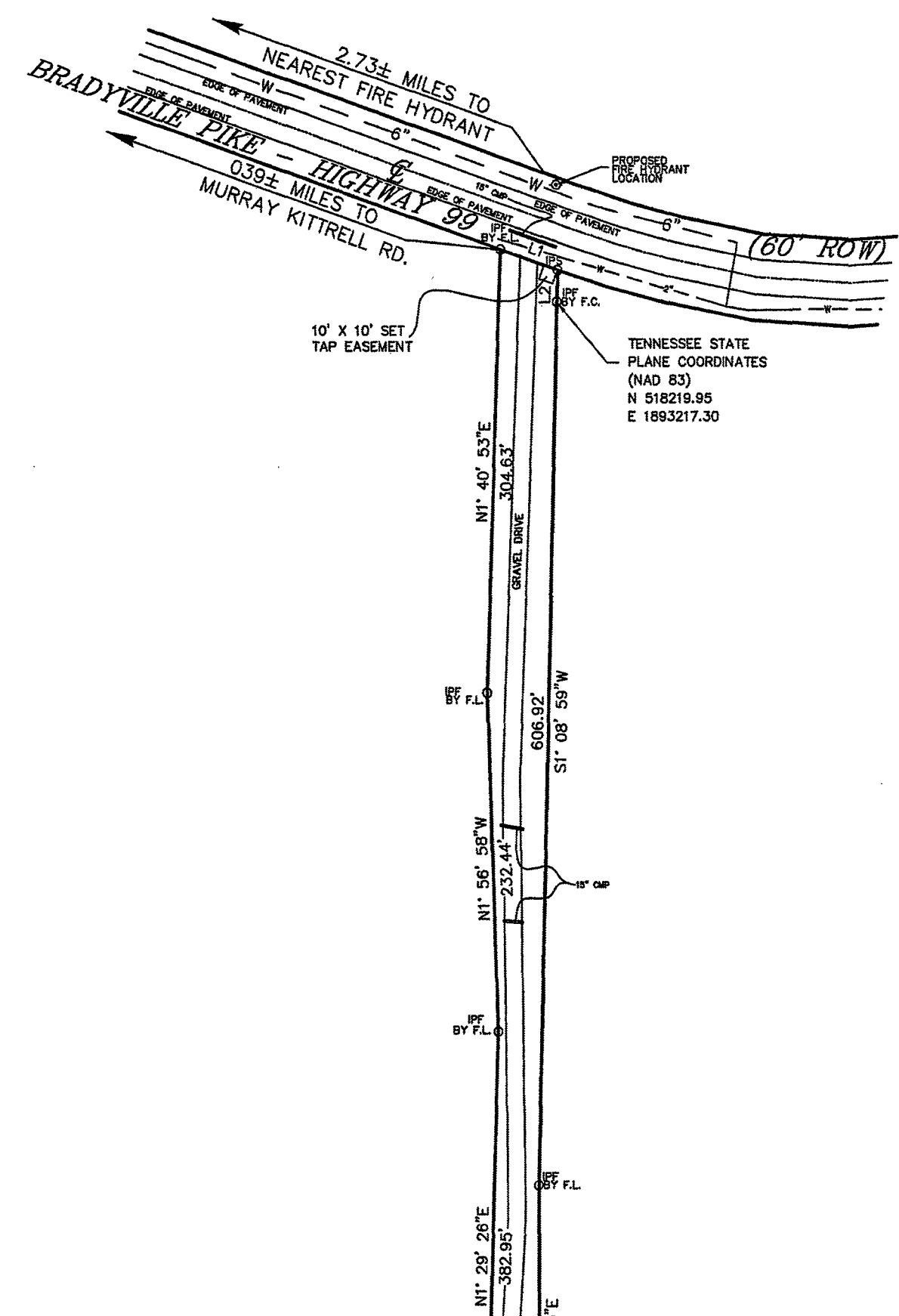


PLAT NOTES

- The purpose of this plat is to cut off the portion of Tax Map 120, Parcel 23.05 that is on the east side of Highway 41 to create a new lot of record.
- 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 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. These utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Surrounding properties to the South and East are zoned RL and properties to the North and West are zoned RM per Rutherford County Regional Planning Commission.
- Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
- No soils to be used for septic within the CUD Easement or within 10 feet of a CUD water main, water meter, or fire hydrant.
- A separate water meter is required for each residence served to be set at the ROW.
- A waiver from the 50' access easement width requirement was granted by the Rutherford County Planning Commission on February 22, 2021.

GLOBAL POSITION SYSTEM SURVEY NOTES

- The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA GR2 (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: 5/20/2021 to 5/25/2021
- 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: 1,837,088.15
ELEVATION: 558.34 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN38:
0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)



LINE	BEARING	LENGTH
L1	S70°23'07"E	41.88'
L2	S1°00'39"W	21.99'
L3	S69°39'44"E	12.23'
L4	N85°27'53"W	77.60'
L5	N58°38'57"E	34.12'
L6	N22°45'46"E	93.73'
L7	S70°29'38"E	50.97'
L8	S32°27'18"W	85.97'
L9	N85°27'53"W	37.92'

MYRA GLENN
R.B. 569, PG. 3192

THOMAS DALE MCCRARY
D.B. 542, PG. 677

LOT ①
835,669 S.F.
19.18 Ac.±

REMAINING PROPERTY
JEREMY R. COMOGLIO
R.B. 1515, PG. 1513
105.56 Ac.±

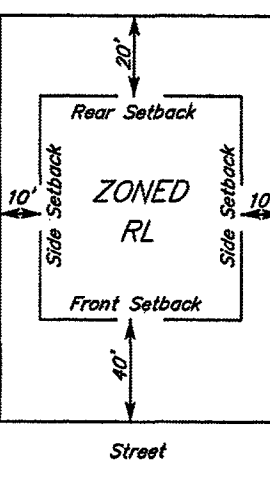
REMAINING PROPERTY
JEREMY R. COMOGLIO
R.B. 1515, PG. 1513
105.56 Ac.±

OWNER: JEREMY R. COMOGLIO
ADDRESS: 9742 BRADYVILLE PIKE
READYVILLE, TN 37149
TAX MAP: 152, PARCEL: 8.01
RECORD BOOK: 1515, PAGE: 1513

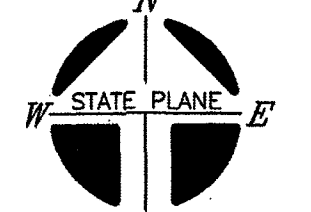
MAP NUMBER: 47149C0295H
DATED: JAN. 5, 2007 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

- LEGEND**
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
 - IPF ○ IRON PIN (1/4")
 - SURVEY POINT
 - ⊕ EXISTING POWER POLE
 - BOUNDARY LINE
 - - - EXISTING ELECTRIC LINE
 - - - EASEMENT LINE

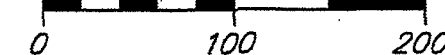
ZONED: RL
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



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



1 TRACT - 835,669 S.F. OR 19.18 Ac.±



TYPICAL BUILDING SETBACK DETAIL

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 listed 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.

Date: 9-2-2021
Mandy Bodanese
Tennessee Department of Environment and Conservation Division of Ground Water Protection

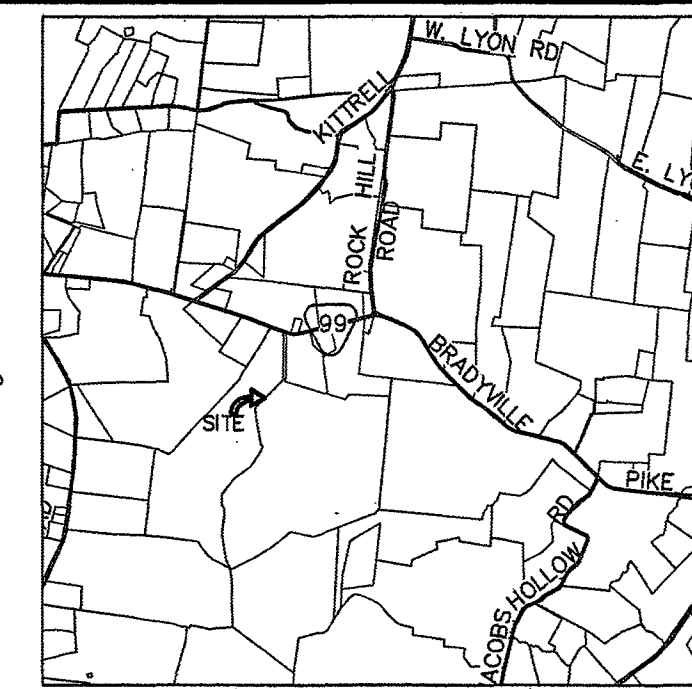
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after 9-2-2021 may render lots unsuitable for subsurface sewage disposal.
- Lot 1 is approved for up to a 3 bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

SOILS AREAS	75 MPI	EXISTING	TOTAL
LOT 1	≤60 MPI	3,806 SF	4,926 SF
	75 MPI	1,120 SF	
	80 or 45 MPI		

LOT	≤60 MPI	75 MPI	EXISTING	TOTAL
1	0 SF	3,806 SF	1,120 SF	4,926 SF

* may use existing SSDS at current home.
Duplicate area is for (3) three bedrooms.



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.

Record Book: 346, Page: 1904

Date: 9/2/2021

Jeremy R. Comoglio
Jeremy R. Comoglio

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.

Date: 7/23/2021

Phillip G. Chapman
Tenn. RLS No. 2007

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

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

Date: 9/27/2021

Josh Howland
Middle Tennessee Electric Membership Corporation

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled "Jeremy R. Comoglio One Lot Subdivision" has been approved by the engineers of One Lot Subdivision" 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.

Date: 7/27/21

William Steeb
Consolidated Utility District Official of Rutherford County

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.

Date: 9-3-21

Don B. A...
Secretary, Planning Commission

Heather Dunham, Registrar
Rutherford County Tennessee
Rec #: 1135040
State: 15.00 Instrument #: 238569
Scale: 0.00
Other: 0.00 Recorded
Total: 15.00 9/3/2021 at 3:36 PM
Plat Cabinet 45 Pgs 187-187

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.

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

FINAL PLAT
JEREMY R. COMOGLIO
ONE LOT SUBDIVISION
Portion of
TAX MAP 152, PARCEL 8.01
23rd CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: MAY 2021 SCALE: 1"=100' SH. 1 OF 1