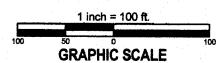


NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD83/2011

DATE OF OBSERVATION 09/24/2022



#### 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 roads, utility lines, and easements as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission

Record Book 238, Page 681

6.27.23 Date Signed

### CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Category IV survey, and the ratio of precision is 1:10,000, or greater, performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the specifications of the Cannon County Regional Planning 6/19/2023

Date Signed

Christopher Blake Sexton, RLS 2400

#### **CERTIFICATION OF EXISTING WATER LINES**

I hereby certify that the existing water lines shown hereon are in place and are operated and maintained by the Woodbury Water Department and will adequately serve the property herein subdivided.

6.2223 Date Signed

There barne Woodbury Water Department Official

#### CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

I hereby certify that the road shown on this plat has the status of an accepted city or county maintained public road regardless of current condition.

**Date Signed** 

### CERTIFICATE OF APPROVAL OF ELECTRICAL POWER SERVICE

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.

6/21/23 Date Signed

# CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cannon County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cannon County Regional Planning Commission, and that said plat has been Approved for Recording in the Office of the Register of Cannon County, Tennessee.

**Date Signed** 

# GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

Approval is hereby granted for lots 1 - 11 defined as Hollow Springs Estates, Cannon County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed restrictions or attached restrictions.

- 1. Lots 1-11 are approved for use with utility water only.
- 2. The size, number of square feet, design, and location of the proposed dwelling may further affect the number of bedrooms for which a permit may be issued
- 3. Lots 1-3, 5-11 are approved for installation and duplication of conventional subsurface sewage disposal systems to serve
- 4. Lot 4 is approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of 4 bedrooms.
- 5. Lots 1-3, 5, 8-10 will require the installation of an Interceptor Drain.
- 6. Shading on some lots represents an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal 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 in Tennessee. Modification of the shaded area may be considered, provided sufficient shaded area is maintained.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and a SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities, and driveways should be located at the side property line unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

Approval is based on soil conditions suitable for installation of Subsurface/Sewage Disposal Systems and does not constitute approval of building sites.

C/Zz/zz Date Signed

Environmental Specialist, Division of Ground Water Protection

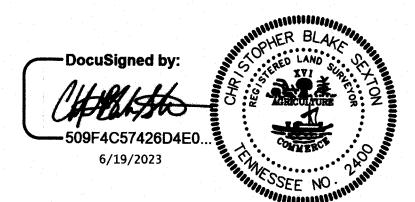
**GPS NOTES:** (1) Class of survey: IV (2) Type of GPS field procedure: RTK (3) Dates of survey: 24 September 2022, 20 May 2023 (4) Datum/Epoch: NAD83 (2011), Epoch 2010 (5) Published/Fixed-control use: TDOT CORS Station TN-28 N: 498138.75 E: 2044086.77

(6) Geoid model: Geoid 18

(8) Units: US Survey Feet

(7) Combined grid factor(s): 0.99990845

Z: 985.69

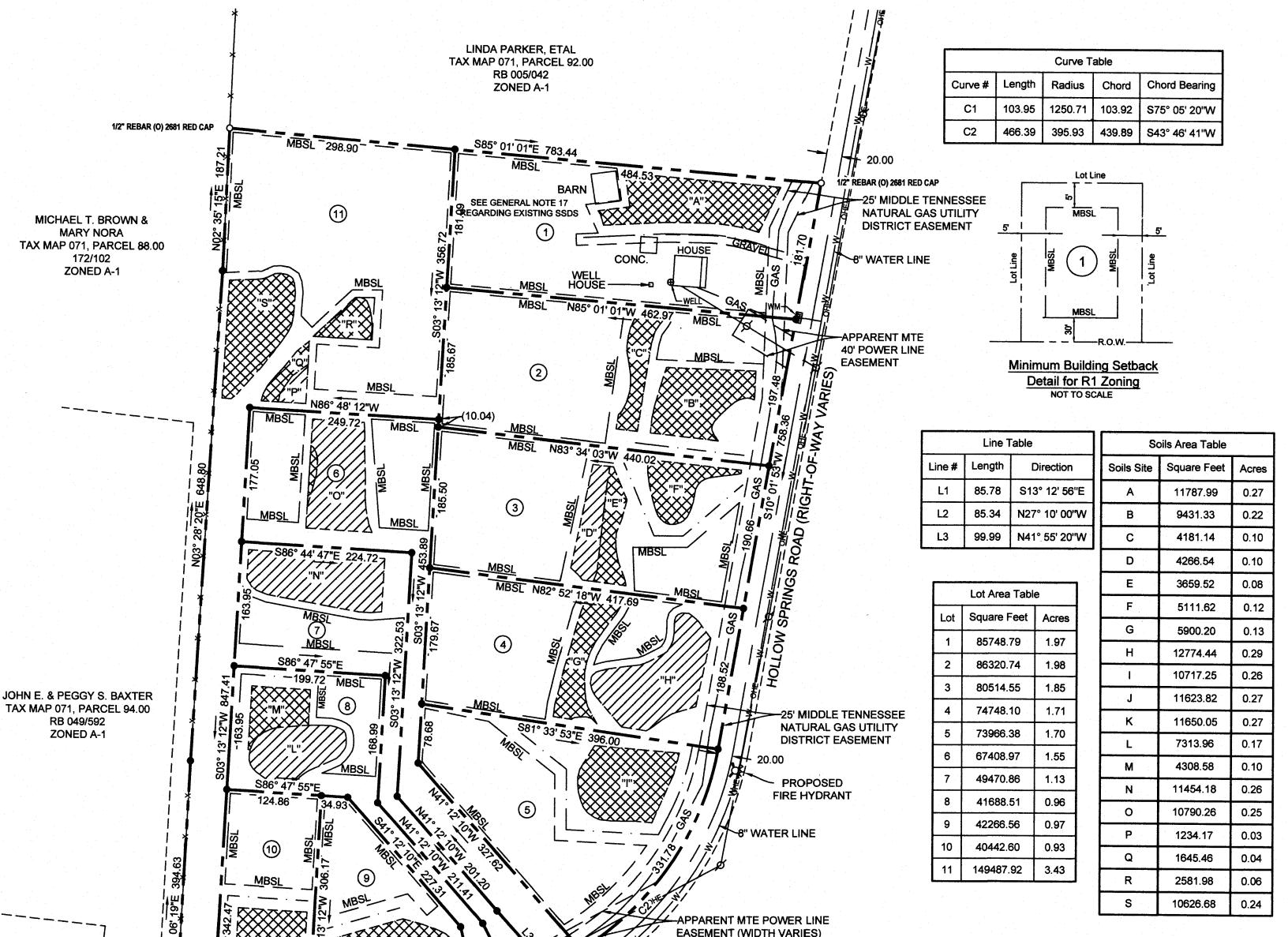


## **SURVEYOR'S CERTIFICATE:**

I, Christopher Blake Sexton, Registered Land Surveyor, Tennessee RLS #2400, do hereby certify that the survey shown hereon was made by myself or under my direct supervision on 24 September 2022 and 20 May 2023, and the same is true and correct to the best of my knowledge and belief. I further certify this is a Category IV remote sensing survey, and is in compliance with the current Tennessee minimum standards of practice as defined under rule 0820-03-07C (5). The horizontal datum is NAD 1983, which was derived using a GPS network RTK observation taken by a dual frequency Carlson BRX7 with a published positional accuracy of 8mm horizontal and 15mm vertical. The unadjusted ratio of precision of the data shown hereon (in relative positioning accuracy given at the 95% confidence level) is at least 1:10,000.

6/19/2023 Date

Christopher Blake Sexton, RLS Tennessee License Number: 2400



MINIMUM CULVERT SIZE CHART MINIMUM CULVERT SIZE CHART 15" CMP 15" CMP LOT 2 15" CMP LOT 9 15" CMP LOT 3 15" CMP LOT 10 15" CMP LOT 4 15" CMP LOT 11 15" CMP LOT 5 15" CMP LOT 6 15" CMP LOT 7 15" CMP

-SIMPSON ROAD -

\_\_\_\_\_

—THURSTON YOUNG ROAD -

-----

The purpose of this plat is to create five (11) buildable lots of record. 2. Date field survey completed: 09/24/2022. Property contains 18.18 acres ± total.

-25' MIDDLE TENNESSEE

NATURAL GAS UTILITY

DISTRICT EASEMENT

Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of this survey. building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and other facts that an accurate and current title search may disclose. Surveyor was not furnished a title report.

5. This survey was made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report.

6. This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or prescription that a complete title search may reveal. 7. Any location of underground utilities as shown hereon are based

structures. Additional buried utilities and/or structures may exist. 8. This is a true and accurate portrayal of the boundaries determined from GPS, record data and physical evidence found in the field.

solely on observations and field locations of above-ground

PGS 99N-99N

respective lot as needed.

0.00 11/29/2023 at 11:41 AM

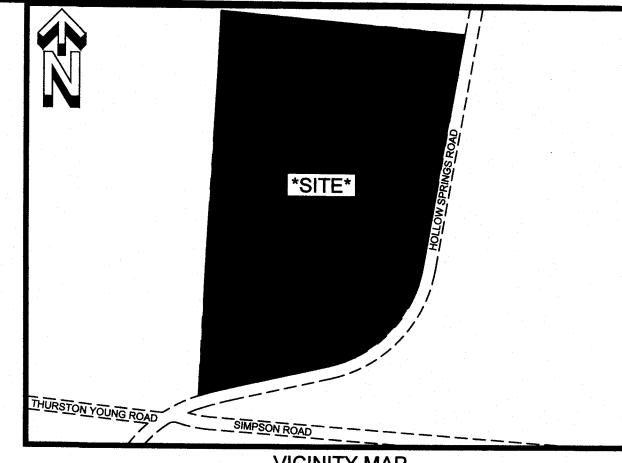
General Notes

9. Based upon a graphic scale this property is located in an Area Designated as Zone "X" (Areas Determined to be outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47015C0200D, Dated December 03, 2010.

SOILS LEGEND

60 MPI

- 10. Property has access to public utilities. 11. No soils to be used for septic within any water line easement or within 10 feet of a water main, water meter, or fire hydrant.
- 12. Woodbury Water Department access to the water meter location area shall be unencumbered by fencing, driveways, 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). 13. Each residence is required to have its own water service. A
- separate water meter will be required for each lot that will be set at the right-of-way within the Clear Space easement. 14. Water lines to be extended to property by owner\developer of each
- 15. A separate right-of-way excavation permit issued at the County Road Department will be required for excavation or construction in the public right of way.
- 16. There are no fire hydrants located in proximity to subject property. 17. There is no existing sewage disposal system on Lot 1. A new subsurface sewage disposal system will need to be installed.



VICINITY MAP NOT TO SCALE

LEGEND

LIGHT POLE S EXISTING MANHOLE Ø POWER POLE FIRE HYDRANT VALVE GM GAS METER CATCH BASIN WM WATER METER O CLEAN OUT & HANDICAPPED PARKING JUNCTION BOX ☐ PULL BOX POLE SIGN ← GUY WIRE SOILS STAKE SET

☐ CONCRETE MONUMENT OR ROCK FOUND 1/2" REBAR OLD NO CAP (IR OLD) 1/2" REBAR OLD WITH CAP AS DENOTED (IR OLD W/CAP)

1/2" REBAR NEW CAPPED SEXTON 2400 (IR NEW) POB POINT OF BEGINNING

----ST----ST-----ST------ EXISTING STORM LINE T — EXISTING OVERHEAD TELEPHONE LINE — GAS — GAS — EXISTING GAS LINE — OHE———— EXISTING OVERHEAD ELECTRIC CENTERLINE OF ROAD OR DRIVE



**Utility Disclaimer** 

Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. 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 owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

OWNER INFORMATION: GEORGE-FULMER INVESTMENTS, GP (BUD GEORGE & JOSH FULMER) 702 PRINCE EDWARD COURT MURFREESBORO, TN 37130

**SURVEYOR INFORMATION:** CHRISTOPHER BLAKE SEXTON, PLS 5125 BRIDGEMORE BOULEVARD MURFREESBORO, TN 37129

FINAL PLAT OF **HOLLOW SPRINGS ESTATES TAX MAP 071, PARCEL 93.00** 

RECORD BOOK 238, PAGE 681, R.O.C.C.T. **13TH CIVIL DISTRICT** 

3608 HOLLOW SPRINGS ROAD **BRADYVILLE, CANNON COUNTY, TENNESSEE** 

CHRISTOPHER BLAKE SEXTON, PLS 5125 BRIDGEMORE BLVD. **MURFREESBORO, TN 37129** 931-261-8875

blakesexton@comcast.net

SURVEYED BY CHRISTOPHER BLAKE SEXTON, PLS & JOHN WESLEY SEXTON, PARTY CHIEF File No.: 2022-09-24 SISSON

## **Hollow Springs Rd Deed Restrictions:**

No Mobile homes or Modular homes. All homes will be site built.

No commercial uses of any kind.

No commercial swine or poultry.

Minimum two car garage.

Homes shall have brick to grade.

Homes shall be 1,400 sq ft minimum.