

- LEGEND**
- I.P.O. -- IRON PIN OLD
 - I.P.N. -- IRON PIN NEW
 - R.O.W. -- RIGHT OF WAY
 - M.B.S.L. -- MINIMUM BUILDING SETBACK LINE
 - C.M. -- CONCRETE MONUMENT
 - P.U.D.E. -- PUBLIC UTILITY AND DRAINAGE EASEMENT
 - C.D. -- CENTER DRAIN
 - L.S.E. -- LANDSCAPE EASEMENT
 - 0000 -- INDICATES OFFICIAL 911 PROPERTY NUMBER
 - [Hatched Box] -- INDICATES SUBSURFACE SEWAGE DISPOSAL AREAS ENTIRE LOT APPROVED ON LOTS WITH NO SHADING
 - [Hatched Box] -- AREAS RESERVED FOR DRAINAGE AND SHALL NOT BE DISTURBED EXCEPT FOR REQUIRED MAINTENANCE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK NUMBER 4117, PAGE 752 SUMNER COUNTY REGISTER'S OFFICE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE SUMNER COUNTY REGIONAL SUBDIVISION REGULATIONS.

DATE OWNERS SIGNATURE

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SUMNER COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE REGISTERED LAND SURVEYOR NO. 2337

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUMNER COUNTY REGIONAL SUBDIVISION REGULATIONS, 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 REGISTER.

DATE SECRETARY PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED - BLEDSOE CROSSING SUBDIVISION HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

PLAT APPROVAL IS HEREBY GRANTED FOR THIS PROPERTY OWNED BY MARCUS SMITH IN SUMNER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. ANY CUTTING, FILLING OR ALTERATION OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

ENVIRONMENTAL SPECIALIST DATE DIVISION OF WATER RESOURCES

CERTIFICATE OF APPROVAL OF BONDING OF ROADS

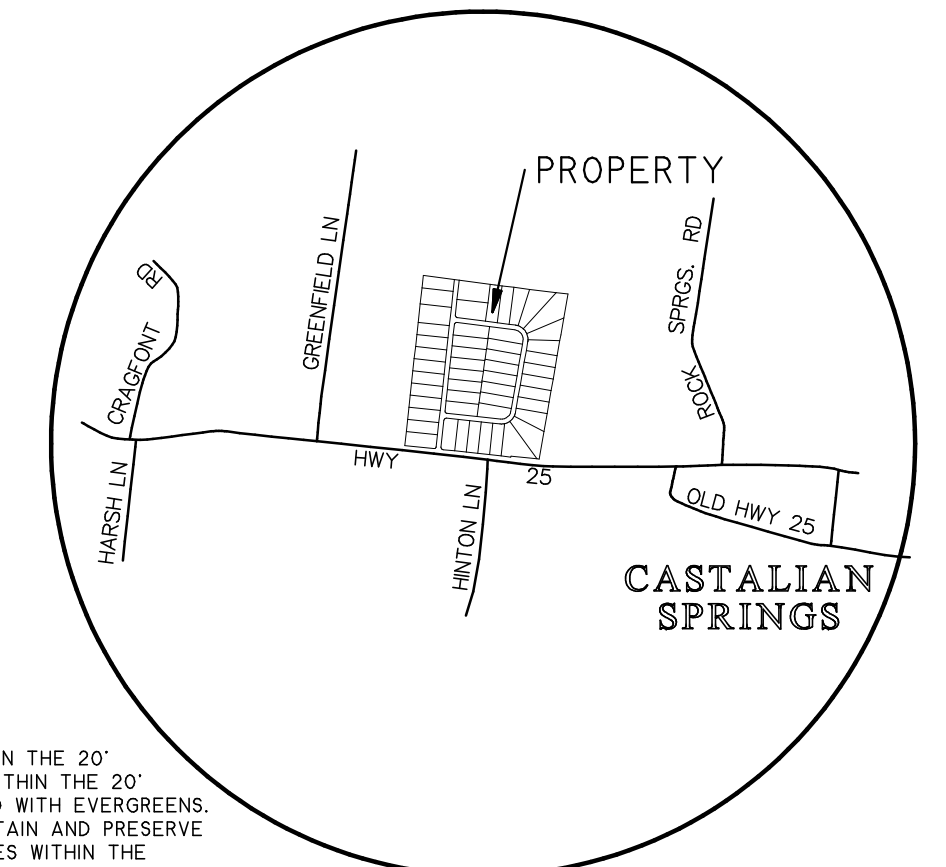
I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SUMNER COUNTY REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULTS.

COUNTY ROAD SUPERINTENDENT DATE

LINE	BEARING	DISTANCE
L1	N 83°47'24"W	47.87
L2	S 82°38'31"E	65.84
L3	N 08°12'37"E	10.00
L4	S 08°01'02"W	5.56
L5	S 08°01'02"W	9.74
L6	S 08°01'02"W	12.84
L7	S 08°01'02"W	14.81
L8	S 08°01'02"W	15.63
L9	S 08°01'02"W	15.25

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	37.87	142°27'53"	37.77	S 75°24'35"E	150.00	119.04
C2	63.50	24°19'21"	63.03	S 50°00'50"E	150.00	32.23
C3	64.50	24°38'08"	64.00	S 31°36'14"E	150.00	32.75
C4	65.24	24°55'07"	64.72	S 06°49'37"E	150.00	33.14
C5	11.92	04°12'27"	11.01	S 07°44'10"W	150.00	15.51
C6	161.41	92°28'55"	144.45	S 36°24'04"E	100.00	104.43
C7	24.63	09°24'28"	24.60	S 14°32'37"W	150.00	12.34
C8	77.36	29°32'53"	76.50	S 34°01'18"W	150.00	39.56
C9	77.36	29°32'53"	76.50	S 63°34'10"W	150.00	39.56
C10	46.77	17°52'00"	46.59	S 87°16'36"W	150.00	23.58
C11	150.74	88°22'13"	136.87	S 33°01'30"W	100.00	95.66
C12	39.27	89°59'59"	35.36	N 51°12'37"E	25.00	25.00
C13	39.27	90°00'00"	35.36	N 38°47'23"W	25.00	25.00
C14	39.27	90°00'00"	35.36	N 38°47'23"W	25.00	25.00
C15	39.27	90°00'00"	35.36	S 11°42'37"W	25.00	25.00
C16	39.77	91°08'52"	35.71	N 51°47'03"E	25.00	25.51
C17	38.77	88°08'08"	35.00	S 38°12'57"E	25.00	24.50

- MS4 STORMWATER NOTES:**
- PRIOR TO ANY FUTURE CONSTRUCTION, THE OWNER SHALL APPLY FOR A LAND DISTURBANCE PERMIT FROM SUMNER COUNTY.
 - ANY LOT THAT IS TO HAVE A DISTURBED AREA OF 1 ACRE OR GREATER IS TO HAVE AN INDIVIDUAL NOTICE OF COVERAGE FROM TDEC.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
 - CURRENT AND SUBSEQUENT PROPERTY OWNERS ARE REQUIRED TO MAINTAIN ALL DRAINAGE DITCHES AND OTHER STORMWATER INFRASTRUCTURE AND KEEP THEM FREE OF OBSTRUCTIONS.
 - STREAM BUFFERS, IF ANY, ARE TO BE KEPT IN A NATURAL VEGETATIVE STATE. NO BUILDINGS OR STRUCTURES ARE ALLOWED WITHIN THE BUFFER. DRIVEWAYS OR UTILITY CROSSINGS ARE PERMITTED WITH WRITTEN CONSENT OF SUMNER COUNTY MS4 MANAGER.



EXISTING TREES TO BE PRESERVED IN THE 20' LANDSCAPE BUFFER, OPEN AREAS WITHIN THE 20' LANDSCAPE BUFFER TO BE PLANTED WITH EVERGREENS. HOMEOWNERS ASSOCIATION TO MAINTAIN AND PRESERVE THE EXISTING AND ADDITIONAL TREES WITHIN THE 20' LANDSCAPE BUFFER. TREES WHICH DIE, ARE DAMAGED, OR REMOVED FOR ANY REASON SHALL BE REPLACED BY THE HOMEOWNER.

- NOTES:**
- NORTH INDEX REFERENCED TO GEODETIC NORTH.
 - ANGLES AND DISTANCES MEASURED BY TOPCON 2006 TOTAL STATION.
 - SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.
 - THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A FLOOD HAZARD AREA ON FEMA MAP 47165C03406. REVISED DATE 4/17/2012.
 - SUBJECT TO FINDINGS OF A TITLE REPORT.
 - ALL CORNERS MARKED BY IRON PINS EXCEPT AS NOTED.
 - PROPERTY ZONED R-1 & AGRICULTURAL.
 - LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE.
 - ALL NEW UTILITIES (I.E. TELEPHONE, CABLE TV, AND ELECTRIC LINES) MUST BE INSTALLED UNDERGROUND FROM POLE TO THE DWELLING.
 - SINGLE WIDE MOBILE HOMES ARE NOT ALLOWED IN PLATTED SUBDIVISIONS IN SUMNER COUNTY.
 - BEFORE ANY FUTURE CONSTRUCTION OF DRIVEWAYS IS STARTED, THE OWNER/DEVELOPER OF ANY LOT OR TRACT IS TO CONTACT THE SUMNER COUNTY HIGHWAY DEPARTMENT AT 615-452-2632 FOR ASSISTANCE.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 48 SINGLE FAMILY HOUSE LOTS.
 - LOTS 1, 28-33 SHALL NOT HAVE A DRIVEWAY CONNECTIONS TO HIGHWAY 25.
 - TOTAL AREA SUBDIVIDED 59.22 ACRES.
 - ALL THE OPEN SPACES, INCLUDING DRAINAGE INFRASTRUCTURE CONTAINED IN THE SUBDIVISION IS TO BE MAINTAINED BY THE HOMEOWNERS IN PERPETUITY.

- DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES NOTES:**
- LOTS 1-26, 28-31, 34-40, 42-47 ARE APPROVED FOR A MAXIMUM THREE (3) BEDROOM RESIDENCE WITH THE PRIMARY SYSTEM BEING A CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
 - LOTS 27, 32, 33, 48 ARE APPROVED FOR AN MAXIMUM TWO (2) BEDROOM RESIDENCE WITH THE PRIMARY SYSTEM BEING A CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
 - LOT 41 IS APPROVED FOR AN MAXIMUM ONE (1) BEDROOM RESIDENCE WITH THE PRIMARY SYSTEM BEING A CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
 - LOTS 1-48 MAY REQUIRE PUMP SYSTEMS TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.
 - ALL SOIL STAKES MUST REMAIN UNTIL THE SEPTIC SYSTEM HAS BEEN PERMITTED, INSTALLED, INSPECTED, AND APPROVED.
 - THE SHADED AREAS SHOWN ARE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND CANNOT BE USED FOR BUILDINGS, DRIVEWAYS, TEMPORARY OR PERMANENT, WATER OR GAS LINES, EASEMENTS, OR ANY TYPE OF UNDERGROUND UTILITIES. NO CUTTING, FILLING, OR ALTERATION OF THESE AREAS IS PERMITTED. VIOLATION OF THESE STIPULATIONS WILL VOID APPROVAL OF THE LOT.

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

APPROVAL IS HEREBY GRANTED FOR THIS PROPERTY DEFINED AS BLEDSOE CROSSING SUBDIVISION, SUMNER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUNDWATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINE UNLESS NOTED, AND CUTTING, FILLING, OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THE APPROVAL.

DATE ENVIRONMENTAL SPECIALIST, DIVISION OF GROUND WATER RESOURCES

PRELIMINARY PLAT ---

BLEDSOE CROSSING SUBDIVISION

1st CIVIL DISTRICT SUMNER COUNTY, TENNESSEE
 DEED REFERENCE -- RECORD BOOK 4331 PAGE 163
 TAX MAP 110 PARCEL 12.00
 SCALE 1" = 100' 10/01/2018

DEVELOPER:
 MARCUS SMITH
 184 MICHAEL CIRCLE
 LAFAYETTE, TN 37083

JOB 160107

HOLLAND LAND SURVEYING

275 HUNT LANE
 LAFAYETTE, TN 37083
 615-633-6760