

LOCATION MAP
(NOT TO SCALE)

STATE OF TENNESSEE DEPT. OF ENVIRONMENT AND CONSERVATION
BEDFORD COUNTY GROUND WATER PROTECTION

GENERAL APPROVAL IS HEREBY GRANTED FOR TRACTS 1 - 5 DEFINED IN HICKMAN FAMILY FARM SUBDIVISION - LOCATED IN BEDFORD COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED RESTRICTIONS. LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT. APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SSD SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, PERMANENT OR MOBILE, THE PLANS FOR THE EXACT HOUSE / STRUCTURE LOCATION AND AN SSD SYSTEM PERMIT ISSUED BY THE TENNESSEE DIVISION OF WATER RESOURCES. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

IF SHOWN, SHADING ON LOT(S) REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND RESERVE SSD SYSTEMS AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR USE WHICH WOULD CONFLICT WITH THE "REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL SYSTEMS IN TENNESSEE". MODIFICATIONS OF THE SHADED AREA(S) MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

S.S.D.S. DENOTES SUBSURFACE SEWAGE DISPOSAL SYSTEM

LOT 1: LOT 1 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELD LINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE IS REQUIRED. THE SUITABLE SOIL AREAS ARE LOCATED IN THE NORTH AND NORTHWESTERN PORTION OF THE LOT. THE NESBITT SOIL SITE REQUIRES AN INTERCEPTOR DRAIN.

LOT 2: LOT 2 IS LIMITED TO A MAXIMUM OF 5 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELD LINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE SUITABLE SOIL AREAS ARE LOCATED IN THE NORTHERN AND MIDDLE PORTIONS OF THE LOT. THE NESBITT SOIL AREA REQUIRES AN INTERCEPTOR DRAIN.

LOT 3: LOT 3 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELD LINES AND A DOSING TANK MAY BE REQUIRED. THE SUITABLE SOIL AREAS ARE LOCATED IN THE NORTHERN PORTION OF THE LOT. THE NESBITT SOIL REQUIRES AN INTERCEPTOR DRAIN.

LOT 4: LOT 4 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELD LINES AND A DOSING TANK MAY BE REQUIRED. THE SUITABLE SOIL AREA IS LOCATED IN THE MIDWESTERN PORTION OF THE LOT.

LOT 5: LOT 5 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELD LINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE SUITABLE SOIL AREAS ARE LOCATED IN THE SOUTHERN PORTION OF THE LOT. THE NESBITT-LYNNVILLE SOIL AREA REQUIRES A DRAWDOWN DRAIN.

KEITH SHULTS, ENVIRONMENTAL SPECIALIST, DIVISION OF GROUND WATER PROTECTION — DATE

SPECIAL BEDFORD COUNTY PLANNING NOTE

THE REAR BUILDING ENVELOPES ON TRACTS 1, 2, AND 4 HAVE A FRONT SETBACK LINE THAT IS FIVE HUNDRED (500) FEET BEHIND THE REAR PROPERTY LINES OF THE ATANACIO & LUGO PROPERTY AND THE REAR PROPERTY LINE OF TRACT 3. THE REAR BUILDING ENVELOPE ON TRACT 5 IS FIVE HUNDRED (500) FEET BEHIND THE REAR PROPRTY LINE OF MULLEN. THIS IS TO PREVENT HOUSE STACKING WHICH IS PROHIBITED IN THE BEDFORD COUNTY SUBDIVISION REGULATIONS. THIS HAS BEEN RECOMMENDED BY BLAKE BURLESON WITH THE BEDFORD COUNTY PLANNING AND CODES DEPARTMENT.

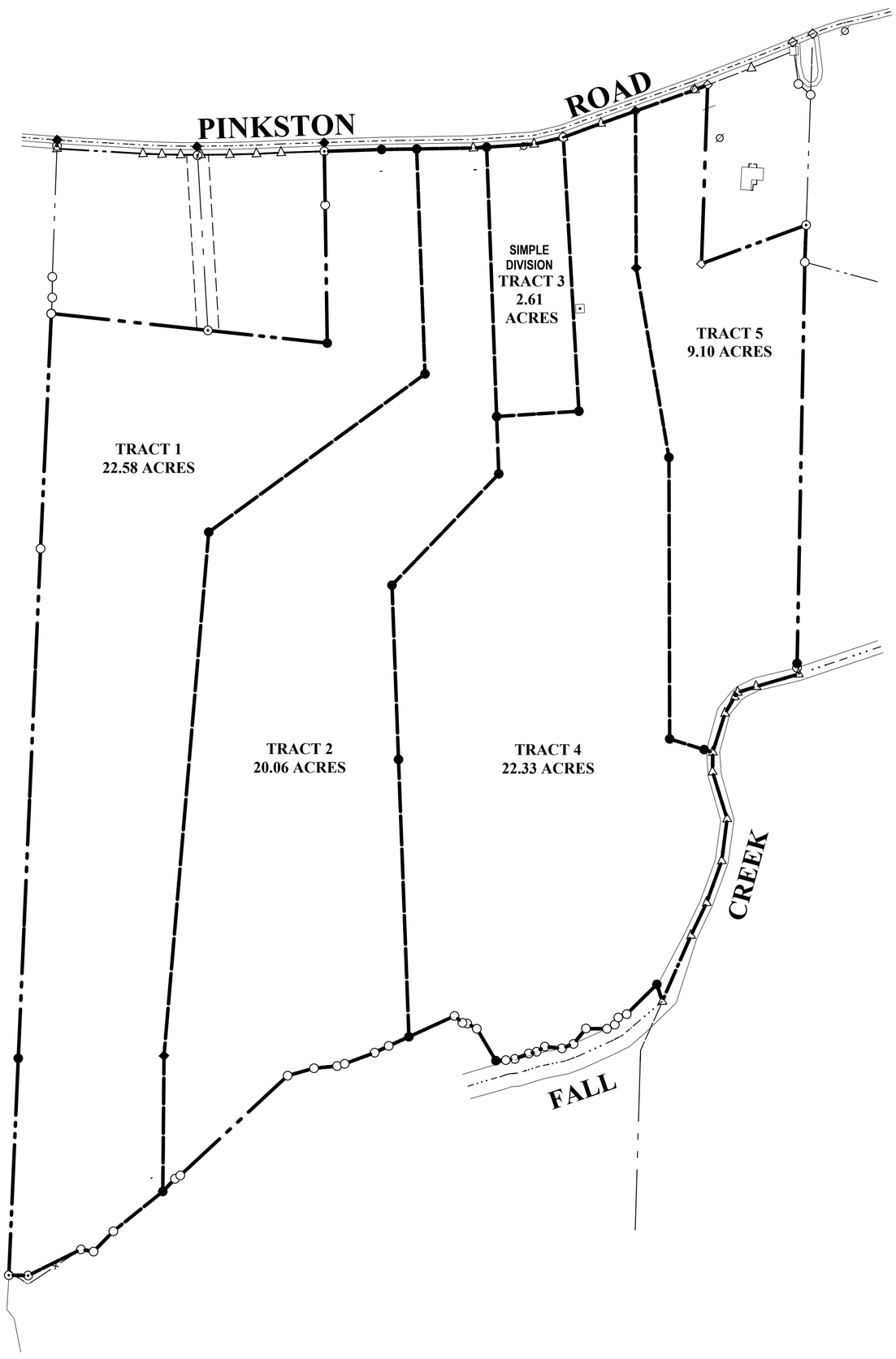
CAFFEY SURVEYING, INC.

ROTATED TO PLAT CABINET J2 ENVELOPE 447

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT 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 A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

AUTHORIZED APPROVING AGENT — DATE



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 AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

OWNER — DATE

OWNER — DATE

SURVEYOR'S NOTES

A TITLE SEARCH WAS NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS PROPERTY IS SUBJECT, THEREFORE, TO A CURRENT AND ACCURATE TITLE SEARCH.
ALL PROPERTY CORNERS ARE FLAGGED WITH PINK FLAGGING.
ALL IRON RODS (SET) ARE 5/8" REBAR WITH A PLASTIC CAP WITH THE SURVEYOR'S LICENSE NUMBER 1819.
ALL SURVEY CONTROL POINTS (TRAVERSE POINTS FOR THE USE OF THE SURVEYOR ONLY) ARE FLAGGED WITH PINK AND BLACK STRIPED FLAGGING.
ALL UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE ONLY. FOR CORRECT LOCATION INFORMATION CONTACT TENNESSEE ONE CALL.
T. C. A. 0820-03- 06(5): ELECTRONIC SURVEY DOCUMENTS SUCH AS CAD FILES, PDF COPIES, AND WORD PROCESSOR DOCUMENTS OR OTHER EMAILED OR DIGITALLY COPIED AND/OR OTHER ELECTRONICALLY FORWARDED INFORMATION AND DOCUMENTS ARE CONSIDERED "PRELIMINARY" OR "DRAFT" DOCUMENTS.
ALL POINTS ALONG THE APPROXIMATE CENTER OF FALL CREEK ARE JUST POINTS.

CERTIFICATE OF APPROVAL OF 911 OFFICE

I HEREBY CERTIFY THAT THE BEDFORD COUNTY 911 COMMUNICATIONS OFFICE HAS REVIEWED AND SHALL RECEIVE A COPY OF SAID FINAL PLAT AFTER APPROVAL BY THE PLANNING COMMISSION. I FURTHER CERTIFY THE PROPOSED NAME OF THE SUBDIVISION, NOR ANY STREETS CONTAINED THEREIN, DUPLICATE OR TOO CLOSELY APPROXIMATE PHONETICALLY THE NAME OF ANY OTHER SUBDIVISION IN THE CITY OF SHELBYVILLE OR BEDFORD COUNTY.

DIRECTOR OF BEDFORD COUNTY 911 COMMUNICATIONS OFFICE — DATE

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 ACCEPTION 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.

SECRETARY, PLANNING COMMISSION — DATE

CERTIFICATE OF APPROVAL OF 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 THE PLANNING COMMISSION.

BEDFORD COUNTY PROPERTY ASSESSOR — DATE

SIMPLE DIVISION

HICKMAN FAMILY FARM SUBDIVISION
76.68 ACRES (TOTAL)
5 TRACTS (TOTAL)
ZONED AGRICULTURAL

DESIGNED BY: CAFFEY SURVEYING, INC.
STEVEN J. CAFFEY, RLS., TN. LIC. #1819

CATEGORY AND ACCURACY STATEMENT

I HEREBY CERTIFY THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS EQUAL TO OR GREATER THAN 1:7,500 AS SHOWN HEREON.

STEVEN J. CAFFEY TN. LIC. NO. 1819

FLOOD HAZARD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF BEDFORD COUNTY, TN. AND INCORPORATED AREAS, THIS PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD AREA AS SHOWN ON MAP NUMBER 47003C0200E, EFFECTIVE DATE: AUGUST 2, 2007.

CERTIFICATE OF ACCURACY

IT IS HEREBY CERTIFIED 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 SPECIFICATIONS OF THE SUBDIVISION REGULATIONS OF THE BEDFORD COUNTY REGIONAL PLANNING COMMISSION.

STEVEN J. CAFFEY (TN. LIC. #1819) — DATE

POSITIONAL ACCURACY STATEMENT

ALL SURVEY DATA WAS DERIVED FROM THE TENNESSE STATE PLANE COORDINATE SYSTEM. RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN THE DATES OF 10-03-2025 AND 9-18-2026 UTILIZING A SOKKIA GCX3 DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO SPC83-TENNESSEE, NAD 83 (EPOCH 2010), GEOID 2018.
POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED:
H: 10 MM + 0.8 PPM, V: 15 MM + 1.0 PPM.

STEVEN J. CAFFEY TN. LIC. NO. 1819

200 100 0 200

SCALE: 1" = 200'

PERIMETER DISTANCE: 8628.88'

SURVEYOR'S SEAL MUST BE RAISED (EMBOSSED) AND SIGNED IN RED INK IN ORDER FOR THIS TO BE AN AUTHORIZED COPY. IF THE SURVEYOR'S SEAL IS NOT RAISED (EMBOSSED) AND SIGNED IN RED INK THIS IS POSSIBLY AN ILLEGAL COPY AND A VIOLATION OF COPYRIGHT. ALL ORIGINAL DOCUMENTS AND DRAWINGS ARE THE SOLE PROPERTY OF THE LICENSED SURVEYOR AS PER TENNESSEE CODE ANNOTATED (T. C. A.) TITLE 62 CHAPTER 18. NEITHER THE SURVEYOR NOR CAFFEY SURVEYING, INC. IS RESPONSIBLE FOR ANY CHANGES OR REVISIONS TO SAID DRAWING AFTER THE SEALED DATE ON THE ORIGINAL DRAWING UNLESS SAID CHANGE OR REVISION IS SIGNED AND DATED BY THE SURVEYOR ON THE ORIGINAL DRAWING.

DO NOT SCALE DRAWING.

COPYRIGHT © _____ ALL RIGHTS RESERVED BY CAFFEY SURVEYING, INC. NOT TO BE COPIED OR REPRODUCED IN PART OR IN WHOLE WITHOUT EXPRESSED WRITTEN PERMISSION.

PROPERTY OF:
RANDALL CLINTON HICKMAN
ET AL
PHILLIP MIKE HICKMAN

CAFFEY SURVEYING, INC.
P.O. BOX 663
319 LANE PARKWAY
SHELBYVILLE, TN. 37162
PH. (931) 684-8881
BOUNDARIES * SITE PLANS * SUBDIVISIONS * TOPOGRAPHY

BEDFORD CO., TN.	DB 398 P 284 & DB 351 P 80	MAP 041 PARCELS 028.04 & 028.06	8TH CIVIL DISTRICT
DATE SURVEYED: 10-03-2025	DATE DRAWN: 10-30-2026	DRAWN AND CHECKED BY: S.J.C.	
SURVEYOR: STEVEN J. CAFFEY, RLS., TN. LIC. #1819		JOB NO. C25-054	