

LINE	BEARING	DISTANCE
1-1	N 26°21'49" W	19.58'
1-2	N 00°17'33" E	29.50'
1-3	N 59°30'19" E	22.38'
1-4	N 31°03'42" W	52.80'

CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE

Middle Tennessee Electric Membership Corporation (MTE) will provide electric service to the subject property according to the normal operating practices of MTE as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTE, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTE website at mte.com (collectively the "Requirements"). No electric service will be provided until MTE's requirements have been met and approved in writing by an authorized representative of MTE. Any approval is, at all times, contingent upon continuing compliance with MTE's requirements.

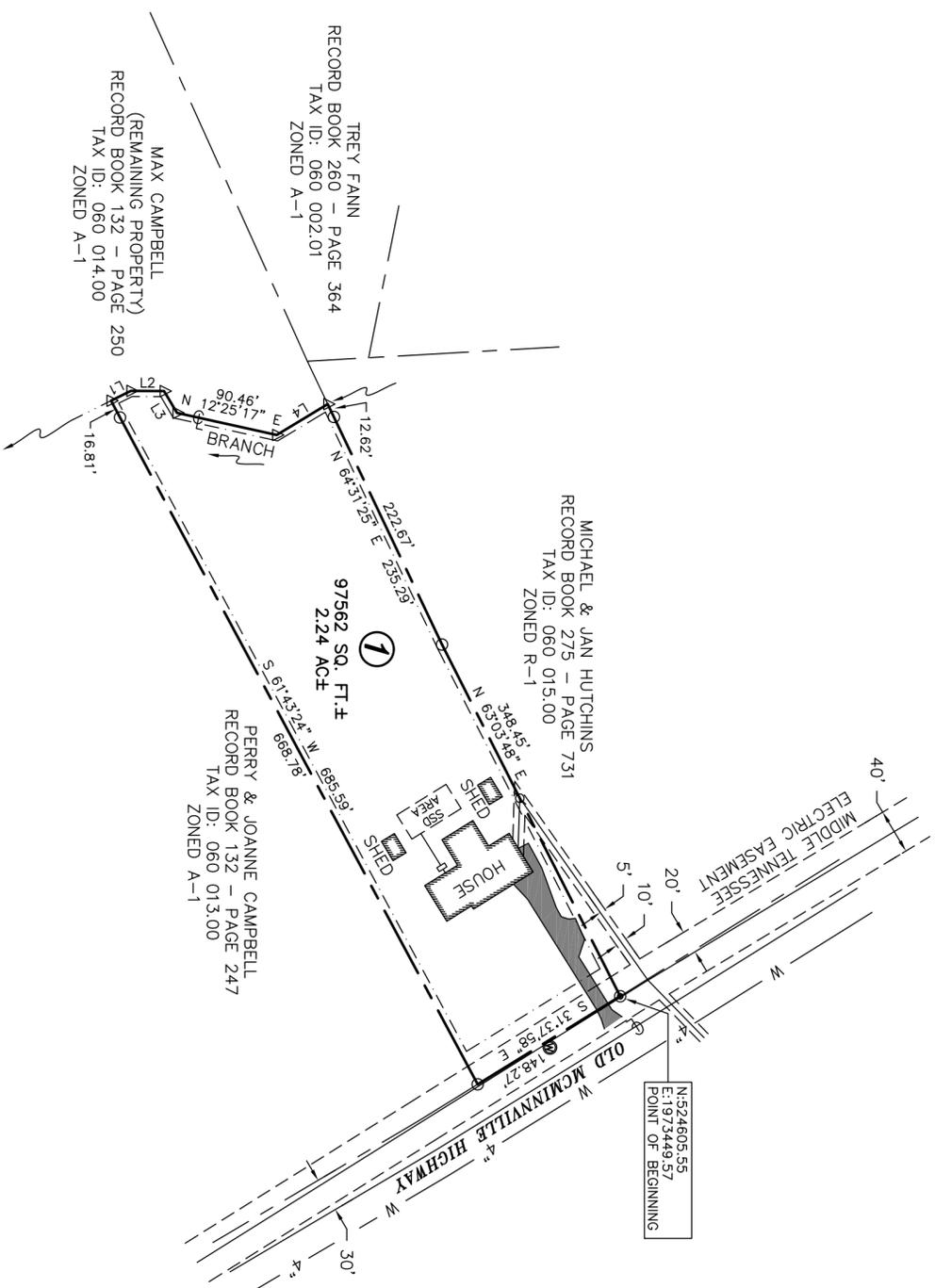
Date Signed _____ Middle Tennessee Electric

CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the water lines shown hereon are in place and are operated and maintained by the Woodbury Water Department and will adequately serve the property herein described.

Date Signed _____ Signature of Applicable Water Utility District Representative

MOORE
LAND SURVEYS
208 N. CHANCERY ST.
MCMINNVILLE, TN
931.473.1088
MICHAEL@MOORELANDSURVEYS.COM



LEGEND

- 5/8" CAPPED REBAR (NEW) RLS # 2712
- 1/2" CAPPED REBAR (OLD) RLS # 466
- △ MONUMENT NEITHER SET NOR FOUND
- ⊘ POWER POLE
- W — WATER LINE
- E — OVERHEAD ELECTRIC
- PROPERTY BOUNDARY
- EDGE OF GRAVEL
- SETBACK LINE
- █ ASPHALT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks 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.

Date Signed _____ Owner's Signature

CERTIFICATION OF EXISTING COUNTY ROAD

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

Date Signed _____ Cannon County Road Superintendent

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Category I survey, and the ratio or precision is 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.

Date Signed _____ Surveyor's Signature

CERTIFICATION 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 Register of Cannon County, Tennessee.

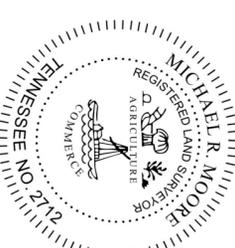
Date Signed _____ Secretary, Cannon County Planning Commission



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE LOT ONE (1).
2. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE FLOOD INSURANCE PROGRAM MAP, 47015C0150E, DATED MAY 9, 2023.
3. ALL UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE IN THE FIELD. THIS SURVEY MAKES NO GUARANTEE AS TO LOCATION OF UNDERGROUND UTILITIES. APPROPRIATE UTILITY DEPARTMENTS SHOULD BE CONTACTED BEFORE DIGGING.
4. THE PROPERTY SHOWN HEREON IS ZONED A-1 (AGRICULTURAL DISTRICT). SETBACKS SHOWN HEREON ARE 30' FRONT YARD, 5' SIDE YARD, 5' REAR YARD.
5. LOT ONE (1) HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW, FOR AN SSD SYSTEM AND DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM. THE LOCATION OF THE EXISTING SSD SYSTEM HAS BEEN SHOWN APPROXIMATELY.

NOTE: This survey was performed with RTK GPS positional data observed between the dates of 1/28/26 and 2/17/26 utilizing a Carlson BRx7 multi frequency receiver. The grid coordinates of the control point (N: 52444.89, E: 19733350.00, hub nail with plastic disc) shown were derived using a VRS network of CORS stations projected to TN SPC83; Datum: NAD 83; Geoid: ContinentalUS_NGS2018. The positional accuracy of the GPS vectors does not exceed H: 8 mm + 0.5 ppm. The combined grid factor used for this survey is 0.99989925 centered upon the control point shown hereon.



I hereby certify, to the best of my knowledge and belief, that the survey shown hereon represents a Category IV Survey and is in compliance with the current Tennessee Minimum Standards of Practice.

Date _____ Registered Land Surveyor

FINAL PLAT FOR MAX CAMPBELL

PRESENTED TO
CANNON COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: MAX CAMPBELL	SURVEYOR: MICHAEL R. MOORE
ADDRESS: 2036 OLD MCMINNVILLE HIGHWAY	ADDRESS: 208 N CHANCERY STREET
WOODBURY, TN 37190	MCMINNVILLE, TN 37110
TELEPHONE: 931-473-1088	ACREAGE: 2.24 ACRES ±
TAX ID: 060 014.00 P/0	NUMBER OF LOTS: ONE (1)
SCALE: 1" = 100'	DATE: 2/17/26
PROJECT # 26035	8TH CIVIL DISTRICT CANNON COUNTY