

LINE	BEARING	LENGTH
L1	N0°33'20"E	50.29'
L2	N1°01'32"E	50.25'
L3	N1°04'58"E	285.25'
L4	N8°13'06"E	167.19'
L5	S7°02'07"W	209.88'

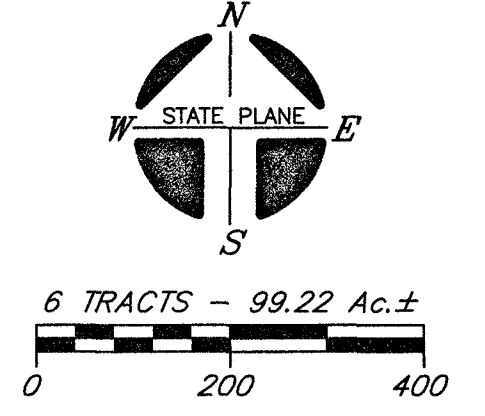
CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lot(s) proposed herein 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.
 - Tract 1 is approved for up to a _____ bedroom residence.
 - Tract 2 is approved for up to a _____ bedroom residence.
 - Tract 3 is approved for up to a _____ bedroom residence.
 - Tract 4 is approved for up to a _____ bedroom residence.
 - Tract 5 is approved for up to a _____ bedroom residence.
 - Tract 6 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.

LOT	≤ 60 MPI	75 MPI	TOTAL
1	0 SF	14,562 SF	14,562 SF
2	0 SF	14,432 SF	14,432 SF
3	0 SF	18,483 SF	18,483 SF
4	0 SF	8,430 SF	8,430 SF
5	0 SF	22,192 SF	22,192 SF
6	0 SF	17,903 SF	17,903 SF



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

OWNER: GEORGE LAUDERBACK AND TINA LAUDERBACK
PROPERTY ADDRESS: 2491 TAYLOR LANE, EAGLEVILLE, TN 37060
TAX MAP: 140, PART OF PARCEL: 31.02
PART OF RECORD BOOK: 1684, PAGE: 3465

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.

- PLAT NOTES**
- The purpose of this plat is to resubdivide Tax Map 140, Parcel 31.02 creating (6) six lots of record, and any easement as shown.
 - 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 herein were provided by others 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.
 - For the Rutherford County Planning Department all surrounding property is zoned RL.
 - 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.
 - Each residence is required by CUD to have its own water service. A separate water meter will be required for each lot that will be set at the ROW within the CUD clear space easement once top fee payment is made to CUD.

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: 1684, Page: 3465

Date: _____ George Lauderback

Date: _____ Tina Lauberback

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.

3/13/2023
Date: _____
Philip G. Chumley
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, policies 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 Prairie Sunsets 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

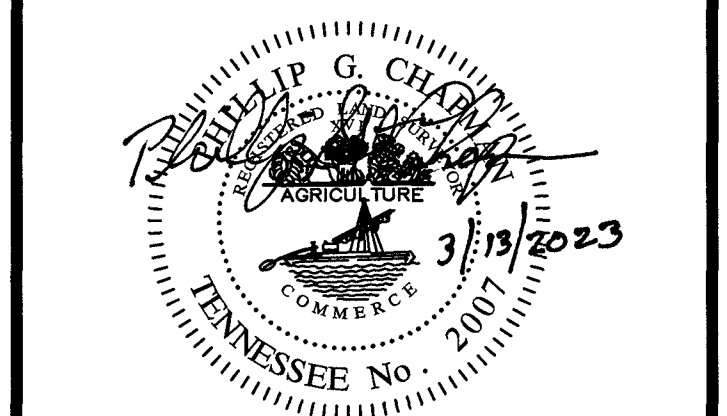
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein 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

- 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 2023
 - 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 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.)

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.



SHUDDLESTON-STEEL ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING: 983 - 4084, FAX: 983 - 0090

FINAL PLAT
PARIRIE SUNSETS
SUBDIVISION

8TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: MARCH 2023 SCALE: 1"=200' SH. 1 OF 1