

LEGEND

SET CAPPED 5/8" IRON ROD (

NO MONUMENT SET

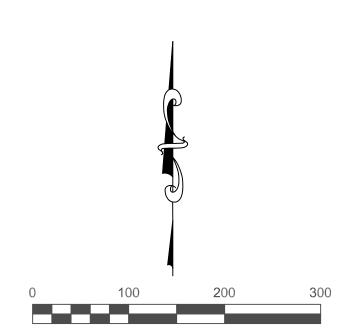
SURVEY CONTROL

POWER POLE WATER METER

TREE

ADJOINING LINE EASEMENT LINE ELECTRIC LINE —— E —— E —— E —— E —— CENTERLINE PAVEMENT EDGE _______ FENCE LINE WATER LINE SANITARY LINE GAS LINE INDEX CONTOUR LINE CONTOUR LINE **EXISTING MONUMENT** CONCRETE MONUMENT

15.02 15.00 15.13 16.02 15.05



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 Number _R2847_, Page _1345_, County Register's Office, 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 ways, public easements, utilities, and other facilities have been filed.

(Date)	Brian D. Dodge
(Date)	Amanda Dodge

CERTIFICATE OF SURVEY ACCURACY I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class IV Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, survey having a positional accuracy of 0.07'. This survey meets the standards of practice for surveying in the State of Tennessee.

Joseph C. Pugh TN RLS# 3183

FINAL PLAT FOR BRIAN D. DODGE & WIFE, AMANDA DODGE MOORE LANE, MAURY COUNTY, TENNESSEE DRAWN BY: ELR DATE: 08/17/2023 CHECKED BY: JCP REVISED: ESSENTIAL LAND SCALE: 1"=100' SURVEYING & MAPPING, PAGE #: 811 HATCHER LANE, 1 of 1 COLUMBIA, TN 38401 PHONE: 931-286-6483 EMAIL: CPUGH@ELSM-LLC.COM

MAURY COUNTY NOTES:
1. DRIVEWAY PIPES SHALL BE A MINIMUM OF 18" RCP WITHIN THE PUBLIC RIGHT OF WAY AND SHALL INCLUDE HEADWALLS. THE CULVERT SIZE AND HEADWALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION OF THE MAURY COUNTY SUBDIVISION REGULATIONS.

- 2. MAILBOXES AND OTHER STRUCTURES ON A COUNTY OR STATE RIGHT OF WAY SHALL BE NO LARGER THAN A SINGLE 4" WOOD POST OR A SINGLE 2" DIAMETER METAL POST EMBEDDED NO MORE THAN 24" INTO THE
- 3. IN ACCORDANCE WITH THE MAURY COUNTY SUBDIVISION REGULATIONS FOR DRIVEWAYS WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. ALL PORTIONS OF A DRIVEWAY WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE PAVED WITH
- CONCRETE OR ASPHALT, GRAVEL OR DBST ARE NOT ACCEPTABLE.
- 4. ALL DRIVEWAYS AND CONNECTIONS TO EXISTING COUNTY ROADS ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPROVALS AND STANDARDS/SPECIFICATIONS SET FORTH BY THE MAURY COUNTY SUBDIVISION REGULATIONS AND THE MAURY COUNTY HIGHWAY DEPARTMENT.

THE PURPOSE OF THIS SURVEY IS TO CREATE LOT A AND LOT B FROM THE PARENT TRACT DESCRIBED IN DEED BOOK R2847

- 2. TITLE SEARCH WAS NOT PROVIDED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- 3. BEARINGS REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM GRID NORTH AS DETERMINED BY GPS
- 4. HORIZONTAL DATA SHOWN HEREON WAS GATHERED USING TOPCON HIPER VR (DUAL FREQUENCY) GPS. REAL TIME KINEMATICS (RTK) AND STATIC CONTROL WERE UTILIZED.
- 5. A GNSS REAL-TIME KINEMATIC SURVEY WAS PERFORMED USING A BASE STATION ESTABLISHED BY STATIC SESSION AND CORRECTED BY THE ONLINE POSITION USER SERVICE (OPUS) YIELDING AN OVERALL NORMALIZED RMS:0.05' AND A COMBINED SCALE FACTOR OF 0.99993166 COMPUTED AT SURVEY CONTROL POINT SHOWN HEREON. OBS USED: 7878 / 8244: 96%; START 2022/07/18 15:42:00; STOP 2022/07/18 18:47:00; ANT NAME TPSHIPER_VR NONE # FIXED
- THE FOLLOWING BASE STATIONS WERE USED AS A PART OF THE STATIC OPUS SOLUTION: PID DESIGNATION LATITUDE LONGITUDE DISTANCE(m) TN36 TDOT DISTRICT 36 CORS ARP N351520.743 W0871933.740 34634.0 DM3531 TN30 TDOT DISTRICT 30 CORS ARP N353305.845 W0873426.207 47878.9
- DM4145 TN39 TDOT DISTRICT 39 CORS ARP N351129.046 W0870026.748 31739.5 TENNESSEE STATE PLANE COORDINATE SYSTEM - REF FRAME: NAD83 2011 EPOCH:2010. 6. SUBJECT TO ALL EXISTING ROAD RIGHT-OF-WAY EASEMENTS, ALL EXISTING UTILITY EASEMENTS, INGRESS/EGRESS
- EASEMENTS, OR OTHER EASEMENTS RECORDED OR UNRECORDED. 7. VISIBLE UTILITIES ARE SHOWN HEREON.
- 8. FIELD SURVEY PERFORMED ON AUGUST 15, 2023. AREAS SHOWN HEREON.
- 10. ALL CORNERS ARE MONUMENTED WITH A SET CAPPED 5/8" IRON ROD UNLESS OTHERWISE NOTED.
- 11. POINT OF BEGINNING IS MONUMENTED AND LABELED HEREON. 12. DISCREPANCIES BETWEEN SURVEY AND RECORD DISTANCES SHOWN HEREON.
- 13. ZONING: MAURY COUNTY, TN ZONE A-2 RURAL RESIDENTIAL DISTRICT. FRONT YARD SETBACK 40' MINIMUM, REAR YARD 30' MINIMUM, SIDE YARD 20' MINIMUM, REFER TO THE ZONING ORDINANCE OF MAURY COUNTY, TN FOR MORE INFORMATION.
- 14. PROPERTY LOCATED WITHIN ZONE X UNSHADED OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE
- MAP, MAP 47119C0410E WITH EFFECTIVE DATE APRIL 16, 2007. 15. "THE GRAPHIC AREAS SHOWN ARE PROVIDED FOR INFORMATIONAL PURPOSES TO OWNERS & BUILDERS. IF THE SOILS AREAS ARE DISTURBED OR ENCROACHED UPON, THE OWNERS AND/OR BUILDERS SHALL COORDINATE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION TO OBTAIN ADDITIONAL APPROVALS PRIOR TO BEING ISSUED A BUILDING PERMIT OR A CERTIFICATE OF OCCUPANCY.

PROPERTY DATA: BRIAN D. DODGE & WIFE, AMANDA DODGE

Deed Book R2847 Page 1345

Tax Map 167 Parcel 016.02

Maury County, TN Zoning: A-2

This surveyor has not physically located the underground utilities. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The individual lot owner will have to verify the location of such utilities prior to any construction. 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 that 3 or more than 10 working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 800-351-1111.

N 77°21'39" W 202.01'

REMAINING PROPERTY: BRIAN D. DODGE & WIFE, AMANDA DODGE

Deed Book R2847 Page 1345

Tax Map 167 Parcel 016.02

Maury County, TN Zoning: A-2

POINT OF BEGINNING:

N:416245.97

E:1653893.82

Existing Capped 5/8" Iron Rod being the Southeast Corner of Lot 6 as

shown on Plat Book P22 Page 396