	TOTAL
1	11,017 SF	11,261 SF	22,278 SF
2	16,268 SF	12,630 SF	28,898 SF
3	0 SF	16,893 SF	16,893 SF
4	0 SF	16,768 SF	16,768 SF

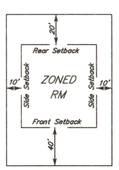
MINIMUM CULVERT SIZE CHART	
LOT	MINIMUM CULVERT SIZE
1	18"
2	18"
3	18"
4	18"





NOTES:
1. CLEAR SPACE TO BE VOID OF DRAINAGE FACILITIES, STRUCTURES, DRIVEWAYS, MAILBOXES, SIDEWALKS, TREES, PUBLIC UTILITIES AND UTILITY SERVICE CONNECTIONS.
2. SEWER SERVICES, TREES AND BUILDINGS TO BE LOCATED A MINIMUM 10 FT. AWAY FROM WATER SERVICE AND VAULT.
3. OTHER UNDERGROUND UTILITY CROSSINGS SHALL COMPLY WITH SEPARATION REQUIREMENTS OUTLINED IN C.U.D. TECHNICAL SPECIFICATIONS.

SINGLE FAMILY RESIDENTIAL METER CLEAR SPACE REQUIREMENT
N.T.S.



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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

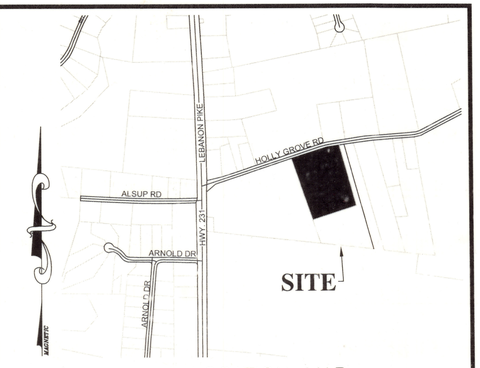


4 LOTS - 312,535 S.F. OR 7.17 Ac.±

THIS PARCEL IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM
MAP NUMBER: 47149C0153H
DATED: JAN. 5, 2007 ZONE: X

LEGEND
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ● IRON PIN FND.
Ø EXISTING POWER POLE/TELEPHONE POLE
—E—E— EXISTING ELECTRIC LINE
—T—C— EXISTING TELEPHONE/CABLE LINE
—W—W— EXISTING WATER LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N81°06'36"E	29.61'



LOCATION MAP
N.T.S.

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.
Will Book: 88, Page 199

9/2/26
Date

The Estate of Sanford H Campbell Jr
Executor Lloyd Eric Campbell

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.

8-21-2026
Date

Johnnie H Leonard III
Tenn. RLS No. 2189

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled "Final Plat Lots 1, 2, 3, & 4 The Estate of Sanford H Campbell Jr" 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.

8-28-2026
Date

Consolidated Utility District of Rutherford County

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

Middle Tennessee Electric Membership Corporation (MTE) will provide electric service to the subject property according to the normal operating practices of MTE as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTE, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTE website at mte.com (collectively the "Requirements"). No electric service will be provided until MTE's requirements have been met and approved in writing by an authorized representative of MTE.
Any approval is, at all times, contingent upon continuing compliance with MTE's requirements.

8/31/2026
Date

Middle Tennessee Electric

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 County Registrar.

9-4-2026
Date

Secretary, Planning Commission

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

JOHNNIE H. LEONARD III REGISTERED LAND SURVEYOR 2189 TENNESSEE NO.

HUDDLESTON-STEELE ENGINEERING INC
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

OWNER: THE ESTATE OF SANFORD H CAMPBELL JR
EXECUTOR LLOYD ERIC CAMPBELL
ADDRESS: 2411 HOLLY GROVE ROAD
LASCASSAS, TN 37085
TAX MAP: 37 PARCEL: 46.00
WILL BOOK: 88 PAGE: 199

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.

FINAL PLAT
LOTS 1, 2, 3, & 4
THE ESTATE OF
SANFORD H CAMPBELL JR
15th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: August 2026 | *Scale: 1"=100'* | *Sheet 1 of 1*

S:\ACAD\3D\Civil 3D Projects\HOLLY GROVE ROAD - TAX MAP 37, PARCEL 46.00 THE ESTATE OF SANFORD CAMPBELL JR - 4 LOTS.dwg, 8/21/2026 1:15:34 AM, KIP 7770 No. 1 Series K (temporary).pc3