

NOTES

- 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 in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence 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 communicating any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- 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.
- Soil site locations shown hereon were taken from field information provided by The Soils Group Inc. Huddleston-Steele Engineering assumes no responsibility for the accuracy or completeness of the information provided.

GLOBAL POSITION SYSTEM SURVEY NOTES

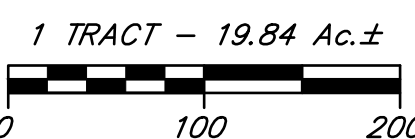
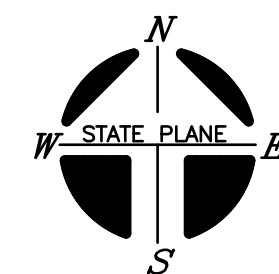
- The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA GRX2 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
- The 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: April and May 2021
- 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.- NORTHINGS: 569,154.86 EASTINGS: 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.)

LINE	BEARING	LENGTH
L1	N5°04'41"W	95.90'
L2	S0°30'19"W	68.93'
L3	N5°05'27"W	113.04'
L4	S58°28'44"E	92.75'
L5	S10°21'46"E	46.55'
L6	S76°41'27"W	79.55'
L7	N0°03'24"E	55.99'
L8	N56°32'48"E	57.48'
L9	S56°21'58"E	55.05'
L10	S2°41'13"W	108.38'
L11	N60°05'18"W	102.41'
L12	N88°02'54"E	57.21'
L13	S42°47'54"E	107.35'
L14	S55°32'06"W	150.54'
L15	N33°05'24"W	105.59'
L16	N35°05'15"E	89.88'
L17	N52°26'18"E	191.31'
L18	S36°00'27"E	63.65'
L19	S51°07'05"W	196.49'
L20	N31°49'17"W	68.50'

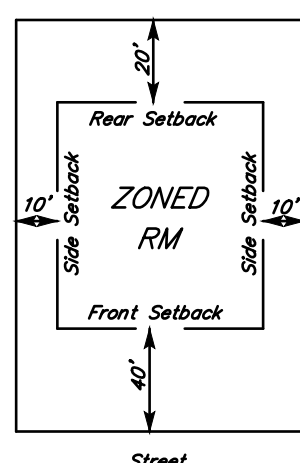
LINE	BEARING	LENGTH
L21	S79°37'33"W	202.00'
L22	N19°58'06"W	39.42'
L23	N51°37'09"E	171.90'
L24	S35°46'46"E	132.40'

LEGEND
 IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
 IPF ○ IRON PIN FND.
 □ SOIL SITE STAKE

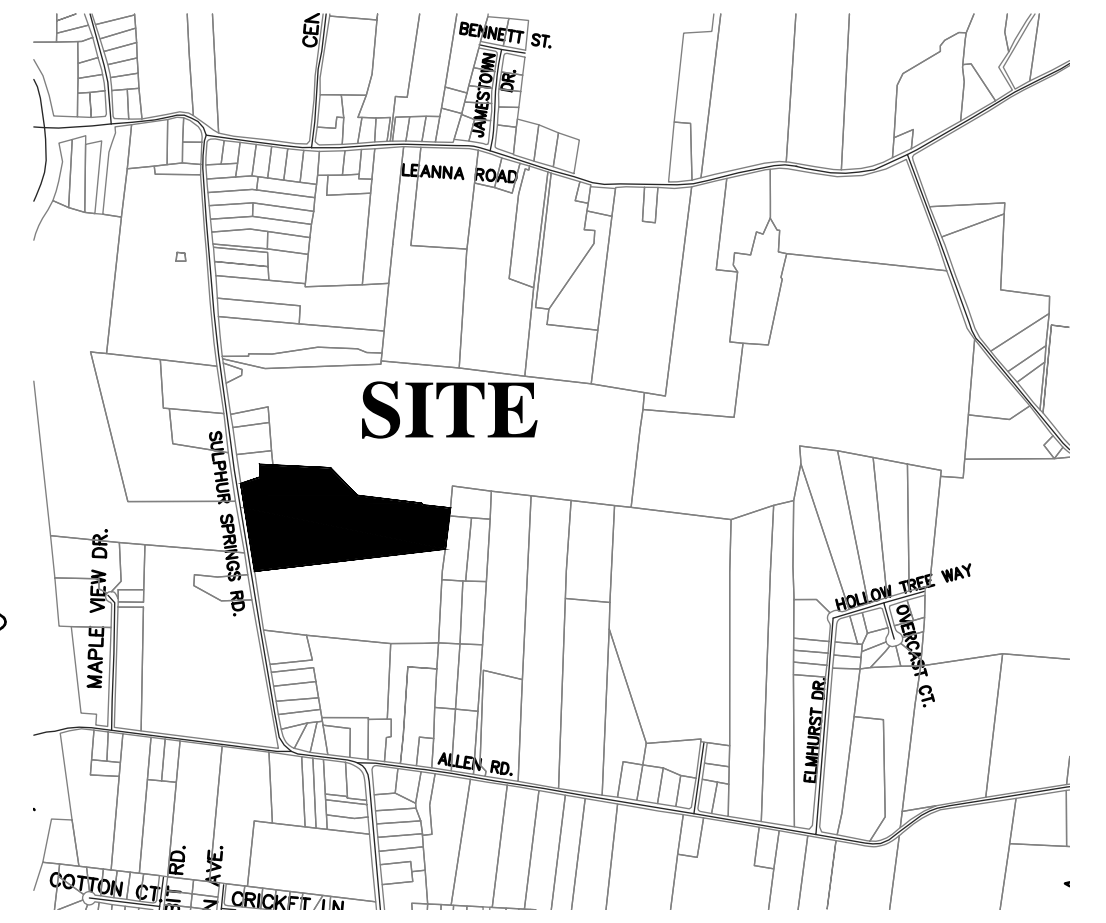
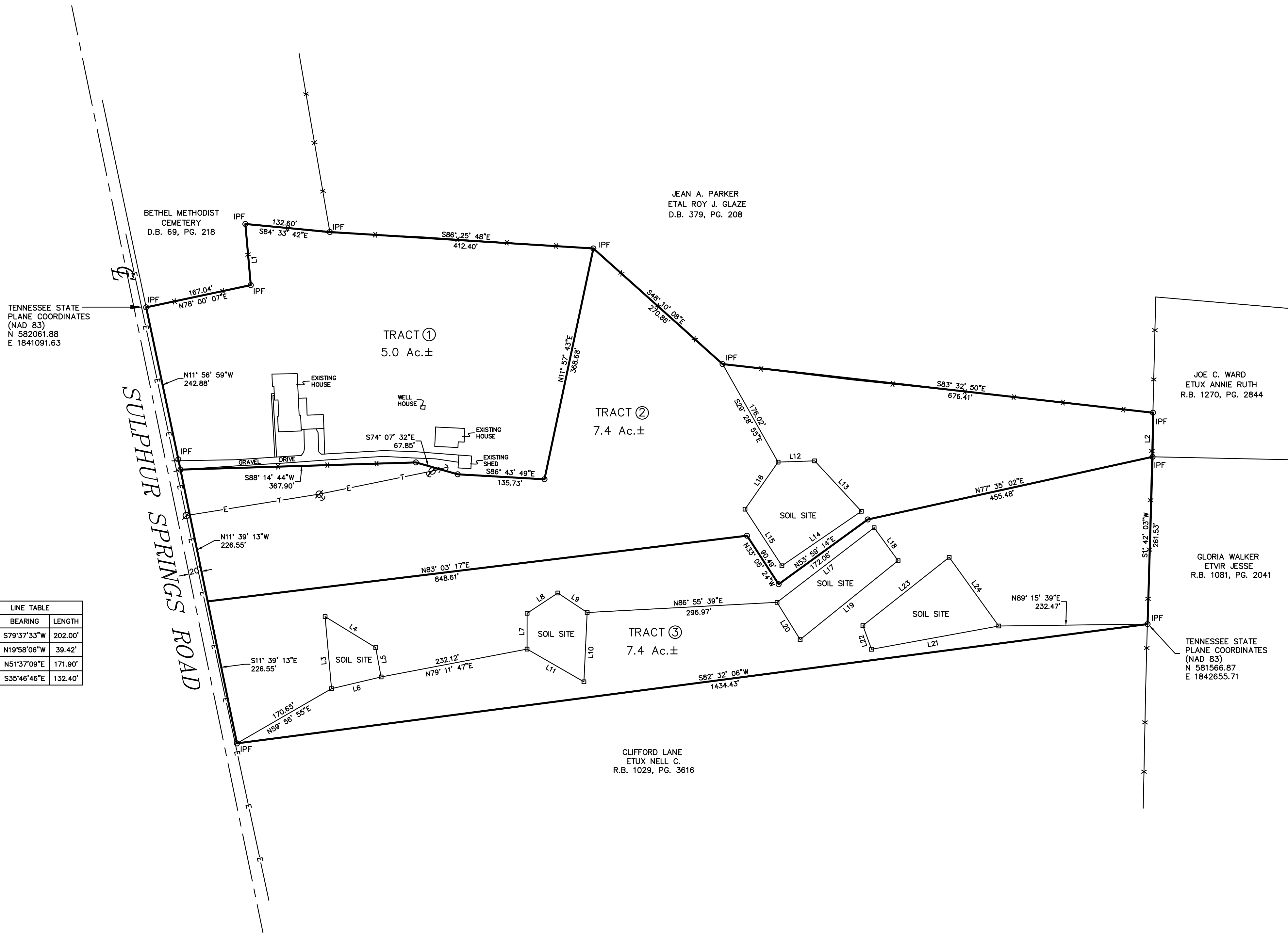
BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



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



TYPICAL BUILDING SETBACK DETAIL
 N.T.S.



LOCATION MAP
 N.T.S.

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.

OWNER: PATRICIA L. EMBREE AND MICHAEL A. EMBREE
 PROPERTY ADDRESS: 4242 SULPHUR SPRINGS ROAD
 MURFREESBORO, TN 37129
 TAX MAP: 48, PARCEL: 91.00
 RECORD BOOK: 2012, PAGE: 1491
 MAP NUMBER: 47149C0145H
 DATED: JAN. 5, 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.

PRELIMINARY FOR REVIEW ONLY



AUCTION PLAT
THE EMBREE TRUST

4242 SULPHUR SPRINGS RD.

15th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: May 2021 Scale: 1"=100' Sheet 1 of 1