

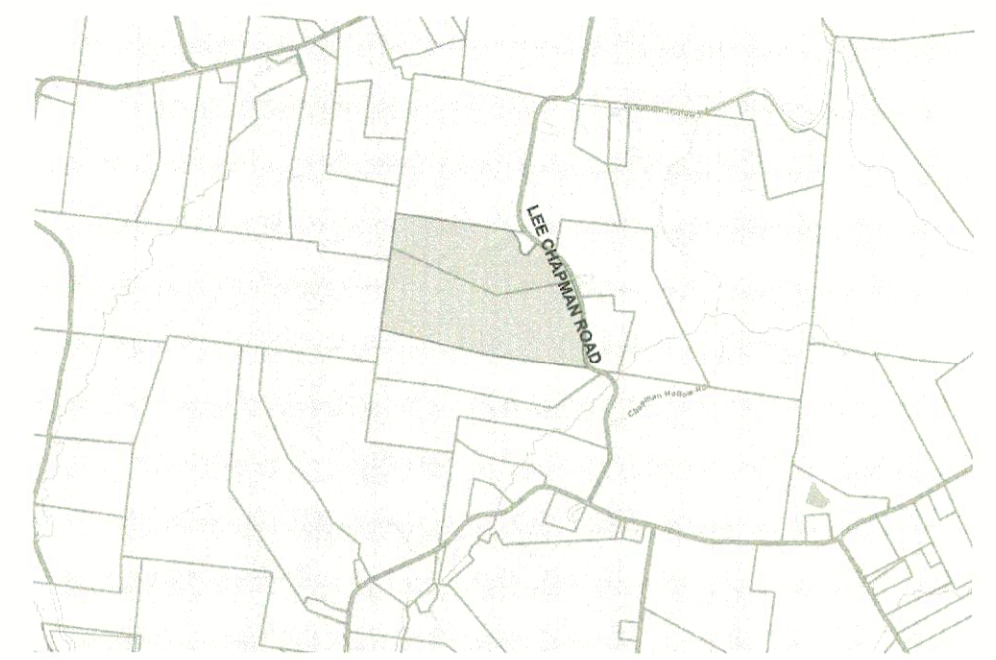
ADJOINING PROPERTY OWNERS:

(1)

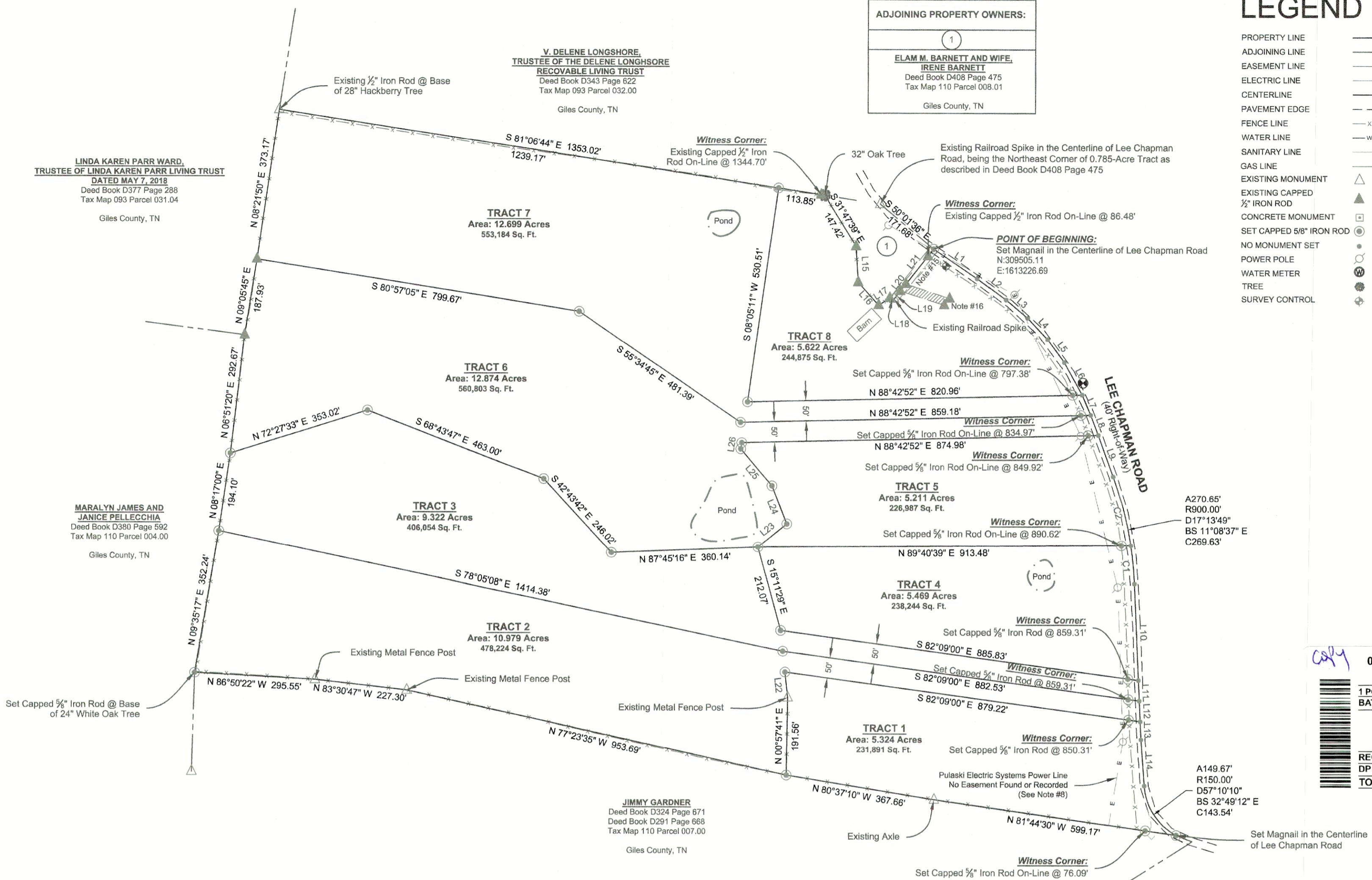
ELAM M. BARNETT AND WIFE,
IRENE BARNETT
Deed Book D408 Page 475
Tax Map 110 Parcel 008.01
Giles County, TN

LEGEND

- PROPERTY LINE
- ADJOINING LINE
- EASEMENT LINE
- ELECTRIC LINE
- CENTERLINE
- PAVEMENT EDGE
- FENCE LINE
- WATER LINE
- SANITARY LINE
- GAS LINE
- EXISTING MONUMENT
- EXISTING CAPPED 1/2" IRON ROD
- CONCRETE MONUMENT
- SET CAPPED 5/8" IRON ROD
- NO MONUMENT SET
- POWER POLE
- WATER METER
- TREE
- SURVEY CONTROL



LINE	BEARING	DISTANCE
L1	S 56°02'37" E	129.18'
L2	S 53°52'47" E	87.72'
L3	S 49°31'36" E	69.38'
L4	S 43°14'29" E	71.79'
L5	S 36°10'46" E	69.89'
L6	S 28°56'17" E	91.35'
L7	S 23°03'23" E	53.84'
L8	S 20°37'19" E	52.99'
L9	S 19°45'32" E	107.47'
L10	S 02°31'43" E	236.31'
L11	S 02°31'43" E	50.83'
L12	S 02°31'43" E	50.83'
L13	S 02°31'43" E	45.35'
L14	S 04°14'07" E	114.50'
L15	S 03°32'26" E	88.12'
L16	S 42°01'04" E	75.18'
L17	N 57°01'36" E	32.60'
L18	S 78°32'20" E	10.57'
L19	N 38°34'21" E	24.58'
L20	N 38°33'12" E	21.86'
L21	N 38°33'17" E	109.30'
L22	N 06°08'50" W	63.04'
L23	N 50°53'55" E	90.35'
L24	N 21°27'21" W	100.27'
L25	N 39°53'24" W	118.68'
L26	N 08°05'11" E	15.27'



01/30/2025 - 02:33:00 PM
25151437
1 PGS:AL-PLAT
BATCH: 87471
PLAT: PC3
PAGE: 91-91
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, GILES COUNTY
TAMMY HELTON
REGISTER OF DEEDS

PROPERTY DATA:
BRIAN DODGE AND WIFE,
AMANDA DODGE
Deed Book D409 Page 848
Tax Map 110 Parcels 008.00 & 008.02
Overall Surveyed Area: 67.499 Acres
Giles County, TN

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 D409, Page 848, 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.

Brian Dodge 1-30-25
Amanda Dodge 1-30-25

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 0.05'. This survey meets the standards of practice for surveying in the State of Tennessee.
Joseph C. Pugh
TN RLS# 3183
January 23, 2025
(Date)

- SURVEY NOTES:**
- THE PURPOSE OF THIS SURVEY IS TO CREATE 8 TRACTS FROM THE PARENT TRACTS DESCRIBED IN DEED BOOK D408 PAGE 475.
 - ZONING: GILES COUNTY, TN. REFER TO THE ZONING ORDINANCE OF GILES COUNTY, TN FOR MORE INFORMATION.
 - TITLE SEARCH WAS NOT PROVIDED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
 - BEARINGS REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM GRID NORTH AS DETERMINED BY GPS OBSERVATION.
 - HORIZONTAL DATA SHOWN HEREON WAS GATHERED USING TOPCON HIPER VR (DUAL FREQUENCY) GPS. REAL TIME KINEMATICS (RTK) AND STATIC CONTROL WERE UTILIZED.
 - I, JOSEPH C. PUGH, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL REAL TIME KINEMATIC (RTK) GPS SURVEY MADE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
TYPE OF SURVEY - REAL TIME KINEMATIC (RTK),
GPS DEVICE - TOPCON HIPER VR
POSITIONAL ACCURACY - 0.05'
PUBLISHED/FIXED CONTROL - TENNESSEE DEPARTMENT OF TRANSPORTATION CORS NETWORK
GEOID MODEL - NAVD88 GEOID18
DATUM/EPOCH - NAD83 (2011)
DISTANCE - GRID
BEARING - GRID
 - SUBJECT TO ALL EXISTING ROAD RIGHT-OF-WAY EASEMENTS, ALL EXISTING UTILITY EASEMENTS, INGRESS/EGRESS EASEMENTS, OR OTHER EASEMENTS RECORDED OR UNRECORDED. RIGHT-OF-WAY FOR LEE CHAPMAN ROAD WAS PROVIDED BY THE GILES COUNTY HIGHWAY DEPARTMENT.
 - NO ELECTRIC EASEMENT FOUND OR RECORDED. PULASKI ELECTRIC SYSTEMS RESERVES A 50' RIGHT-OF-WAY (25' BOTH SIDES OF THE POWER LINE.)
 - VISIBLE UTILITIES ARE SHOWN HEREON.
 - FIELD SURVEY PERFORMED ON DECEMBER 17-19, 2024.
 - ALL CORNERS ARE MONUMENTED WITH A SET CAPPED 5/8" IRON ROD UNLESS OTHERWISE NOTED.
 - AREAS SHOWN HEREON.
 - POINT OF BEGINNING IS MONUMENTED AND LABELED HEREON.
 - PROPERTY LOCATED WITHIN A ZONE X UNSHADED OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP 47055C0200D WITH EFFECTIVE DATE SEPTEMBER 28, 2007.
 - 20' PERPETUAL INGRESS/EGRESS EASEMENT AS DESCRIBED IN DEED BOOK D408 PAGE 602.
 - SEPTIC EASEMENT AS DESCRIBED IN DEED BOOK D408 PAGE 602 AND DEED BOOK D408 PAGE 254.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	900.00'	95.21'	95.16'	S 05°33'33" E	6°03'39"
C2	900.00'	175.45'	175.17'	S 14°10'27" E	11°10'10"

UTILITY NOTE:
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 than 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.

FINAL PLAT
BRIAN DODGE
LEE CHAPMAN ROAD, LAWRENCEBURG, TENNESSEE

DRAWN BY: ELR	18 TH CIVIL DISTRICT	DATE: 01/22/2025
CHECKED BY: JCP		REVISED:
SCALE: 1"=200'		JOB #: 241206_Dodge
ESSENTIAL LAND SURVEYING & MAPPING, LLC 811 HATCHER LANE, COLUMBIA, TN 38401 PHONE: 931-286-6483 EMAIL: CPUGH@ELSM-LLC.COM		PAGE #: 1 of 1

