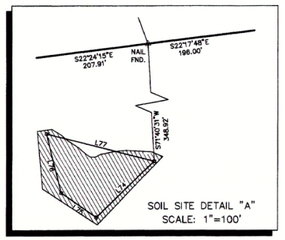
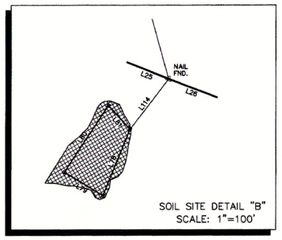
NOTES

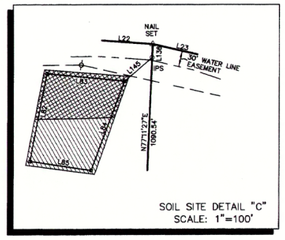
1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from 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.
2. Underground utilities shown were located using available above ground evidence, as well as from 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.
3. 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, around or under the house.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. The soil site information shown on this drawing was taken from field information provided by The Soils Group Inc. Huddleston-Steele Engineering Inc. assumes no responsibility for the accuracy or completeness of the information provided hereon.



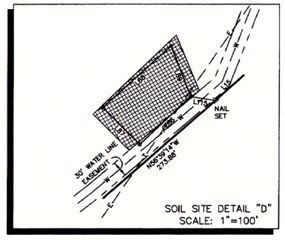
SOIL SITE DETAIL "A"
SCALE: 1"=100'



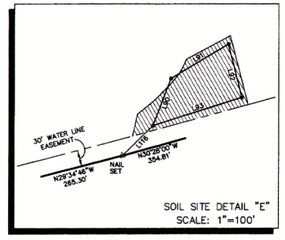
SOIL SITE DETAIL "B"
SCALE: 1"=100'



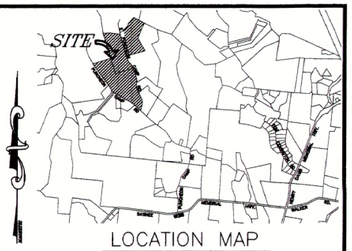
SOIL SITE DETAIL "C"
SCALE: 1"=100'



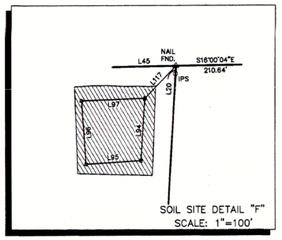
SOIL SITE DETAIL "D"
SCALE: 1"=100'



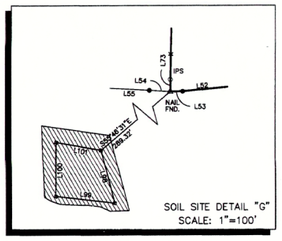
SOIL SITE DETAIL "E"
SCALE: 1"=100'



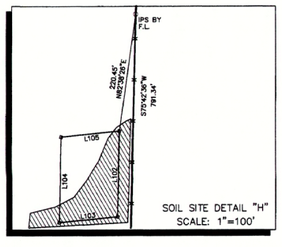
LOCATION MAP
N.T.S.



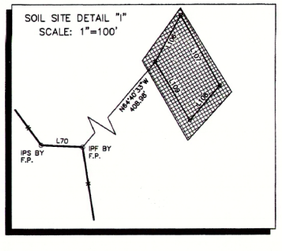
SOIL SITE DETAIL "F"
SCALE: 1"=100'

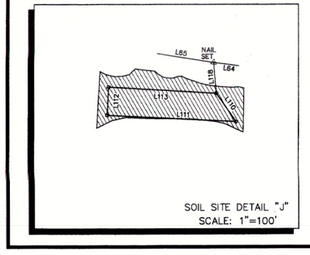


SOIL SITE DETAIL "G"
SCALE: 1"=100'

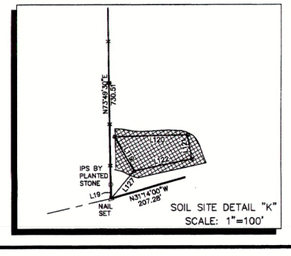


SOIL SITE DETAIL "H"
SCALE: 1"=100'

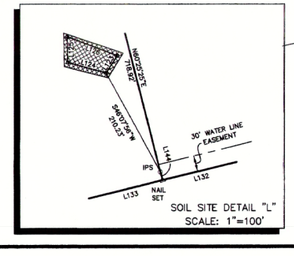




SOIL SITE DETAIL "J"
SCALE: 1"=100'



SOIL SITE DETAIL "K"
SCALE: 1"=100'



SOIL SITE DETAIL "L"
SCALE: 1"=100'

ALBERT WILLIAM SUMMER
ETUX JULIE THI
BOOK D338, PG. 162

STEPHEN A. STEELE
ETUX PEGGY O.
BOOK D286, PG. 623

LONNIE D. WILLIAMSON
ETUX PHOEBE
BOOK D312, PG. 768

ERIC L MILLER
ETUX DONNA P.
BOOK D334, PG. 752

LETHA DIANNE LACEY
BOOK D226, PG. 628

SUNTRUST BANK, ATLANTA
TRUSTEE OF THE TRUST FOR
GWYNN L. BLOUNT U/A S. LANIER
BOOK D334, PG. 75

PUNCHEON CAMP ROAD

SOILS AREAS			
TRACT	60 MPI	75 MPI	TOTAL
2	21,299 S.F.	0 S.F.	21,299 S.F.
3	0 S.F.	15,634 S.F.	15,634 S.F.
4	13,356 S.F.	12,847 S.F.	26,203 S.F.
5	23,710 S.F.	0 S.F.	23,710 S.F.
6	19,501 S.F.	0 S.F.	19,501 S.F.
7	20,072 S.F.	0 S.F.	20,072 S.F.
8	0 S.F.	18,936 S.F.	18,936 S.F.
9	18,885 S.F.	0 S.F.	18,885 S.F.
10	0 S.F.	17,293 S.F.	17,293 S.F.
11	15,675 S.F.	0 S.F.	15,675 S.F.
12	0 S.F.	20,075 S.F.	20,075 S.F.

Note: 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

TRACT ⑫ 1,087,116 S.F. 24.96 Ac.±
TRACT ⑪ 718,497 S.F. 16.49 Ac.±
TRACT ⑬ 234,293 S.F. 5.38 Ac.±
TRACT ⑤ 877,593 S.F. 20.15 Ac.±
TRACT ④ 770,770 S.F. 17.69 Ac.±
TRACT ⑦ 760,293 S.F. 17.45 Ac.±
TRACT ⑥ 741,035 S.F. 17.01 Ac.±
TRACT ③ 456,879 S.F. 10.49 Ac.±
TRACT ② 548,874 S.F. 12.60 Ac.±
TRACT ① 244,555 S.F. 5.61 Ac.±
TRACT ⑧ 461,796 S.F. 10.60 Ac.±
TRACT ⑨ 500,425 S.F. 11.49 Ac.±
TRACT ⑩ 999,923 S.F. 22.96 S.F.

General approval is hereby granted for Tracts 1 through 13 as defined in the Jonathan and Brannon Lee Subdivision. The following shall be defined as general restrictions and shall apply to all lots with specific restrictions on each lot following the general restrictions.

General Restrictions: Prior to any constructions of a structure, permanent or mobile, the plans for the exact house/structure location and the subsurface sewage system must be approved by the Environmental Specialist with the Division of Ground Water Protection in Bedford County. Any cutting or filling after June 12, 2018 may render the site unsuitable. Drainage ways, gullied areas, cut and fill material, and disturbed soil areas are unsuitable for sewage disposal areas. Structures must by properly located to obtain gravity flow to drain field or a pump will be required. Water taps, waterlines, and driveways should be located at side property lines unless otherwise noted. The High Intensity Soils Map designating suitable soil areas for this subdivision is on file at the Environmentalist's office.

Note: S.S.D.S. denotes Subsurface Sewage Disposal System.

Tract 1 — This lot has not been evaluated, pursuant to this plat review, for an S.S.D.S., and plat approval does not constitute approval of this lot or the existing system.

Tract 2 — Suitable soil for subsurface sewage disposal system is located in the northern portion of lot. With proper structure, driveway, and utility locations outside of useable soils area, lot can accommodate a structure not to exceed five bedrooms. A pump system may be required.

Tract 3 — Suitable soil for subsurface sewage disposal system is located in the northern portion of lot. With proper structure, driveway, and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.

Tract 4 — Suitable soil for subsurface sewage disposal system is located in the eastern portion of lot. With proper structure, driveway, and utility locations outside of useable soils area, lot can accommodate a structure not to exceed five bedrooms. A curtain drain is required. A pump system may be required.

Tract 5 — Suitable soil for subsurface sewage disposal system is located in the eastern portion of lot. With proper structure, driveway, and utility locations outside of useable soils area, lot can accommodate a structure not to exceed four bedrooms. A pump system may be required.

Tract 6 — Suitable soil for subsurface sewage disposal system is located in the northeastern portion of lot. With proper structure, driveway, and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.

Tract 7 — Suitable soil for subsurface sewage disposal system is located in the northwestern portion of lot. With proper structure, driveway, and utility locations outside of useable soils area, lot can accommodate a structure not to exceed five bedrooms. A pump system may be required.

Tract 8 — Suitable soil for subsurface sewage disposal system is located in the southern portion of lot. With proper structure, driveway, and utility locations outside of useable soils area, lot can accommodate a structure not to exceed four bedrooms. A curtain drain is required. A pump system may be required.

Tract 9 — Suitable soil for subsurface sewage disposal system is located in the southern portion of lot. With proper structure, driveway, and utility locations outside of useable soils area, lot can accommodate a structure not to exceed five bedrooms. A pump system may be required.

Tract 10 — Suitable soil for subsurface sewage disposal system is located in the eastern and western portions of lot. With proper structure, driveway, and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.

Tract 11 — Suitable soil for subsurface sewage disposal system is located in the eastern middle portion of lot. With proper structure, driveway, and utility locations outside of useable soils area, lot can accommodate a structure not to exceed four bedrooms. A pump system may be required.

Tract 12 — Suitable soil for subsurface sewage disposal system is located in the middle portion of lot. With proper structure, driveway, and utility locations outside of useable soils area, lot can accommodate a structure not to exceed four bedrooms. A pump system may be required.

Tract 13 — This lot has not been evaluated, pursuant to this plat review, for an S.S.D.S., and plat approval does not constitute approval of this lot or the existing system.

8-8-2018
Date

Keith Shults
Keith Shults
Environmental Specialist

LINE TABLE		
LINE	BEARING	LENGTH
L1	N66°03'41"W	59.77'
L2	N52°09'04"W	41.36'
L3	N54°17'26"W	69.36'
L4	N47°37'28"W	83.45'
L5	N42°56'18"W	143.56'
L6	N40°44'56"W	117.89'
L7	N38°13'07"W	154.57'
L8	N40°00'01"W	71.39'
L9	N51°18'23"W	87.27'
L10	N62°21'45"W	168.25'
L11	N62°06'02"W	145.83'
L12	N60°31'54"W	131.61'
L13	N41°57'11"W	55.90'
L14	N47°50'36"W	63.07'
L15	N57°13'28"W	70.07'
L16	N54°47'01"W	98.37'
L17	N43°34'37"W	73.28'
L18	N31°32'54"W	113.84'
L19	N72°46'30"E	28.16'
L20	N77°34'41"E	14.29'
L21	S14°50'13"E	127.56'
L22	S10°58'03"E	83.45'
L23	S01°58'38"E	84.05'
L24	S04°51'37"W	73.47'
L25	S07°04'08"W	82.50'
L26	S05°52'25"W	95.51'
L27	S03°31'50"W	108.75'
L28	S02°37'03"E	82.91'
L29	S12°40'54"E	61.12'
L30	S19°25'01"E	58.81'
L31	S21°37'44"E	131.59'
L32	S20°37'44"E	88.40'
L33	S18°17'53"E	57.81'
L34	S10°28'17"E	72.75'
L35	S06°55'11"E	88.90'
L36	S07°40'18"W	57.08'
L37	S15°15'58"W	36.60'
L38	S18°56'02"W	134.45'
L39	S19°03'38"W	62.30'
L40	S19°29'48"W	92.50'
L41	S17°47'38"W	64.11'
L42	S00°53'48"W	42.05'
L43	S19°00'24"E	37.25'
L44	S34°31'01"E	48.04'
L45	S18°12'11"E	118.81'
L46	S26°12'42"E	101.88'
L47	S31°36'13"E	90.15'
L48	S37°56'05"E	113.64'
L49	S39°01'30"E	100.17'
L50	S27°37'36"E	83.19'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S24°56'41"E	159.47'
L52	S20°41'32"E	83.85'
L53	S15°07'06"E	23.05'
L54	N11°45'49"W	38.58'
L55	S11°39'47"E	144.98'
L56	S13°00'57"E	164.87'
L57	S16°00'11"E	59.87'
L58	S18°53'13"E	184.51'
L59	S15°45'23"E	186.16'
L60	S13°32'21"E	79.98'
L61	N10°13'50"W	59.11'
L62	N12°43'12"W	50.06'
L63	N08°28'52"W	160.17'
L64	N47°50'36"W	47.36'
L65	N08°11'28"W	105.87'
L66	N00°06'16"W	59.86'
L67	S01°37'02"W	11.01'
L68	S80°32'30"E	18.94'
L69	N53°56'12"E	29.37'
L70	N12°16'05"W	78.15'
L71	S28°13'00"W	166.11'
L72	S20°46'15"W	80.42'
L73	S75°34'49"W	22.98'
L74	N58°23'01"W	169.84'
L75	N19°26'42"E	79.08'
L76	N61°12'18"E	112.81'
L77	S00°46'21"E	204.89'
L78	S83°14'47"E	133.37'
L79	S18°24'48"W	84.72'
L80	N71°24'04"W	148.63'
L81	N33°08'48"E	59.16'
L82	N85°41'46"E	166.14'
L83	S09°27'36"E	143.87'
L84	N84°59'07"E	98.80'
L85	S57°36'24"E	169.69'
L86	S84°33'26"E	100.81'
L87	S84°06'16"E	93.83'
L88	S48°21'30"E	123.84'
L89	S60°54'10"E	102.54'
L90	N32°50'53"W	171.84'
L91	S78°24'20"W	118.36'
L92	N18°43'26"E	101.80'
L93	N70°08'18"E	118.34'
L94	S21°36'13"E	118.71'
L95	S80°46'01"W	101.14'
L96	N08°31'14"W	109.78'
L97	N75°17'46"E	100.34'
L98	N08°31'14"W	109.78'
L99	N75°17'46"E	100.34'
L100	N75°17'46"E	100.34'
L101	S06°02'48"E	85.00'
L102	S78°57'33"W	108.46'
L103	N20°56'05"W	108.46'
L104	N78°07'33"E	108.80'
L105	N20°56'05"W	108.46'
L106	S77°04'53"E	98.78'
L107	S45°34'48"W	150.17'
L108	N84°16'56"W	85.50'
L109	N44°21'25"E	125.97'
L110	S36°46'54"W	84.48'
L111	N12°16'08"W	238.20'
L112	N77°36'13"E	52.23'
L113	S11°43'36"E	199.67'
L114	S87°56'15"E	117.28'
L115	N00°53'22"W	46.00'
L116	S56°37'25"E	78.78'
L117	S81°32'54"E	83.25'
L118	N20°07'07"E	57.53'
L119	S46°08'16"W	73.28'
L120	N18°37'36"E	134.82'
L121	N85°06'52"E	45.38'
L122	S27°04'06"E	108.24'
L123	S73°37'30"E	38.14'
L124	S00°12'32"W	73.00'
L125	S73°06'42"W	47.92'
L126	N00°48'45"E	98.48'
L127	N64°59'12"W	86.97'
L128	N13°53'31"E	27.44'
L129	N12°36'00"W	59.08'
L130	N62°57'56"W	44.15'
L131	S30°38'00"E	94.45'
L132	N28°01'25"W	140.86'
L133	N28°01'25"W	140.86'
L134	N79°01'46"E	18.47'
L135	N86°06'36"E	16.40'
L136	N77°11'27"E	23.01'
L137	N78°35'14"E	25.02'
L138	S67°46'23"W	19.88'
L139	N77°04'02"E	15.27'
L140	S77°04'00"W	21.03'
L141	N34°04'44"E	35.08'
L142	N28°21'19"E	36.98'
L143	N40°01'08"E	18.44'
L144	N80°25'25"E	15.83'
L145	N56°30'42"W	86.69'

GLOBAL POSITION SYSTEM SURVEY NOTES

1. The boundary portion of this survey was performed using the following global positioning system (GPS) survey equipment. TOPCON Hiper Plus-Model #01-840-01 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. Dates of field work: April 10, 2018 through June 22, 2018.
4. Geoid model used:- EM096 (Global)

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.

#	DATE	REVISION DESCRIPTION
1	06/22/18	ORIGINAL ISSUE
2	07/25/18	ADDRESSED TDEC COMMENTS
3	08/07/18	ADDED NOTES PER TDEC

13 TRACTS – 192.88 Ac.±
0 200 400

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGN(TED) AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 47003C0105E
MAP NUMBER 47003C0125E
DATED: AUG. 2, 2007

OWNER: JONATHAN LEE AND BRANNON LEE
ADDRESS: 3427 LAKEBROOK DRIVE
MURFREESBORO, TN. 37130
TAX MAP: 19, PARCELS: 8.00 & 10.00
BOOK: D340, PAGE: 986

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.

TONNIE H. LEONARD III
REGISTERED LAND SURVEYOR
TENNESSEE No. 2100
8-1-18

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

PROPERTY SURVEY
JONATHAN AND BRANNON LEE
SUBDIVISION
BEDFORD COUNTY, TENNESSEE

DATE: JULY 2018 | SCALE: 1"=200' | SH. 1 OF 1

NOT INCLUDED IN AUCTION