

**Notes**

1. The purpose of this plat is to create 7 buildable lots.
2. Bearings are based on deed of record.
3. This surveyor has not physically located the underground utilities. Above grade and underground utilities were size, and location of utilities should be done with these circumstances considered. Utility details should be obtained from proper authorities before any positive decision is made.
4. No title report was furnished to the surveyor. This survey is subject to the findings of an accurate title search.
5. Lots are to be served by individual wells.

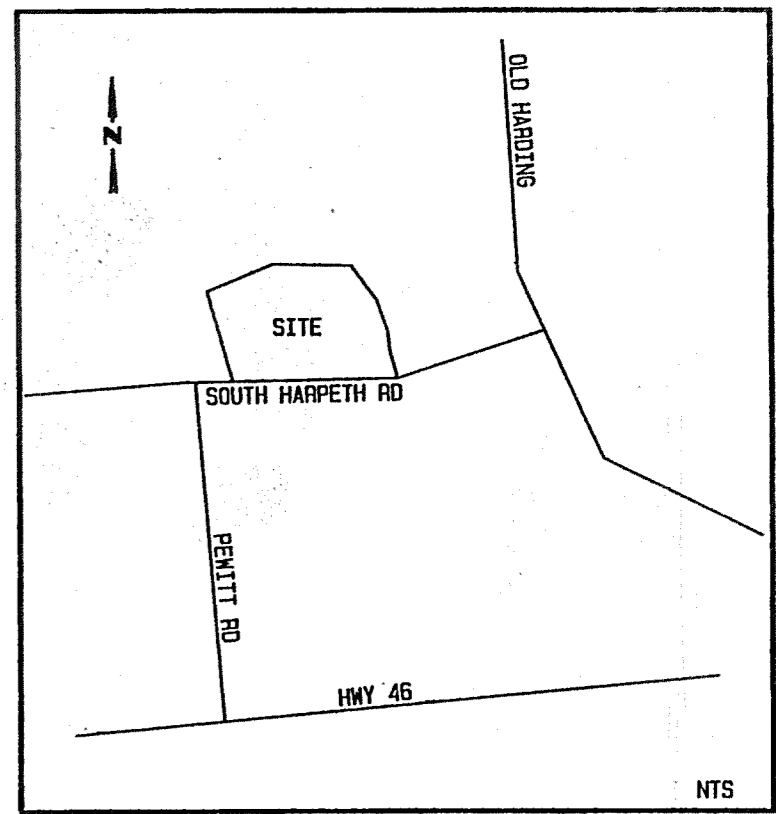
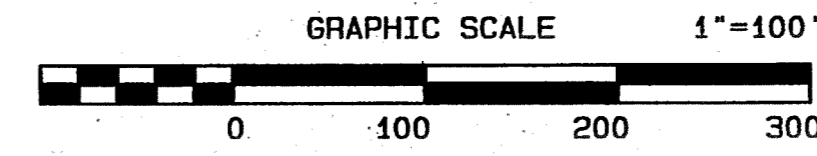
C	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	27°05'23"	468.00'	221.27'	112.74'	249.22'	S83°40'44"E
C2	06°40'18"	4082.00'	475.32'	237.93'	475.05'	S42°38'58"W

**FLOOD NOTE**

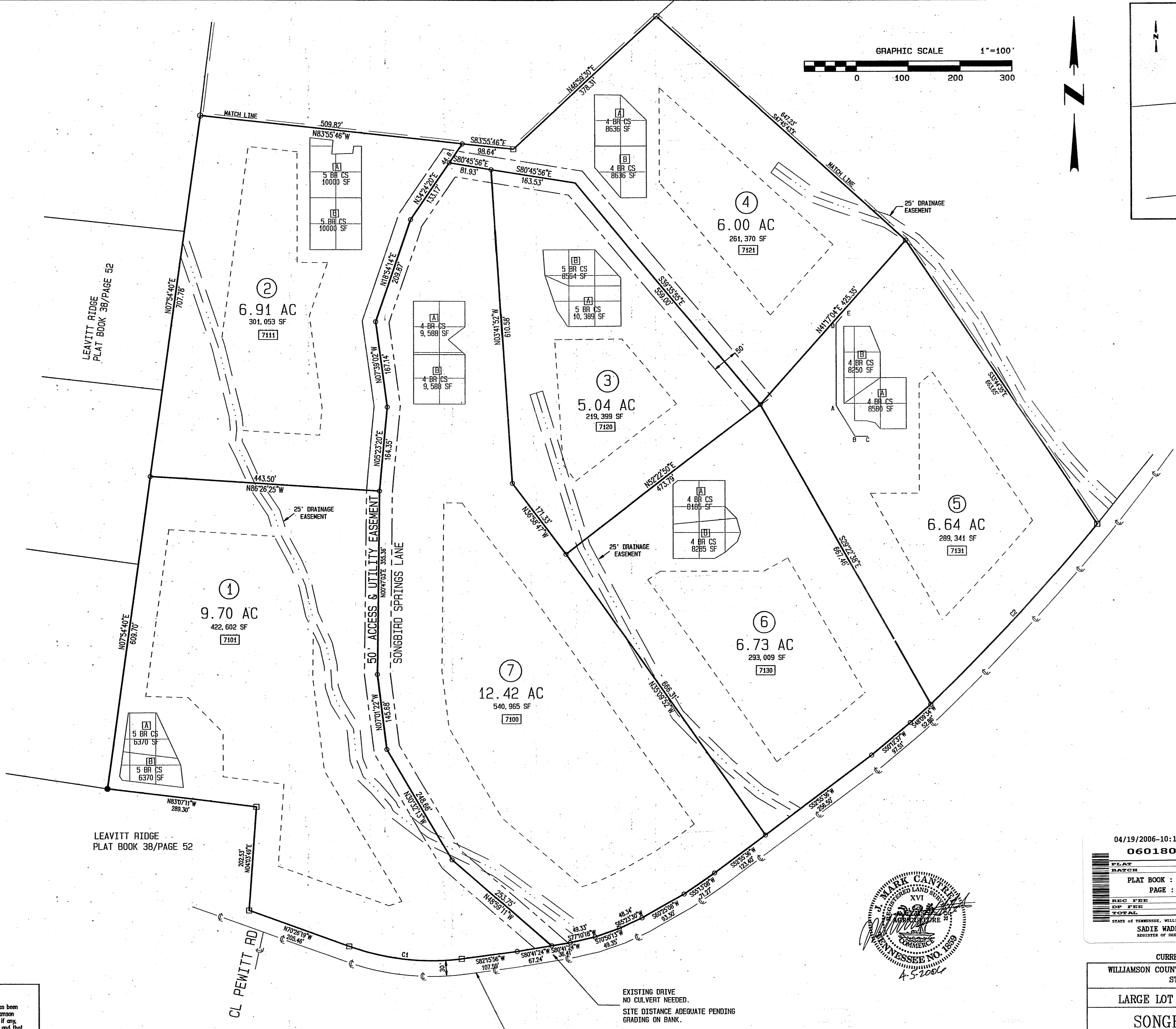
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47187C 0270 E OF WILLIAMSON COUNTY, TN, DATED 01/16/2003.

**WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT NOTES**

1. ANY CUTTING, FILLING, COMPACTION, OR DISTURBANCE FROM THEIR NATURAL STATE, OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL, SHALL RESULT IN REVOCATION OF THE LOT APPROVAL. ADDITIONALLY, THE DEPARTMENT SHALL HAVE THE AUTHORITY TO REFUSE TO GRANT ANY CONSTRUCTION PERMIT WHERE THE INTEGRITY OF THE PROPOSED SEPTIC AREA HAS BEEN COMPROMISED.
2. ALL SEPTIC SYSTEMS MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT SEPTIC SYSTEMS ALTERNATIVE OR CONVENTIONAL SEPTIC SYSTEMS.
3. NO BARBING EXISTING EXCEEDING STANDARD CAPACITY (30-32 U.S. GALLONS), INCLUDING OVERSIZED BARBITURS, SPA-TUBS, WIREPOOLS, OR JACOZZIS, ETC., SHALL BE ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.
4. NO UTILITIES (I.E. GAS, WATER, OR ELECTRIC) OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENCRUSH WITHIN 10 FEET OF THE BOUNDARIES OF THE SOIL AREA RESERVED FOR SEWAGE DISPOSAL.
5. CURTAIN AND INTERCEPTOR DRAINAGE MAY BE REQUIRED ON ANY OR ALL LOTS.
6. NO CUTTING, FILLING, COMPACTION, OR ANY DISTURBANCE OF THE AREA RESERVED FOR SEWAGE DISPOSAL SHALL BE ALLOWED.
7. THE LIMITS OF ALL EXCAVATION GREATER THAN 18 INCHES IN DEPTH, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION, (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT 25' OR MORE AWAY FROM THE PLATED OR DESIGNATED SEWAGE DISPOSAL AREAS.
8. THE LIMITS OF ALL EXCAVATIONS MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION, (OR ANY OTHER TYPE OF CONSTRUCTION) SHALL BE KEPT WITHIN THE CONFINES OF THE PLATED BUILDING ENVELOPE.
9. ALL PARTS OF HOUSE AND ANY RELATED APPENDAGES, INCLUDING BUT NOT LIMITED TO: DETACHED GARAGES, PORCHES, DECKS, SIDEWALKS, DRIVEWAYS, PARKING AREAS, UTILITIES, ETC., SHALL STRICTLY ADHERE TO THE MINIMUM SETBACK REQUIREMENTS FROM THE SUBSURFACE DISPOSAL SYSTEM AREAS AS OUTLINED IN SECTION 13 OF THE REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT ADOPTED MAY 16, 2000 AND EFFECTIVE OCTOBER 1, 2000.
10. NO CONSTRUCTION OF PATIOS, SWIMMING POOLS, ACCESSORY BUILDING, ETC., SHALL BE ALLOWED ON ANY LOT SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM, UNLESS APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.
11. WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS OR PLATED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.
12. NO WATER SOURCE WELLS OR SPRINGS ARE TO BE DRILLED OR CONSTRUCTED WITHIN 50 FEET OF ANY PORTION OR COMPONENT OF THE SEPTIC SYSTEM OR THE DESIGNATED OR PLATED SEWAGE DISPOSAL FIELD AREAS.
13. NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENCRUSH OR, IN, OR WITHIN 10 FEET OF THE BOUNDARIES OF THE DESIGNATED OR PLATED SDDS. IT SHALL ALSO BE LOCATED IN A MINIMUM OF 5 FEET AWAY FROM ANY DRAINAGE IMPROVEMENT PRACTICE ASSOCIATED WITH THE SDDS AREAS.
14. ALL PLATED SEWAGE DISPOSAL AREAS MUST BE FIELD STAKED BY A LICENSED SURVEYOR AND FENCED OFF, TO PROTECT THE AREAS FROM ALL CONSTRUCTION TRAFFIC, BY THE PROPERTY OWNER OR BUILDING CONTRACTOR. THE AREAS MUST THEN BE FIELD CHECKED AND NOTED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT PRIOR TO THE ISSUANCE OF THE SEPTIC PERMIT.
15. DESIGNATED SEWAGE DISPOSAL AREAS PLOTTED IN ACCORDANCE WITH A SOIL MAP BY MIKE HAABAUER PERFORMED ON 09/02/2005.
16. THIS SITE MAY MANDATE THE USE OF A SEWAGE/EFFLUENT PUMP AND APPROPRIATELY SIZED PUMP TANK IN ORDER TO PROVIDE SEWER SERVICES FROM THE HOUSE TO THE SDDS AREAS. THIS SHALL BE SPECIFIED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT BASED UPON THE FINISHED EVALUATION OF THE HOUSE PLUMBING STOP-OUT AND THE SDDS AREAS.
17. LPP DENOTES THAT THIS LOT IS SERVED BY A North Carolina LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL.
18. CURTAIN, INTERCEPTOR, AND DRAW-DOWN DRAINS SHALL BE REQUIRED ON ALL LOTS, AS SUCH, THEY SHALL STRICTLY ADHERE TO THE DESIGN, LOCATION AND ROUTING DEPICTED ON THIS PLAT. HOWEVER, THE DRAINS AS SHOWN HEREON ARE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS DEEMED NECESSARY BY THEIR FIELD INVESTIGATION AT THE TIME OF SUBMITTAL OF EACH INDIVIDUAL LOT'S ALTERNATIVE SYSTEM SITE AND DESIGN PLANS. THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON SITE-SPECIFIC LOT BY LOT BASIS.
19. BEFORE A PERMIT TO CONSTRUCT A LPP OR MLPP SEPTIC SYSTEM CAN BE ISSUED, DETAILED SITE AND DESIGN PLANS FOR THE LPP OR MLPP SYSTEM MUST BE SUBMITTED TO THE WCDSD FOR REVIEW AND APPROVAL. THESE PLANS MUST BE PREPARED BY AN ENGINEER LICENSED IN TENNESSEE.
20. CS MEANS CONVENTIONAL SEPTIC SYSTEM.
21. PRIOR TO INSTALLATION, THE LOCATION OF THE WELL, SPRING, CISTERN, OR PRIVATE WATER SOURCE MUST BE APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.
22. LOCATION OF WELL, SPRING, CISTERN, OR PRIVATE WATER SOURCE MUST BE A MINIMUM OF 50 FEET AWAY FROM ANY SEWAGE DISPOSAL AREA, INCLUDING THOSE LOCATED ON ADJACENT LOTS.
23. EXACT LOCATION OF WATER SOURCE (I.E. WELL, CISTERN, SPRING OR PRIVATE WATER SOURCE) MUST BE FIELD LOCATED BY A SURVEYOR OR ENGINEER ON A COPY OF THIS PLAT AND SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND RECORD KEEPING PURPOSES.



- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - UTILITY POLE
  - MONUMENT SET
  - FENCE LINE



**INTERCEPTOR DRAIN ELEVATION SCHEDULE TABLE**

LOT 5 MIN. DEPTH = 36"	GROUND	A	B	C	D	E
	775.6	771.5	768.0	767.2	764.0	
	INVERT	772.6	768.5	OUT	764.2	OUT

RECEIVED  
APR 07 2006

WMSON CO. PLAN. COM.

04/19/2006-10:19:18 AM  
**06018008**  
PLAT BOOK : P44  
PAGE : 47  
REC'D FEE: 15.00  
DP FEE: 2.00  
TOTAL: 17.00  
STATE OF TENNESSEE, WILLIAMSON COUNTY  
SADIE WADE 9-750  
REGISTER OF DEEDS

P44/47



CURRENT ZONING: RURAL (R)  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
STATE OF TENNESSEE  
**LARGE LOT EASEMENT SUBDIVISION**  
**SONGBIRD SPRINGS**  
**LOTS 1-7**  
TOTAL ACRES = 53.44 TOTAL LOTS = 7  
MILES NEW ROADS = 0.00 ACRES NEW ROADS = 0.00  
PROPERTY OWNER: RUSSELL HOOPER, JR.  
PARCEL 59.02 OF TAX MAP 68 DEED BOOK 3456, PAGE 443  
CIVIL DISTRICT: 12TH  
DATE: 04/04/2006 SCALE: 1" = 100' CLOSURE: 1/10,000

**CERTIFICATE OF ACCURACY**  
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Williamson County, Tennessee Regional Planning Commission and that the monuments hereon or will be placed as shown hereon, to the specification of the Subdivision Regulations, as approved by the County Engineer.  
DATE: 4-5-06  
REGISTERED LAND SURVEYOR

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the Subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Williamson 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 Register. THIS PLAT IS INVALID IF NOT RECORDED BY 4/19/06  
DATE: 4/17/06  
SECT. OF PLANNING COMMISSION

**CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM WITH RESTRICTIONS**  
General approval is hereby granted for lots proposed 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 and plans for the subsurface sewage disposal system shall be approved by the local health authority.  
DATE: 4/19/06 LOCAL HEALTH AUTHORITY: 22066

EXISTING DRIVE  
NO CULVERT NEEDED.  
SITE DISTANCE ADEQUATE PENDING GRADING ON BANK.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon as evidenced in Book 3456, Page 443, R.O.W.C., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these Regulations.  
DATE: 4-05-06 OTHER: [Signature]

ARROWHEAD SURVEY  
4157 OLD HILLSBORO RD  
FRANKLIN, TN 37064  
615-589-7347

4/15/06 1:42pm