

Vicinity Map
Not To Scale

GNSS NOTES

- STATE PLANE COORDINATES WERE OBTAINED WITH A TOPCON HIPER SR 1209 – 13653 USING RTK METHODS ON THE TDOT CORS NETWORK.
- THE FIELD WORK FOR THIS SURVEY WAS DONE IN APRIL 2024.
- THE DATUM FOR THE TDOT CORS STATION USED IS NAD83(2011) EPOCH 2010.
- TDOT CONTROL STATION TN32 WAS USED AS THE BASE POINT, WITH THE FOLLOWING PUBLISHED DATA
STATE PLANE (TN 4100-US SURVEY FT.)
NORTHING: 751,383.06
EASTING: 1,849,162.94
ELEVATION: 668.47
SCALE FACTOR: 0.99999618
- GEOD MODEL USED: G2018u7
- A HIPER V BASE AND ROVER USED TO PERFORM THE BOUNDARY PORTION OF THE SURVEY USING DUAL CHANNEL RTK METHODS. HAVING A PUBLISHED POSITIONAL ACCURACY OF
H: 5mm + 0.5ppm V: 10mm +0.8ppm

SURVEY CERTIFICATION

I HEREBY CERTIFY THIS IS A CATAGORY IV GPS SURVEY AND THE PRECISION DOES NOT EXCEED $\pm 0.05'$ BASED ON A 95% CONFIDENCE LEVEL WITH THE ALLOWABLE TOLERANCE BEING $0.07' + 50.0\text{PPM}$ WHICH MEETS OR EXCEEDS THE STANDARDS OF A CATAGORY II SURVEY HAVING A CLOSURE ERROR LESS THAN 1:7500.

Brian E. Morgan
BRIAN EDWARD MORGAN, TN SLS# 3230

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624 OSBORNE LN
MURFREESBORO, TN 37130

7-3-2024

DATE



CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

APPROVAL IS HEREBY GRANTED FOR LOT(S) 1 - 3 DEFINED AS BLACKBIRD COVE - LOCATED IN WILSON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED RESTRICTIONS. LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT. APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SSD SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE TENNESSEE DIVISION OF WATER RESOURCES. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

IF SHOWN, SHADING ON LOT(S) REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND RESERVE SSD SYSTEMS AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL SYSTEMS IN TENNESSEE. MODIFICATIONS OF THE SHADED AREA(S) MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

LOT RESTRICTIONS:

LOT 1:
LOT 1 IS LIMITED TO A MAXIMUM OF 5 BEDROOMS. SUBSURFACE DRIP DISPOSAL SYSTEM REQUIRED. SUBSURFACE DRIP DISPOSAL SYSTEMS NECESSITATE THE INSTALLATION OR CONSTRUCTION OF AN APPROPRIATE TREATMENT MECHANISM. SUBSURFACE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT ISSUANCE IS CONTINGENT ON RECORDING A DEED RESTRICTION AND ESTABLISHING/MAINTAINING AN OPERATION AND MAINTENANCE CONTRACT WITH A STATE-APPROVED PRODUCT MANUFACTURE/MAINTENANCE PROVIDER. PUMP TO FIELDLINES AND A DOSING TANK ARE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 2:
LOT 2 IS LIMITED TO A MAXIMUM OF 5 BEDROOMS. SUBSURFACE DRIP DISPOSAL SYSTEM REQUIRED. SUBSURFACE DRIP DISPOSAL SYSTEMS NECESSITATE THE INSTALLATION OR CONSTRUCTION OF AN APPROPRIATE TREATMENT MECHANISM. SUBSURFACE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT ISSUANCE IS CONTINGENT ON RECORDING A DEED RESTRICTION AND ESTABLISHING/MAINTAINING AN OPERATION AND MAINTENANCE CONTRACT WITH A STATE-APPROVED PRODUCT MANUFACTURE/MAINTENANCE PROVIDER. PUMP TO FIELDLINES AND A DOSING TANK ARE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 3:
LOT 3 IS LIMITED TO A MAXIMUM OF 5 BEDROOMS. SUBSURFACE DRIP DISPOSAL SYSTEM REQUIRED. SUBSURFACE DRIP DISPOSAL SYSTEMS NECESSITATE THE INSTALLATION OR CONSTRUCTION OF AN APPROPRIATE TREATMENT MECHANISM. SUBSURFACE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT ISSUANCE IS CONTINGENT ON RECORDING A DEED RESTRICTION AND ESTABLISHING/MAINTAINING AN OPERATION AND MAINTENANCE CONTRACT WITH A STATE-APPROVED PRODUCT MANUFACTURE/MAINTENANCE PROVIDER. PUMP TO FIELDLINES AND A DOSING TANK ARE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

FIELDLINES AND A DOSING TANK ARE REQUIRED. SUBSURFACE DRAINAGE IS REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

Scott Mitchell EC 2
Scott Mitchell EC 2 (JUL 10, 2024 10:04 CDT)

JUL 10, 2024

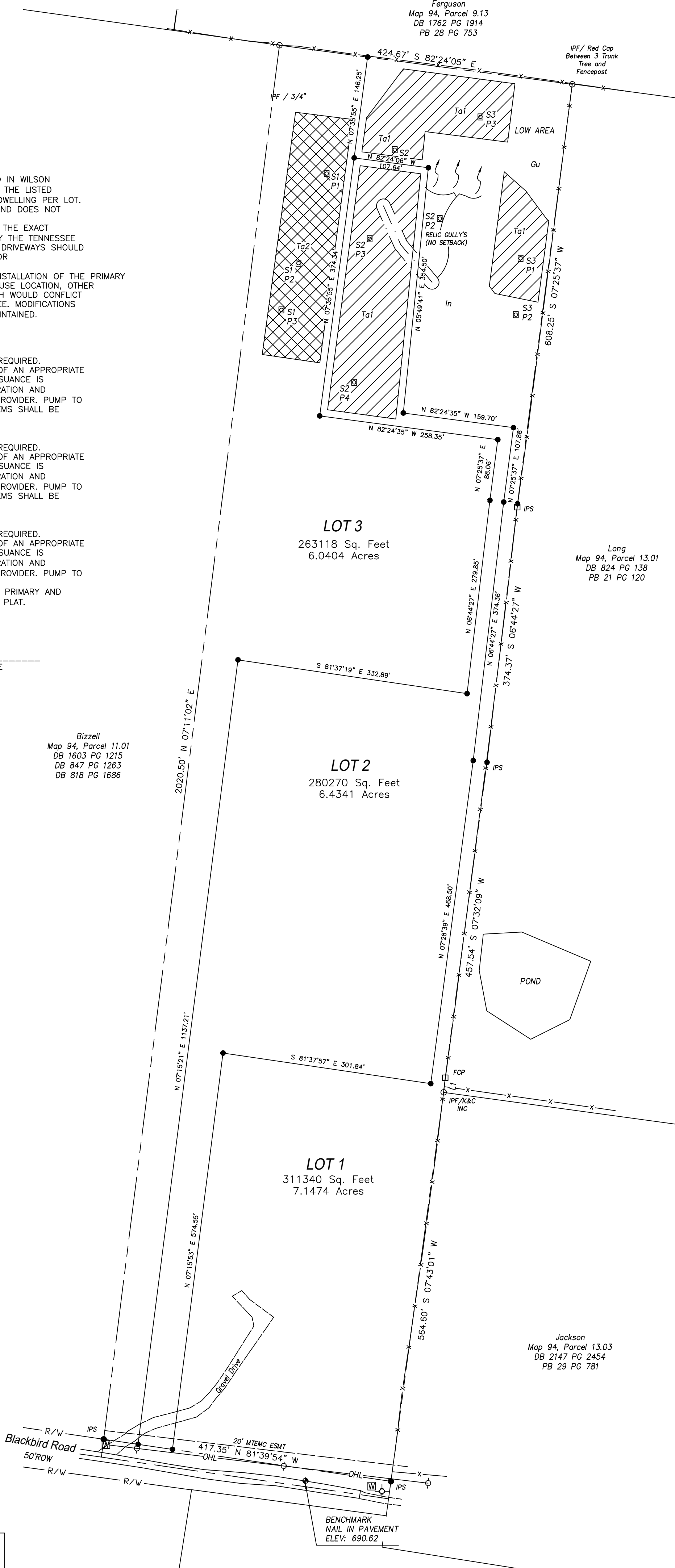
DATE

ENVIRONMENTAL SCIENTIST
TN DIVISION OF WATER RESOURCES

- To1 >75 MPI 5-20% SLOPE
- To2 >75 MPI 5-12% SLOPE

Bizzell
Map 94, Parcel 11.01
DB 1603 PG 1215
DB 847 PG 1263
DB 818 PG 1686

BASED ON SOILS TEST DATED 7-17-2023 BY MARK A DEW SOILS SCIENTIST #39



NOTES

- THE SURVEY, SHOWN HEREON, REPRESENTS PARCEL 12.00 OF MAP 94.
- BEARINGS FOR THIS SURVEY WERE OBTAINED FROM TN STATE PLANE COORDINATES.
- FIELD WORK FOR THIS SURVEY PERFORMED MARCH 2024 USING A HIPER V BASE AND ROVER USING RTK METHODS.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. THIS SURVEYOR MAKES NO GUARANTEE ON UNDERGROUND UTILITIES NOR THAT THE UTILITIES SHOWN REPRESENT ALL UTILITIES. APPROPRIATE UTILITY PROVIDERS MUST BE CONTACTED TO CONFIRM THE LOCATION AND AVAILABILITY.
- PROPERTY OWNER MUST CONTACT UTILITY AUTHORITIES FOR EXACT LOCATION OF UTILITY EASEMENTS.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED SPECIAL FLOOD HAZARD AS GRAPHICALLY INDICATED ON NFP MAP NO. 4718 C 0186 D, EFFECTIVE DATE 02-20-2008.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH, THEREFORE THIS PROPERTY IS SUBJECT TO ANY FINDINGS THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT REVEAL.
- THIS MAP MAY NOT BE ALTERED WITHOUT THE CONSENT OF THIS SURVEYOR.

Lines	
	Boundary
	Fence
	Adjacent Prop
	Easement
	Right of Way
	Center Line
	OVERHEAD LINE
	Tree line

Symbols	
	Iron Pin Found
	Iron Pin Set (IPS)
	Power Pole
	Water Meter
	Fire Hydrant
	BENCHMARK

Property Information:

Owner: Sun Ridge LLC
Address: 261 Blackbird Rd
Mount Juliet, TN 37122
Map 94, Parcel 12.00
Deed Book 2227, Page 2277
Register's Office of Wilson County Tennessee

CERTIFICATE OF OWNERSHIP

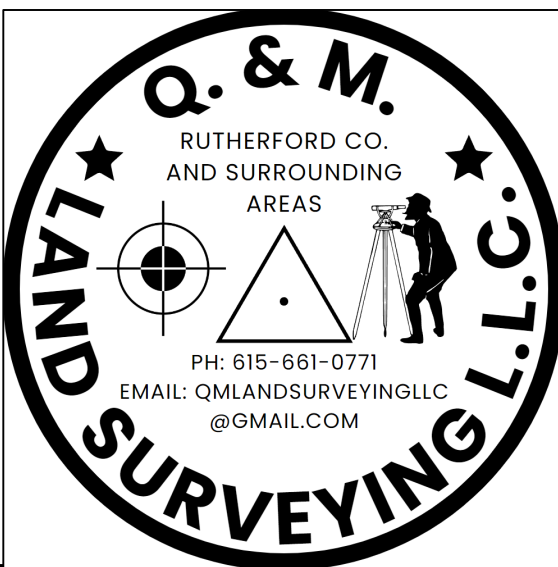
I (we) do hereby certify that I am (we are) the owner(s) of the property shown and described hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and hereby dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

Date

Owner

Date

Owner



PRELIMINARY/FINAL PLAT
FOR
SUNRIDGE LLC PROPERTY
Map 94, Parcel 12.00
Deed Book 2227 Page 2277
22nd Civil District of Wilson County, Tennessee

DATE: 3-5-2024
REVISED: 6-16-2024
7-3-2024

SCALE: 1"=100'

SHEET: 1 OF 1