

PLAT NOTES

- The purpose of this plat is to resubdivide Tax Map 71, Parcel 7.03 creating (2) two new lot of record.
- 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 his 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.
- The soil types and locations shown hereon were provided by Lonnie Narrrod, Tennessee Department of Environment and Conservation. TDEC Division of Groundwater Resources maintains a copy of the soils maps and has reviewed the final plat for conformance with same. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon. Per the Rutherford County Planning Department all surrounding property is zoned RM.
- Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
- No soils to be used for septic within 10 feet of a CUD Easement or within 10 feet of a CUD water main, water meter, or fire hydrant.
- CONSOLIDATED UTILITY DISTRICT (C.U.D.) Access to the designated meter location area shall be unencumbered by fencing, driveways, or landscaping. A permanent access easement exists on each of the on each Lot at the meter location. The 10'x10' easement is intended to assure service and repair access to the meter(s) and service line(s).
- Each residence is required by CUD to have its own water service. A separate water meter will be required for lot 2 that will be set at the ROW within C.U.D. 30 foot Water Line Easement once tap fee payment is made to CUD.

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 _____ Tennessee Department of Environment and Conservation Division of Ground Water Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

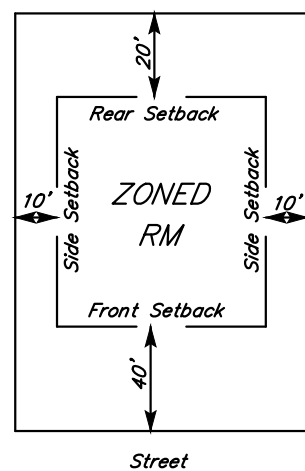
- Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
- Lot 1 has an existing system. Adequate suitable soil is available to duplicate a _____ bedroom conventional subsurface sewage disposal system. Plat approval does not constitute approval of the of the existing system. See existing system re-inspection letter completed in conjunction with this lot evaluation.
- Lot 2 is approved for up to a _____ bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

75 MPI
60 or 45 MPI

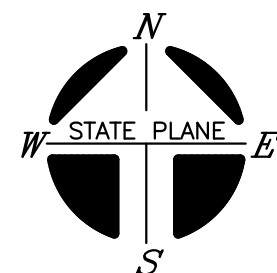
SOILS AREAS

LOT	≤60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	0 SF	0 SF	8,298 SF	8,298 SF
2	0 SF	13,373 SF	0 SF	13,373 SF

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



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

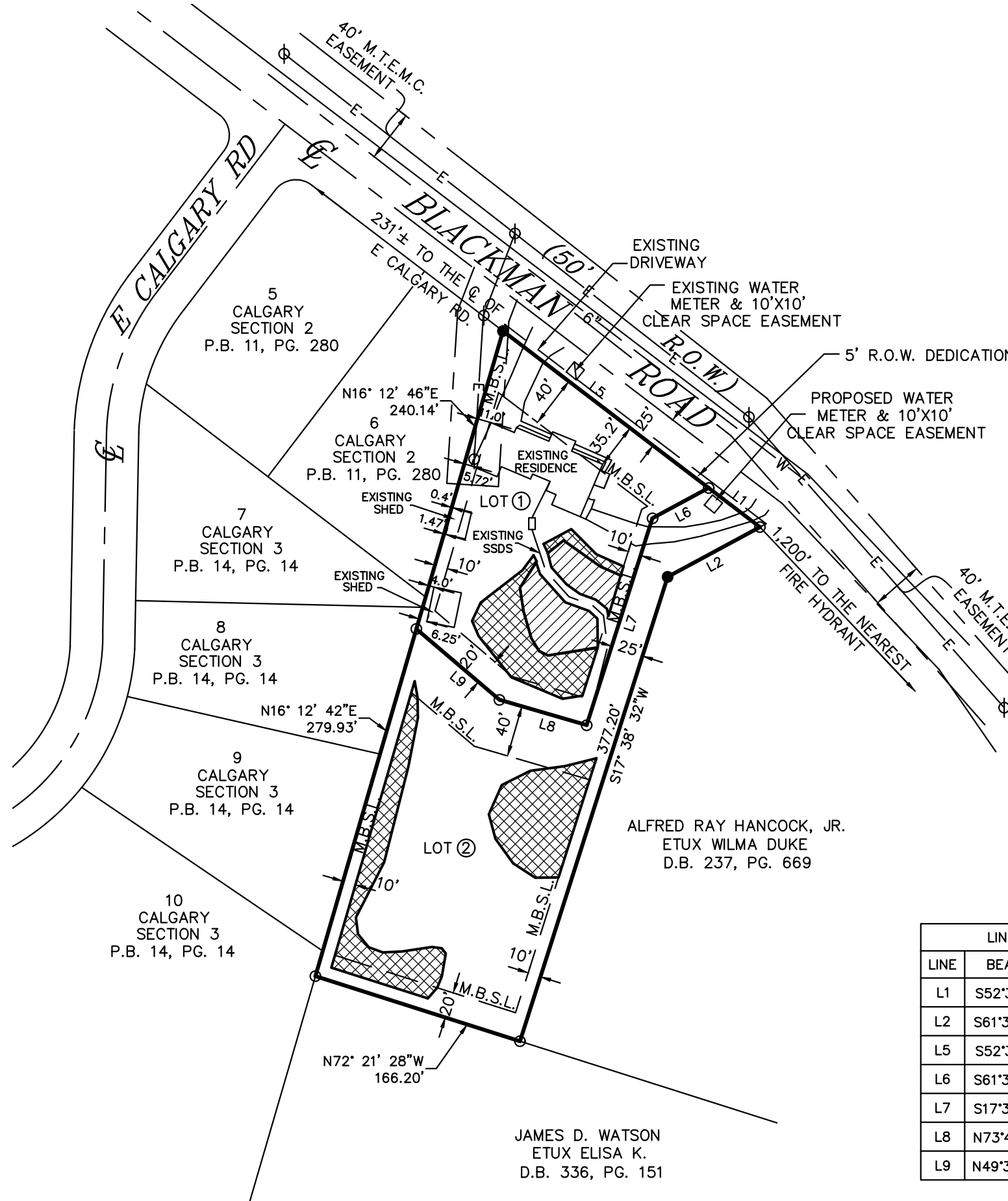


2 LOTS - 213,739 OR 4.90 Ac.±
0 100 200

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: July 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: 1,837,086.15 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.)

LOTS	MINIMUM CULVERT SIZE
1	NO EXISTING PIPE
2	15"



LINE TABLE

LINE	BEARING	LENGTH
L1	S52°39'41"E	50.00'
L2	S61°39'32"W	81.17'
L5	S52°39'41"E	200.22'
L6	S61°39'32"W	49.40'
L7	S17°38'32"W	168.05'
L8	N73°47'18"W	70.34'
L9	N49°33'03"W	84.47'

LOTS	SQUARE FOOTAGE	ACREAGE
1	36,375	0.83
2	49,878	1.14

LEGEND

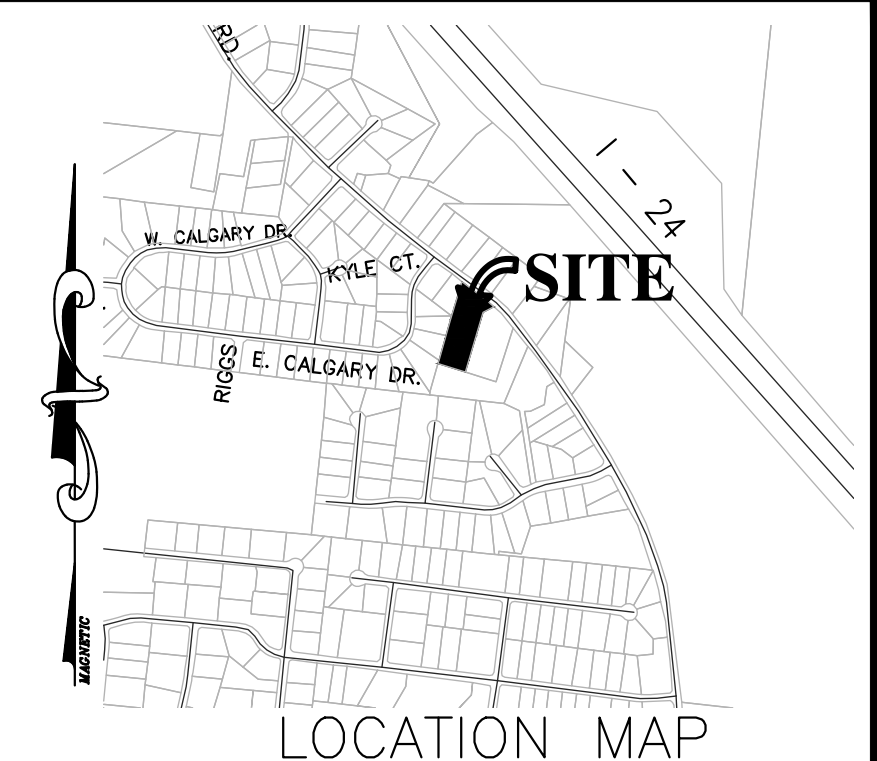
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
- IPF ● IRON PIN FND.
- ⊙ EXISTING POWER POLE
- W—W— EXISTING WATER LINE
- E—E— EXISTING ELECTRIC LINE
- — — EXISTING EDGE OF PAVEMENT

OWNER: ALCORN PROPERTIES LLC
ADDRESS: 4613 VETERANS PKWY. MURFREESBORO, TN 37128
TAX MAP: 71, PARCEL: 7.03
RECORD BOOK: 2248, PAGE: 2427
MAP NUMBER: 47149C0119H
DATED: JAN. 05, 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.

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

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



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: 2248, Page: 2427

Date _____ Alcorn Properties LLC

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 _____ 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 is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS
I hereby certify that the subdivision plat entitled "Final Plat Lots 1 & 2, Blackman Road 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 _____ 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 _____ Secretary, Planning Commission

FINAL PLAT
LOTS 1 & 2
4719 BLACKMAN ROAD
SUBDIVISION
7th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: JULY 2022 SCALE: 1"=100' SH. 1 OF 1