

Azimuth Land Surveying
Licensed in Tennessee, Kansas, Arkansas, Hawaii, and Kentucky
Clifford McGill, RLS
1851 Holly Grove Road
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TABLE OF CERTIFICATES

CERTIFICATE OF OWNERSHIP
We hereby certify that we are the owners of the property shown and described herein, and that we hereby adopt this plan of subdivision with restriction lines, and dedicate all streets, alleys, walkways and other open spaces to public or private use as noted.

Date: 10/21/2022
Cody Nash, Owner
Title (if acting for partnership or corporation): Owner

CERTIFICATE OF SURVEY ACCURACY
I (we) hereby certify that to the best of my (our) knowledge and belief, the survey shown on this plat is a Class "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date: 10/21/2022
Clifford McGill
Registered Land Surveyor Number: 2699

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the subdivisions plat shown hereon has been found to comply with the Bedford County Subdivision Regulations, with the exception of such variances, as shown on the plat, which were approved by the Planning Commission and that it has been approved by recording in the Office of the Bedford County Register.

Date: 10/21/2022
Name, Title and Agency or Authorized Approving Agent:
David Henderson
Director of Bedford County 911 Communications Office

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivisions plat shown hereon has been found to comply with the Bedford County Subdivision Regulations, with the exception of such variances, as shown on the plat, which were approved by the Planning Commission and that it has been approved by recording in the Office of the Bedford County Register.

Date: 10/21/2022
Name, Title and Agency or Authorized Approving Agent:
Erin G. Gandy
Secretary, Planning Commission

CERTIFICATE OF APPROVAL BY 911 DIRECTOR
I hereby certify that the Bedford County 911 Communications Office has reviewed a copy of the subdivisions plat shown hereon and has approved the Bedford County 911 Communications Office shall receive a copy of said final plat after approval by the Planning Commission.

Date: 10/21/2022
Director of Bedford County 911 Communications Office

CERTIFICATE OF APPROVAL OF THE PROPERTY ASSESSOR
I hereby certify that the Property Assessor's Office has reviewed and shall receive a copy of the subdivisions plat shown hereon and has approved the Bedford County Property Assessor.

Date: 10/21/2022

FLOOD NOTE
By graphic plotting only, this property is in Zone X (Area of minimal chronic flood (100 year flood) of the Flood Insurance Rate Map, Map Number 4700300175E, which bears an effective date of August 2, 2007, and is not in a special flood hazard area, as shown on the FEMA website (http://msc.fema.gov) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

LAND USE RESTRICTIONS
1) All homes must be stick built on the property.
2) No part of the property may be used for anything other than single family residences.
3) No commercial chicken or hog operations or dog kennels.
4) No junk yards or inoperable vehicles.
5) 4000 square foot living space minimum on all homes.
6) Lots may not be subdivided.

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
DIVISION OF WATER RESOURCES
COLUMBIA ENVIRONMENTAL FIELD OFFICE
COLUMBIA, TENNESSEE 38401
PHONE (931) 300-3371 STATEWIDE 1-888-891-8332 FAX (931) 300-3387

General approval is hereby granted for Lots 1 thru 4 defined in Cody Nash Subdivision. The following shall be defined as general restrictions and shall apply to all lots with specific restrictions on each lot, following general restrictions.
General Restrictions: Prior to any construction of a structure, permanent or mobile, the plans for the exact house/structure location and the subsurface sewage system shall be submitted to the Columbia Environmental Field Office for review and approval. The site unsuitable, drainage, gullies, cut and fill material and disturbed soil shall be removed and replaced with topsoil. The drainage system shall be installed to the satisfaction of the Columbia Environmental Field Office. Water lines, waterlines and driveways should be located at side property lines unless otherwise noted. The High Intensity Soils Map designating suitable soil areas for this subdivision is on file at the Environmentalist's office.

S.S.D.S. denotes Subsurface Sewage Disposal System.
Lot 1: Suitable soil for subsurface sewage disposal system is located on the northern and southern portion of the lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.
Lot 2: Suitable soil for subsurface sewage disposal system is located on the southern and middle portion of the lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.
Lot 3: Suitable soil for subsurface sewage disposal system is located on the northern and southern portion of the lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.
Lot 4: Suitable soil for subsurface sewage disposal system is located on the eastern portion of the lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.

Date: 10-24-2022
Keith Shultz ES&P
Now or Formerly
LAND MICHAEL J
PACIFIC 010.00
Deed Book 329, Page 807

Survey Line Table

LINE	BEARING	DISTANCE
L1	S 25°35'39" E	53.17'
L2	S 04°45'08" W	95.74'
L3	S 28°50'10" E	19.93'
L4	S 67°12'06" W	32.85'
L5	N 6°37'44" W	2.85'
L6	N 31°16'03" E	28.48'
L7	N 03°23'11" E	97.93'
L8	S 79°21'03" E	36.49'
L9	S 82°25'50" W	51.93'
L10	S 83°17'42" W	65.62'
L11	S 66°20'10" E	34.80'
L12	S 05°50'15" W	74.37'
L13	N 61°45'35" W	59.74'
L14	N 23°16'13" E	66.41'
L15	N 80°15'49" W	90.42'
L16	N 21°13'18" E	78.51'
L17	S 70°25'25" E	208.96'
L18	S 38°53'14" W	66.52'
L19	S 37°56'36" W	43.54'
L20	S 12°42'25" W	34.01'
L21	N 40°04'59" W	102.81'
L22	N 35°12'26" E	36.02'
L23	S 75°04'35" E	68.10'

ZONING INFORMATION

- Zoning Classification A-1 Agricultural-Forestry District
Building Setbacks:
1. Front Yard: The minimum depth of the front yard shall be fifty (50) feet.
2. Rear Yard: The minimum depth of the rear yard shall be forty (40) feet.
3. Side Yard: The side yard shall be a minimum of twenty-five (25) feet for a single-story structure, plus an additional five (5) feet for each additional story.
4. Lot Area: All uses in the A-1, Agricultural-Forestry District, shall comply with the following requirements:
Lot Width at Front Setback Line: 150 feet

BASIS OF BEARING:

The Basis of Bearing for this survey is Grid North of the Tennessee State Plane Coordinate System (FIPS Zone 4200), on the North American Datum of 1983 (NAD 83) (Epoch 70202000) using geoid model GCG020R. GNSS observations were used to establish a bearing of North 89°30'39" West, for the south line of the surveyed property.

A GNSS field line kinematic survey was performed using a base station established by a static session and rover stations by the Columbia Environmental Field Office (CEFO) using the following information:
ORS USED: 10495 / 11002 : 95% Combined Scale Factor of 0.99992607
ANT NAME: TP5HPRLV NONE # FIXED ANTS: 62 / 68 : 91%
ANT HEIGHT: 1.68 Meters OVERALL RMS: 0.017(m)

The following base stations were used as a part of the Static OPUS solution:
PID DESIGNATION LONGITUDE LATITUDE DISTANCE (m)
DPS62 TRIP TOOT COLUMBIA CORN ARB N35333757 W087035786 45478.9
DPS55 TR44 TOOT DISTRICT 34 CORN ARB N352534719 W0866443876 23826.0

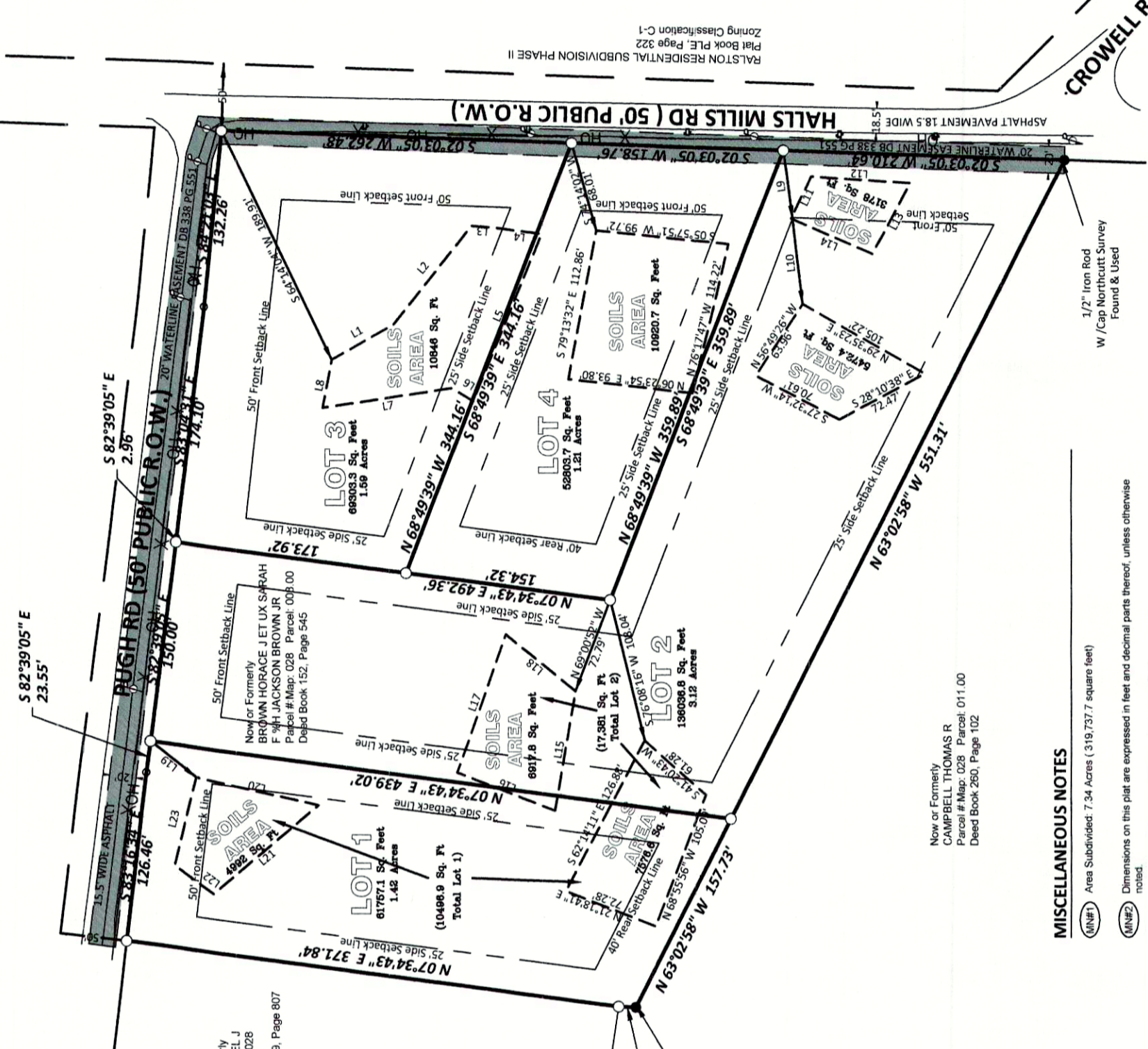
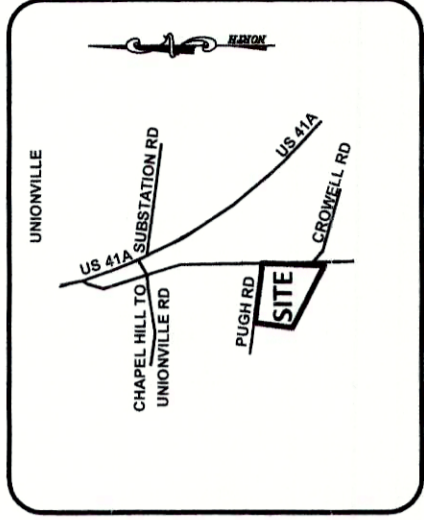
UTM ZONE: 18S
UTM EASTING: 600,000
UTM NORTHING: 781,1256.0
UTM SCALE: 0.9999916708

MISCELLANEOUS NOTES

- (MNS) Area Subdivided: 7.34 Acres (319,237.7 square feet)
- (MNS) Dimensions on this plat are expressed in feet and decimal parts thereof, unless otherwise noted.
- (MNS) This Plat Subdivides Property Recorded in Record Book 152, Page 545.
- (MNS) The surveyed property has direct access to Pugh Rd & Halls Mills Rd being a public right of way.
- (MNS) To the best of the surveyor's knowledge, the surveyed property shows no evidences of being used as a cemetery, graveyard, or burial ground.
- (MNS) The subject property forms a mathematically closed figure with no gaps or gaps.
- (MNS) Utility Providers: Electric: Membership Systems
Water: Columbia Water Utility District
Sewerage: Private Subsurface Disposal Systems

LEGEND OF SYMBOLS & ABBREVIATIONS:

- Right-of-Way
- Property Line
- Utility Pole
- Monument Found
- Tied from Previous Survey
- Point Not Set
- Wire Fence
- OH - Overhead Utilities
- 20' Water Line Easement DB 338, Page 551
- Mailbox



CERTIFICATION:
I hereby certify, as Topcon Hiper V (Dual Frequency) GPS used to perform all field measurements and computations with the current Federal Geodetic Control Standards (GCS) that this plat is true and correct to the best of my knowledge and belief; (ii) that it was prepared by an actual survey on the ground by me or under my direct supervision; (iii) that it is a Category 1 Survey, with a Linear Error of Closure, of the undisturbed survey, not exceeding that one part in ten thousand (1:10,000); (iv) that this survey complies with the requirements of the Minimum Standards of Practice for the State of Tennessee.
The field work was completed on August 22, 2022.
Date of Plat or Map: October 12, 2022
Clifford McGill
Clifford McGill, RLS
Tennessee Registered Land Surveyor No. RLS 2699

Azimuth Land Surveying
SEQUOIA SUBDIVISION
PUGH RD
UNIONVILLE, TN 37091
Prepared For:
CODY NASH

REVISION HISTORY

BY	DATE	COMMENT
CM	10-12-2022	Lot Consolidation
CM	10-21-2022	TDS&L Letter

CODY NASH Subdivision
UNIONVILLE
County of Bedford
State of Tennessee
AZ 845-5-11-2022
Sheet 1 of 1

L-19