

NOTES

- 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 its structure to the drainage system constructed by the subdivision developer.
- Underground utilities shown were located using available above-ground evidence, as well as 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 communicating any work.
- 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 drainageways, including, but not limited to sanitary sewers, forcemains, 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.
- Soil site locations shown hereon where taken from field information provided by The Soils Group Inc. Huddleston-Steele Engineering assumes no responsibility for the accuracy or completeness of the information provided.
- Tract 6 is subject to a Tower Fall Zone Easement.

75 MPI
60 or 45 MPI

SOIL AREAS			
LOT	60 OR 45 MPI	75 MPI	TOTAL
1	0 S.F.	11,028 S.F.	11,028 S.F.
2	0 S.F.	13,209 S.F.	13,209 S.F.
3	0 S.F.	10,026 S.F.	10,026 S.F.
4	0 S.F.	14,200 S.F.	14,200 S.F.
6	0 S.F.	20,946 S.F.	20,946 S.F.

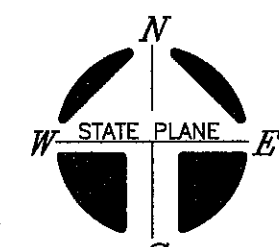
HOWARD LINDGARD HOFF
ETUX EMMA JEAN WARNER
D.B. 600, PG. 876

TENNESSEE STATE
PLANE COORDINATES
(NAD 83)
N 578517.44
E 1816476.89

LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°03'34"W	50.07'
L2	S61°03'34"W	87.27'
L3	S31°54'49"E	19.94'
L4	N46°33'02"W	77.69'
L5	N46°37'16"W	20.01'
L6	N39°25'07"E	57.06'
L7	S19°31'17"W	89.39'
L8	S7°53'00"W	133.11'
L9	N7°30'10"E	58.13'
L10	S81°18'21"E	20.00'
L11	S31°54'30"E	20.02'
L12	N31°54'30"W	20.04'
L13	S83°12'01"E	19.99'
L14	N81°44'00"W	20.02'
L15	S40°48'56"W	92.55'
L16	S53°30'31"E	104.10'
L17	N74°08'45"E	105.87'
L18	S89°58'07"E	78.81'
L19	S87°33'51"E	91.38'
L20	N73°21'56"E	55.49'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N63°17'02"E	39.61'
L22	S63°17'02"W	126.67'
L23	S80°22'08"W	47.27'
L24	S81°23'08"E	100.55'

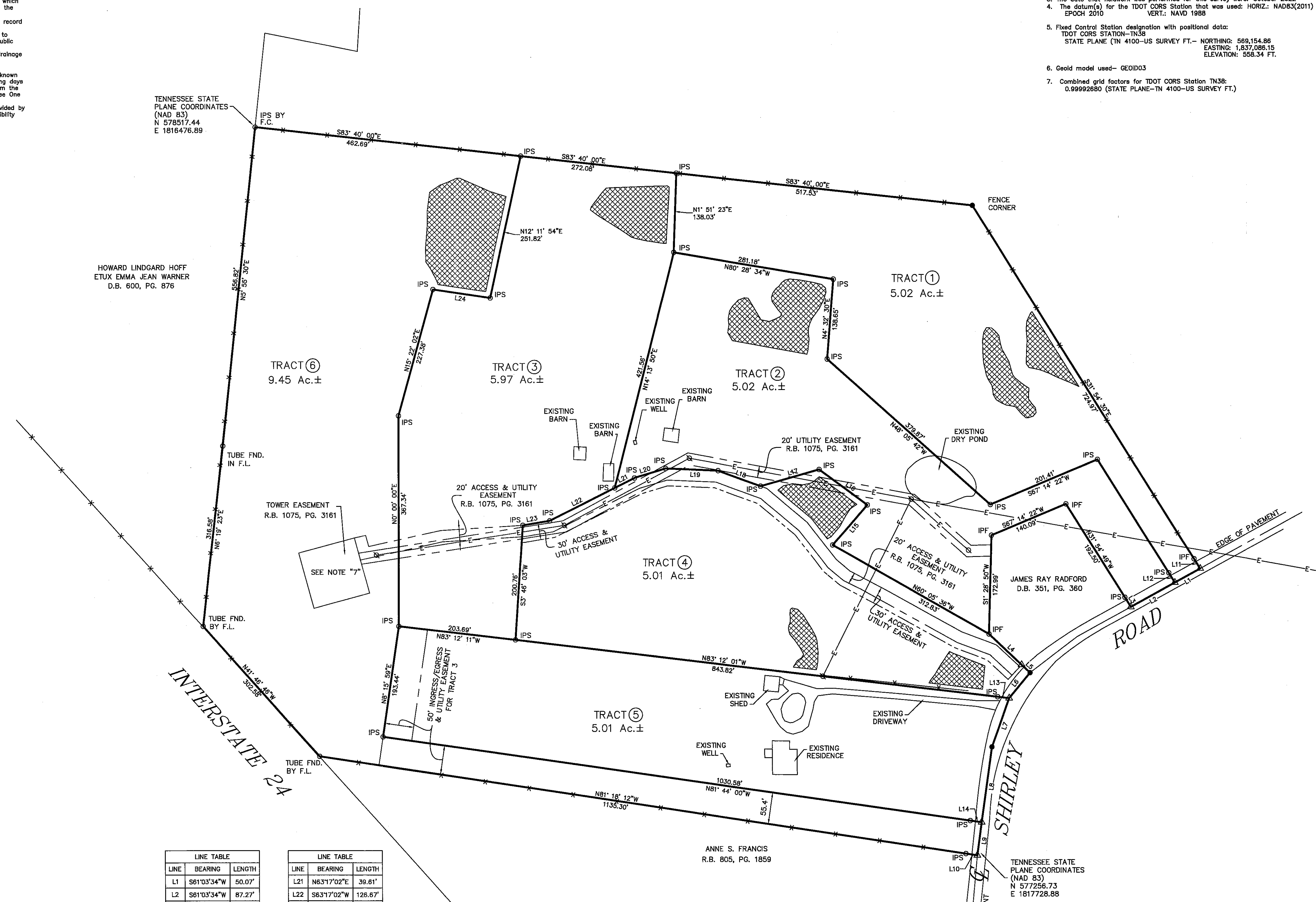
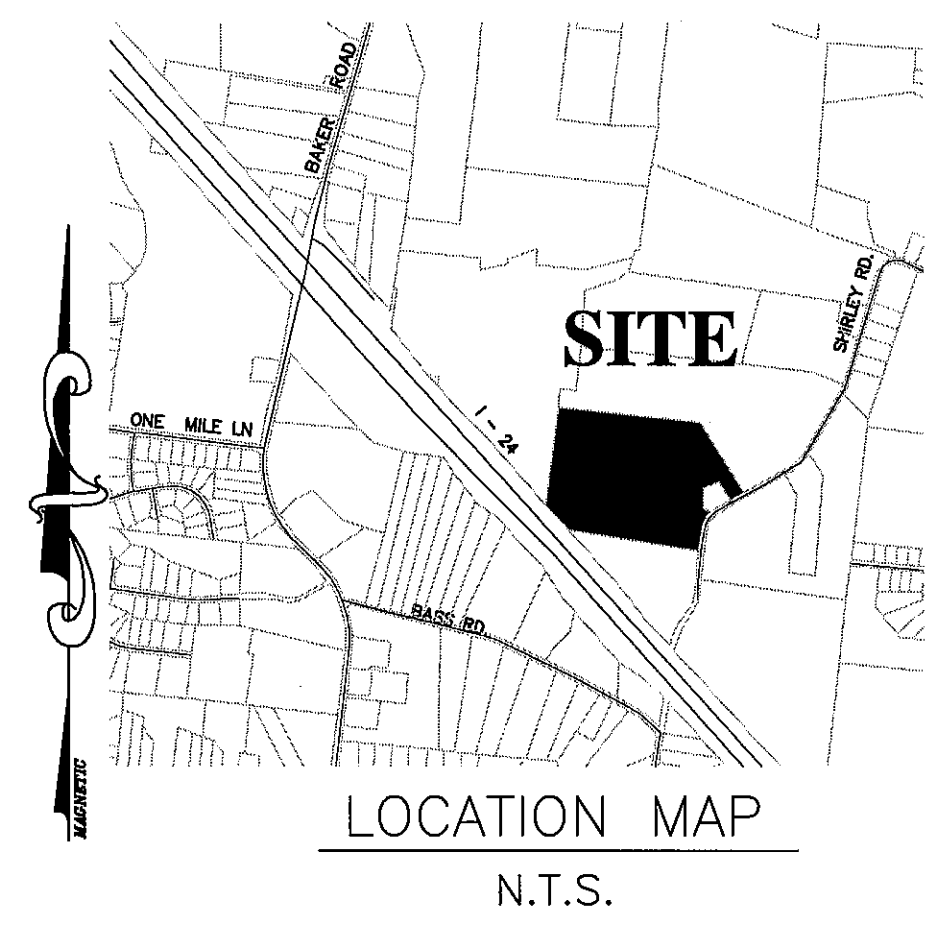
BEARINGS BASED ON
THE TENNESSEE STATE
PLANE COORDINATE
SYSTEM (NAD 83).



6 TRACTS - 35.48 Ac.±

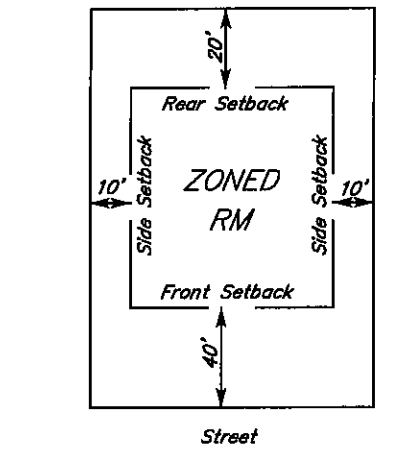
GLOBAL POSITION SYSTEM SURVEY NOTES

- The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA GRX2 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for 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 fieldwork was performed for this survey were: October 2022.
- The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
- Fixed Control Station designation with positional data:
TDOT CORS STATION-TN38
STATE PLANE (TN 4100-US SURVEY FT., NORTHING: 569,154.86 EASTING: 1,837,065.15 ELEVATION: 558.34 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN38:
0.99992850 (STATE PLANE-TN 4100-US SURVEY FT.)



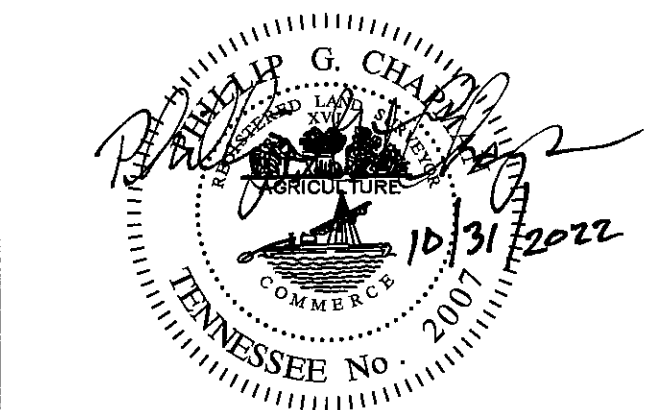
LEGEND
 ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
 IPF ○ IRON PIN FND.
 □ POWER POLE
 — EXISTING ELECTRIC LINE

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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.



H. HUDDLESTON-STEEL ENGINEERING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37128
 TELEPHONE: (615)893-4384 FAX: (615)893-0080

OWNER: STAN VAUGHT
 PROPERTY ADDRESS: 584 SHIRLEY ROAD
 SMYRNA, TN 37167
 PARCEL: 6.01
 TAX MAP: 56, PAGE: 3988
 RECORD BOOK: 2255, PAGE: 3988
 MAP NUMBER: 47149C0117J
 DATED: OCT. 16, 2008 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.

PROPERTY SURVEY

SHIRLEY ROAD

7th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 Date: September 2022 Scale: 1"=100' Sheet 1 of 1