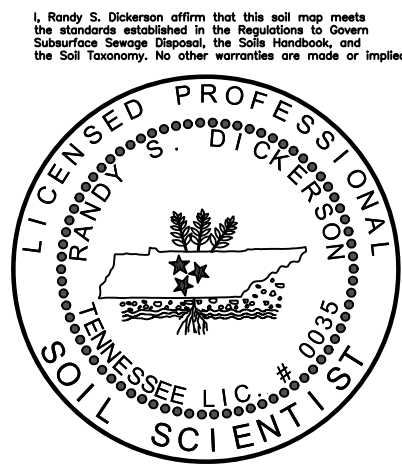
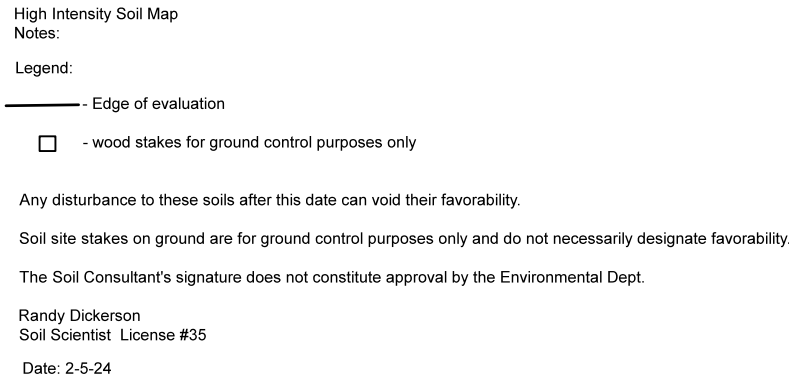




Wastewater Consultants
2159 C-4 N. Thompson Lane
Memphis, TN 37129
615-848-2780 fax 615-848-2782 email: thesoilsgroup@comcast.net

This drawing has been electronically produced from survey information provided and has been revised for the purposes of soil mapping and should not be used for any other purpose

Job #: 24-035 Dan By: RD-BH

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 spaces to public or private use as noted.

Date	NATHAN FULTS - PLAT: 43/200, LOTS 4, 5 & 6
Date	MELVIN BIAKOWSKI - PLAT: 43/200, LOT 1
Date	CINDY BIAKOWSKI - PLAT: 43/200, LOT 1

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.

Date	DOYLE M. ELKINS	RLS # 2427
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Midline Tennessee Electric (MTE) will provide electric service to the subject property according to the normal operating practices of MTE as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTE, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTE website at mte.com (collectively the "requirements"). No electric service will be provided until MTE's requirements have been met and approved in writing by an authorized representative of MTE. Any approval is, at all times, contingent upon continuing compliance with MTE's requirements.

Date _____ MIDDLE TENNESSEE ELECTRIC

I hereby certify that the subdivision plat entitled Combination of Lots 5 and 6 of the Samella Pinkerton Estate has been approved by the Engineers for 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	MANAGER, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY
------	--

General approval is hereby granted for Lot 5 proposed in the Combination of Lots 5 and 6 of the Samella Pinkerton Estate hereon 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 Local Health Authority.

Date _____ TDEC DIVISION OF GROUNDWATER SERVICES

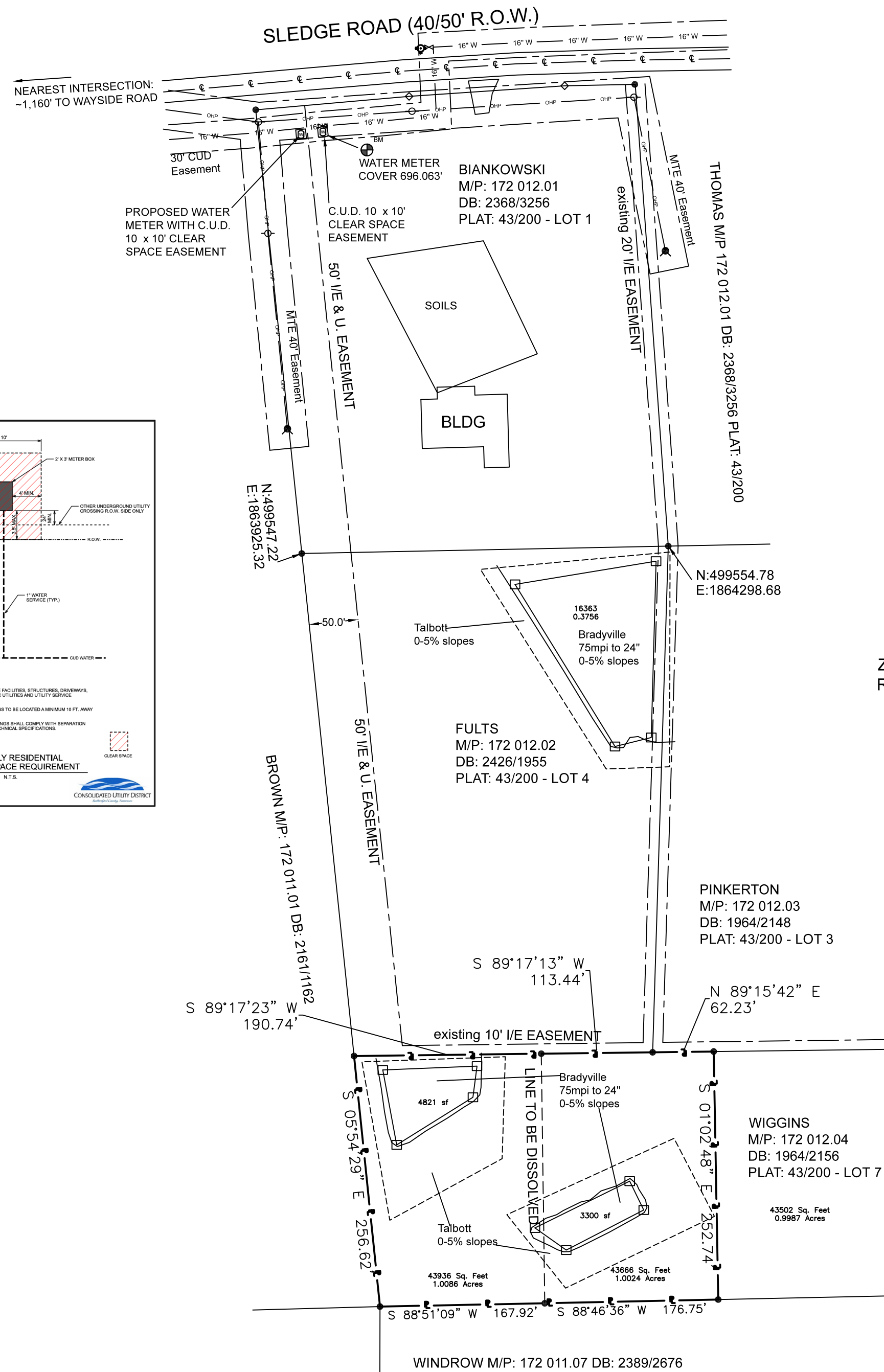
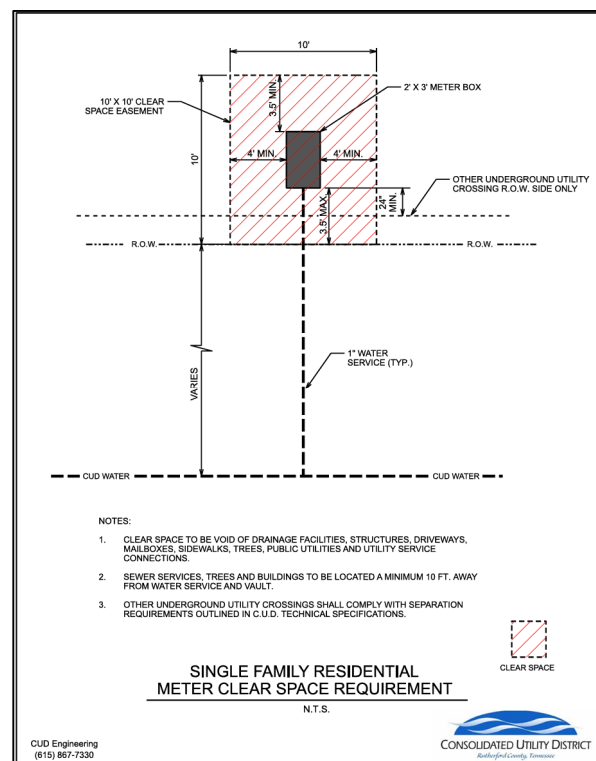
"General approval is hereby granted for Lot 5 - defined as Combination of Lots 5 and 6 of the Samella Pinkerton Estate, Rutherford County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions. Prior to any construction of a structure (mobile or permanent) 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."

Lot 5 has adequate suitable soil to install a ____ bedroom conventional subsurface sewage disposal system and adequate suitable duplicate soil area to install a ____ alternative subsurface sewage disposal system.

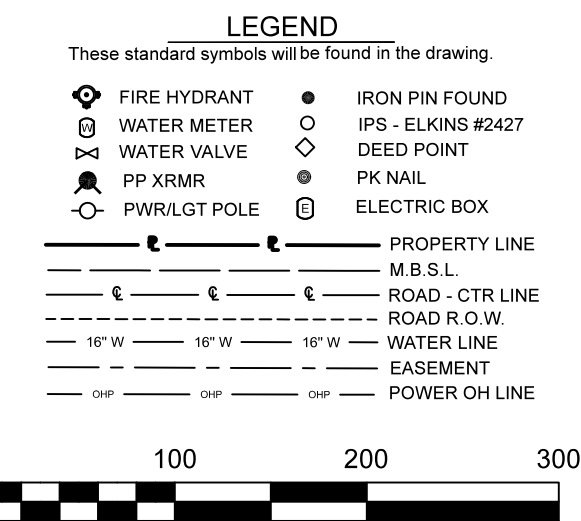
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office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

DATE _____ SECRETARY, PLANNING COMMISSION _____

1. The purpose of this plat is to combine lots 5 & 6 of the Court Approved Division of Samella Pinkerton Estate, Map 172, Parcels 012.05 & 012.06, creating one lot.
2. There may be easements of record not shown on this plat.
3. Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
4. In Tennessee, it is a requirement of "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all 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.
5. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective companies. The existence or nonexistence of the utilities shown on 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.
6. 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.
7. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.
8. Public utility and drainage easements, where shown hereon, are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways, including, but not limited to: sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
9. Acreage and plat bearings shown are from a survey conducted by Elkins Surveying, May of 2024.
10. The recording of this plat replaces a portion of the FINAL PLAT - Plat: 433200, effecting Lots 1, 4, 5 & 6, of the Official Records of Rutherford County.
11. Zoning: RM for Lot 5 and all adjoining properties.
12. There shall be no clearing, grading, construction, or disturbance of soils and/or native vegetation except as permitted by the Rutherford County Planning and Engineering Department.
13. Culverts: If required will be 15" CMP.
14. Fire Hydrant Service: Across the street at 4031 Sledge Road ~160' from the northeast corner of the 50' Ingress/Egress for Lot 5.
15. Nearest intersection: Wayside Road, ~1,160' west along Sledge Road.
16. No soils to be used for septic within the C.U.D. Easement or within 10 feet of a C.U.D. water main, water meter or fire hydrant.
17. Each residence not on a well is required by C.U.D. to have its own water service. A separate water meter will be required for each lot created that will be set at the row once a tap fee payment is made to C.U.D.
18. Sledge Road is currently serviced by MTE and C.U.D.
19. CUD access to the designated meter location area shall be unencumbered by driveways, sidewalks, fencing, or landscaping. A permanent access easement exists on each lot at the meter location. This 10'x10' easement is intended to assure service and repair access to the meter(s) and service line(s). CUD will not be liable to repair or replace any removed or damaged encroachments within the easement and will not be financially liable for damages to any encroachments. See detail.

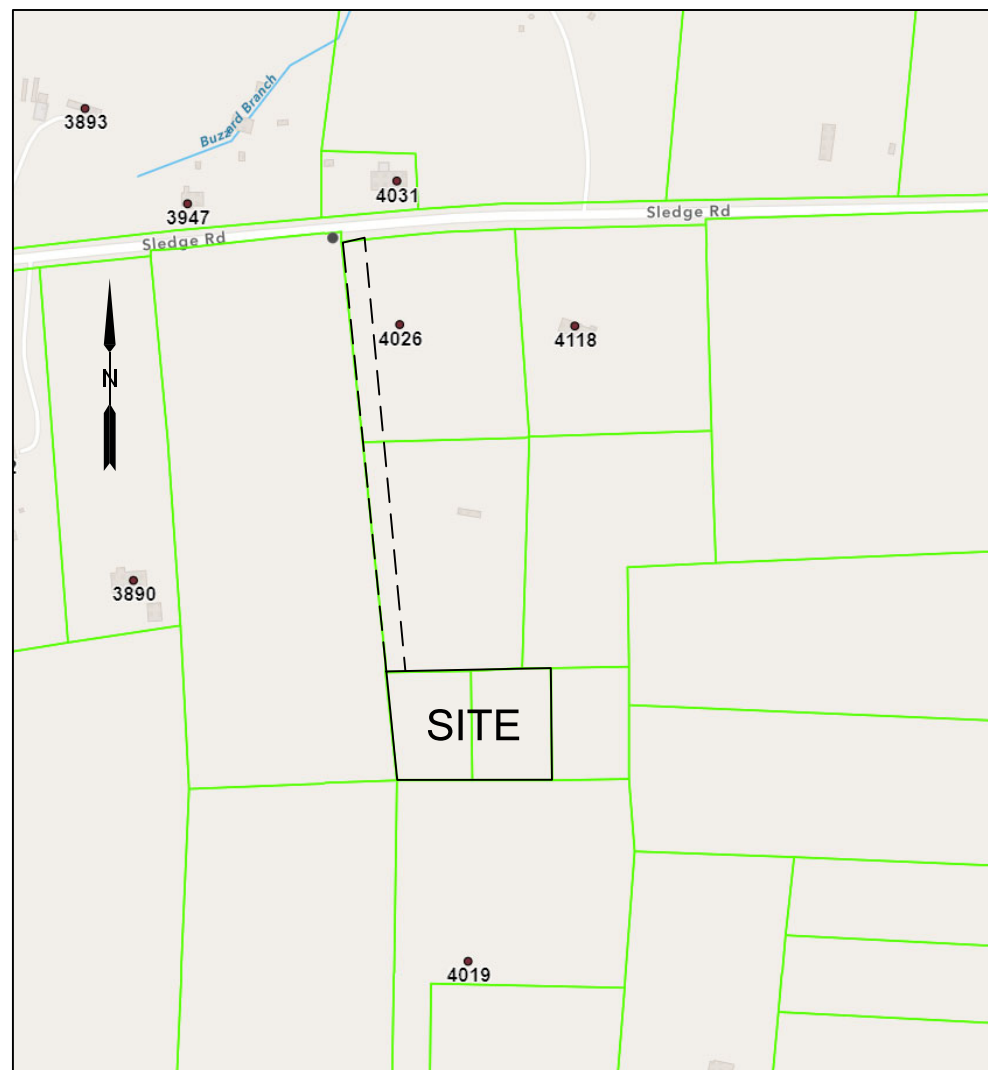


ZONING: RM
MIN LOT: 15,000 S.F. RESIDENTIAL
43,560 S.F. (1 ACRE) OTHER USES
MIN LOT WIDTH: 75' RESIDENTIAL
150' OTHER USES
MAX BLDG: 25% RESIDENTIAL
50% OTHER USES
MAX HGHT: 35'
SETBACKS
FRONT: 40'
REAR: 20'
SIDE: 10'



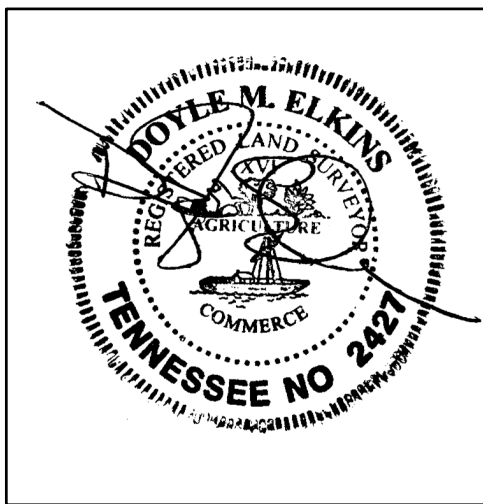
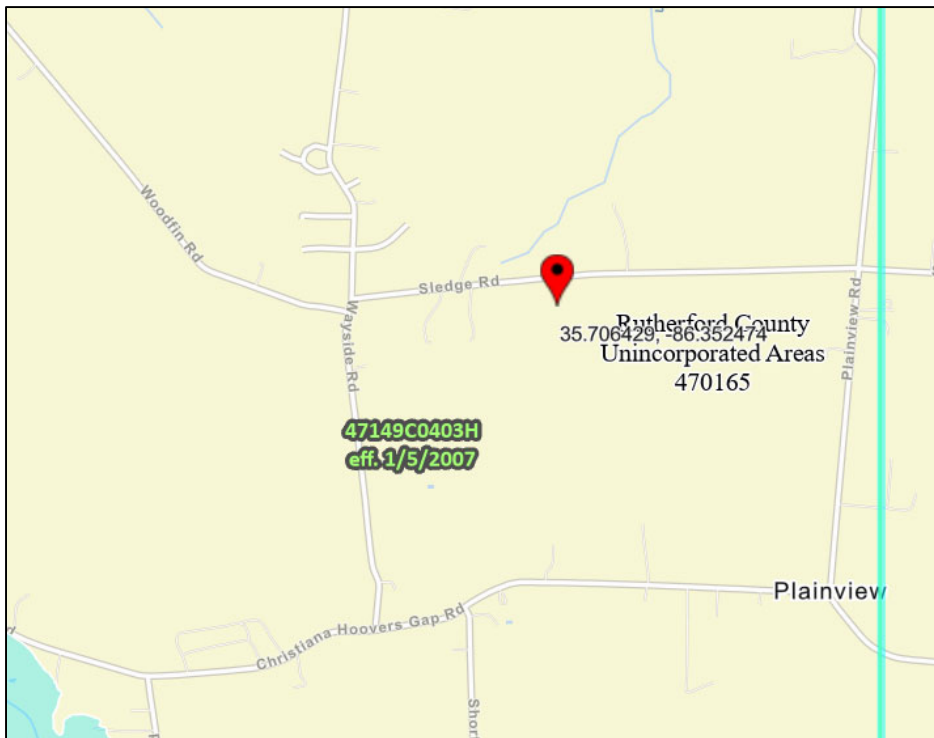
ZONING:
RM FOR ALL PROPERTIES/ADJOINERS

OWNER INFORMATION:
FULTS, NATHAN
9377 PATTERSON ROAD
ROCKVALE, TN 37153
PROPERTY INFORMATION:
SLEDGE ROAD
CHRISTIANA, TN 37037
M/P: 172 012.05 & 012.06
DB: 2426/1955
PLAT: 43/200 - LOTS 5 & 6



VICINITY MAP NOT TO SCALE

By graphics plotting only, this property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. 47149C0403H effective date of 01/05/2007. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



I HEREBY CERTIFY THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

**COMBINATION of LOTS 5 & 6 OF THE
SAMELLA PINKERTON ESTATE
(PLAT: 43/200)
SLEDGE ROAD, CHRISTIANA, TN 37153
RUTHERFORD COUNTY
PREPARED FOR: NATHAN FULTS**

DATE	SCALE	SHEET	DRAWN BY	PROJECT
05/16/2024	1" = 100'	1 OF 1	dme/tvm	24115

REVISED 11/21/2024