

PLAT NOTES

- The purpose of this plat is to create three lots 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 The Soils Group Inc, Tennessee Department of Environment and Conservation. TDEC Division of Groundwater Resources maintains a copy of the soil 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.

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

General approval is hereby granted for lots 1, 2, & 3 defined as 4639 Wayside Road Subdivision located in Rutherford County, Tennessee as being suitable for subsurface sewage disposal with the listed attached restrictions. Prior to an construction of a structure (mobile or permanent) to be served by a subsurface sewage disposal system (SSDS) each lot must obtain a SSDS construction permit to be issued by the Division of Ground Water Protection. The size, type, and location of the SSDS will be determined at time of permit issuance. Any cutting, filling or alteration of the soil conditions may void this general approval.

Date _____ TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUND WATER RESOURCES

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.
- Lot 3 is approved for up to a _____ bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all buildings, utilities, & drives outside shaded areas.

MINIMUM PAD AND FLOOR ELEVATION		
LOT	MINIMUM PAD ELEVATION	MINIMUM FLOOR ELEVATION
1	649.5	651.5
2	650.0	652.0
3	650.5	652.5

- MINIMUM PAD AND MINIMUM FLOOR ELEVATION FOR LOT 1 WOULD BE REQUIRED IF ANY EXPANSIONS TO THE HOUSE. EXPANSIONS OVER 50 PERCENT OF THE VALUE WOULD REQUIRE THE ENTIRE HOUSE TO BE BROUGHT INTO COMPLIANCE WITH THE MINIMUM PAD AND MINIMUM FLOOR REQUIREMENT.

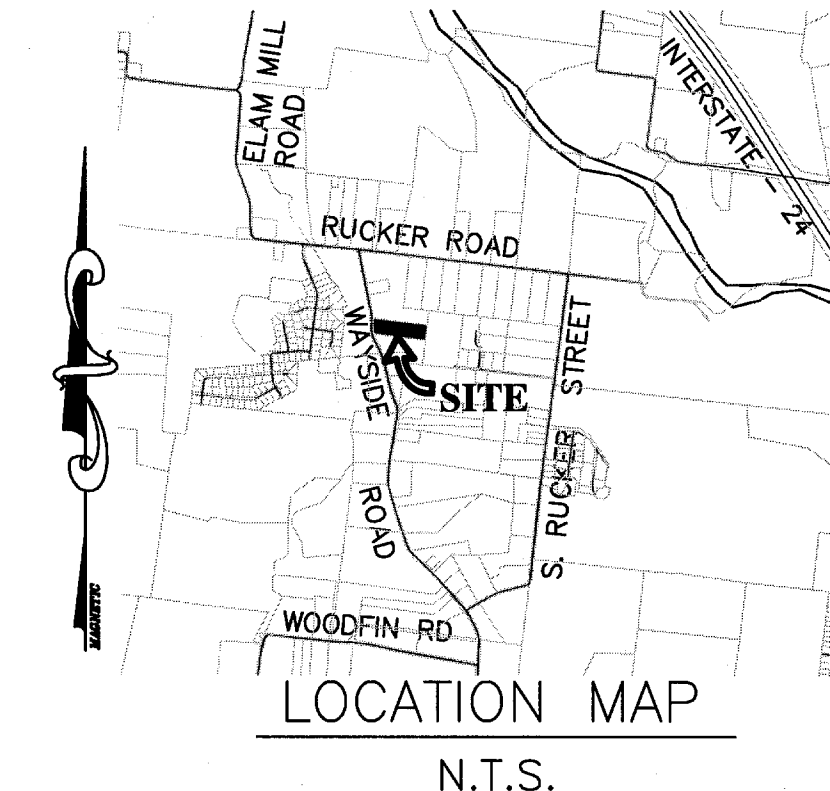
GLOBAL POSITION SYSTEM SURVEY NOTES

- 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: September 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.- 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.)

75 MPI
60 or 45 MPI

SOIL AREAS				
LOT	60 OR 45 MPI	75 MPI	EXISTING SSDS	TOTAL
1	0 S.F.	2,825 S.F.	2,600 S.F.	5,425 S.F.
2	0 S.F.	14,850 S.F.	0 S.F.	14,850 S.F.
3	0 S.F.	13,090 S.F.	0 S.F.	13,090 S.F.

MINIMUM CULVERT SIZE CHART	
LOT	MINIMUM CULVERT SIZE
1	18" CMP
2	18" CMP
3	18" EXISTING CMP



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 accept 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: 1917, Page 3866

Date _____ Stan Beech
Owner

Date _____ Scott Young
Owner

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.

10/18/2021 Date
Phillip G. Chapman
Tenn. RLS No. 2007

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled "Final Minor Plat 4639 Wayside Road" 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 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 OF APPROVAL FOR RECORDING

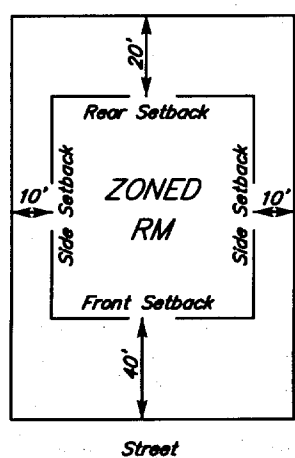
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar.

Date _____ Secretary, Planning Commission

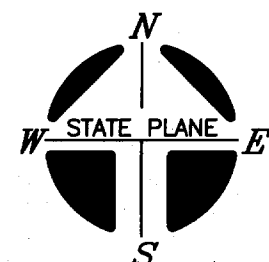
LINE TABLE		
LINE	BEARING	LENGTH
L1	N6°55'26"W	52.76'
L2	N6°55'26"W	50.00'
L3	N6°55'26"W	99.43'
L4	N7°19'34"E	78.39'
L5	S46°27'45"E	43.73'
L6	S46°27'45"E	83.00'

LEGEND
 IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
 IPF ● IRON PIN FOUND
 □ POWER POLE
 —W— EXISTING WATER LINE
 —E— EXISTING ELECTRIC LINE
 ——— EXISTING CENTERLINE OF ROAD

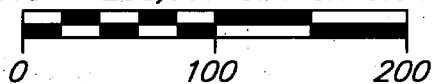
ZONED: RM
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'



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



3 LOTS - 258,667 S.F. OR 5.94 Ac.±



OWNER: STAN BEECH AND SCOTT YOUNG
 ADDRESS: 4639 WAYSIDE ROAD
 CHRISTIANA, TN 37037
 TAX MAP: 150 PARCEL: 28.01
 RECORD BOOK: 1917, PAGE: 3866

MAP NUMBER: 47149C0401H
 DATED: JAN. 5, 2007 ZONE: AE & 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.

FINAL PLAT
4639 WAYSIDE ROAD
SUBDIVISION

11TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: OCTOBER 2021 SCALE: 1"=100' SH. 1 OF 1