

NOTES

- 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.
- Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or nonexistence 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 commencing any work.
- It is the responsibility of each 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.
- Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.
- Soil site location and information provided by The Soils Group Inc. Huddleston-Steele Engineering assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- Aerial information taken from AutoCAD Civil3D using Bing photographs.

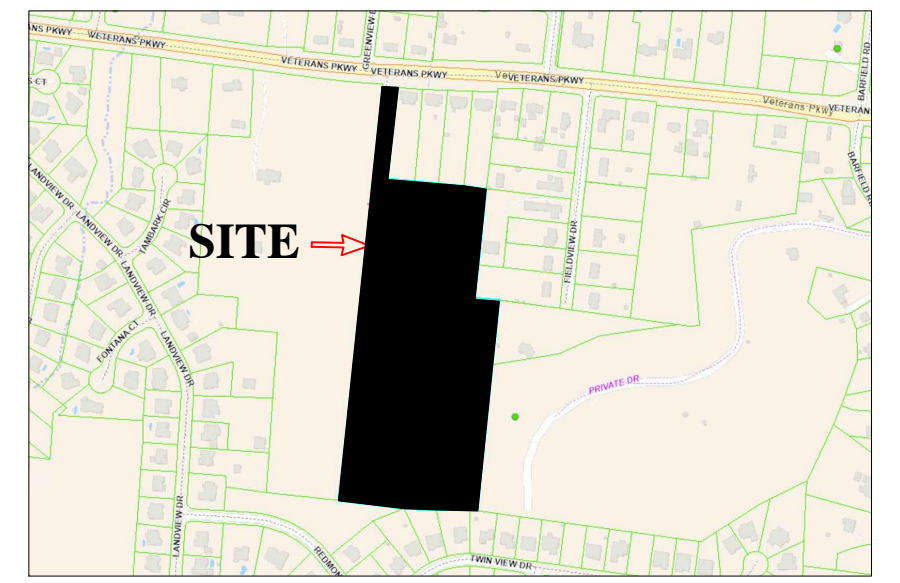
75 MPI
60 or 45 MPI

SOILS AREAS

LOT	≤60 MPI	75 MPI	TOTAL
1	0 SF	35,865 SF	35,865 SF
2	0 SF	15,372 SF	15,372 SF

GLOBAL POSITION SYSTEM SURVEY NOTES

- The survey portion was performed using the following global positioning system (GPS) survey equipment: TOPCON Hyper Plus (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 dates that fieldwork was performed for this survey were: March 2024.
- 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: 1,837,086.15 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.)

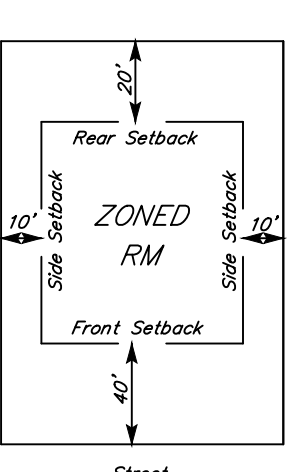


LOCATION MAP
N.T.S.



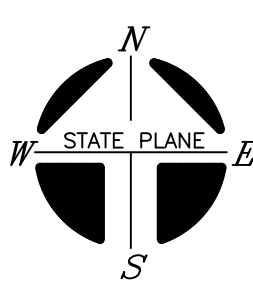
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ZONED: RM
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

LEGEND
IPS ○ IRON PIN SET (1/2\" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND
— EXISTING FENCE LINE



2 TRACTS - 15.72 Ac.±
0 100 200

OWNER: MICHAEL D. WOODS
OWNER ADDRESS: 1163 VETERANS PARKWAY MURFREESBORO, TN 37130
TAX MAP: 124, PARCEL: 45.01
RECORD BOOK: 2336, PAGE: 1019
MAP NUMBER: 47149C0270J
DATED: MAY 9, 2023 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.

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.

PRELIMINARY FOR REVIEW ONLY

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

AUCTION PLAT

MICHAEL D. WOODS

11th CIVIL DISTRICT - RUTHERFORD COUNTY - TN

DATE: MARCH 2024 SCALE: 1"=100' SH. 1 OF 1