

CERTIFICATE OF OWNERSHIP AND DEDICATION

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, established the minimum building restriction lines, and dedicate all roads, utility lines and easements as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

1-17-2024
Date Signed

Wilma Smith Hart
Owner's Signature
Steve Bremer P.E.
Owner's Signature

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Category "T" survey, and the ratio of precision is at least 1:10,000, performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the specifications of the Cannon County Planning Commission.

1-8-2024
Date Signed

Steve Bremer
Surveyor's Signature

CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the waterlines shown hereon are in place and are operated and maintained by the Wadeville Water Utility District and will adequately serve the property herein subdivided.

1-11-2024
Date Signed

Steve Bremer
Signature of Applicable Water Utility District Representative

CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

I hereby certify that the road shown on this plot has the status of an accepted road regardless of current condition.

1-11-2024
Date Signed

Steve Bremer (T.O.T.)
Signature of Cannon County Road Superintendent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cannon County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cannon County Planning Commission, and that said plat has been approved for recording in the Office of the Registrar of Cannon County, Tennessee.

01/23/2024
Date Signed

Steve Bremer
Secretary, Cannon County Planning Commission

REMAINING PROPERTY OF
STERLING (JM) BUSH JR.
RECORD BOOK 157, PAGE 238

LINE	BEARING	DISTANCE
L1	N67°44'58"W	32.91'

EXISTING PROPERTY LINE
TO BE REMOVED

ROGERS ROAD
2nd CUMMINGS HWY

LOT 1
44,203 S.F.
1.015 Ac.

WILMA SMITH HART
DEED BOOK 170, PAGE 453

JIM CUMMINGS HWY aka HIGHWAY 53



LOCATION MAP
N.T.S.

PLAT NOTES

- 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 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.
- Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and 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.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- This parcel is not included in areas designated as "Special Flood Hazard" on the National Flood Insurance Program Community Panel No. 473588-0002.L, dated 5/9/2023, Zone X.
- This survey was performed using a survey grade dual frequency Real Time Kinematic (RTK) Global Positioning System (GPS). Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983 derived using the NAD83 Tennessee Geodetic Reference Network (TURN) consisting of multiple reference stations tied to NAD83 (1995) (Epoch 2010), Geoid 128, and NAVD83. Horizontal and vertical positional accuracy does not exceed ±0.05' based on a 95% confidence level with the allowable tolerance being 0.07' ± 50.0ppm. The combined scale factor for the initial point of this survey is 1.00010116931864.

Survey Information, Register
Cannon County Tennessee
Book 81 63808 Instrument 8: 76288
Date 01/15/2024 Station 15.00
State 0.00 1/21/2024 at 10:58 AM
Client 0.00 in Plot Cabinet
Owner 4.00
Total 17.00
PGS 99W-99W

OWNER: WILMA HART
ADDRESS: 7216 JIM CUMMINGS HWY
BRADYVILLE, TN 37026
TAX MAP 7, PARCEL 72-00
RECORD BOOK 157, PAGE 238

TRUE NORTH



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND

- Property Line or Right-Of-Way Line
- Roadway Centerline
- Easement Line
- Minimum Building Setback Line
- Iron Pin Set
- Iron Pin Found
- Railroad Spike
- Fence
- Survey Point
- Well
- Conc. Marker Found
- Soil Site Stake



CERTIFICATE OF ACCURACY - I hereby certify that this is a category "T" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

FINAL PLAT
WILMA HART
7216 JIM CUMMINGS HWY

5th CIVIL DISTRICT, CANNON COUNTY, TENNESSEE

SEC, Inc.
WWW.SEC-CIVIL.COM

SITE ENGINEERING CONSULTANTS
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650 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7501 • FAX (615) 890-2867

PROJ. # 22362.03	DATE: 1/8/24 REV.:	FILE: Jim Cummings Hwy 7216	DRAWN BY: MCR	SCALE: 1" = 50'	SHEET: 1 OF 1
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