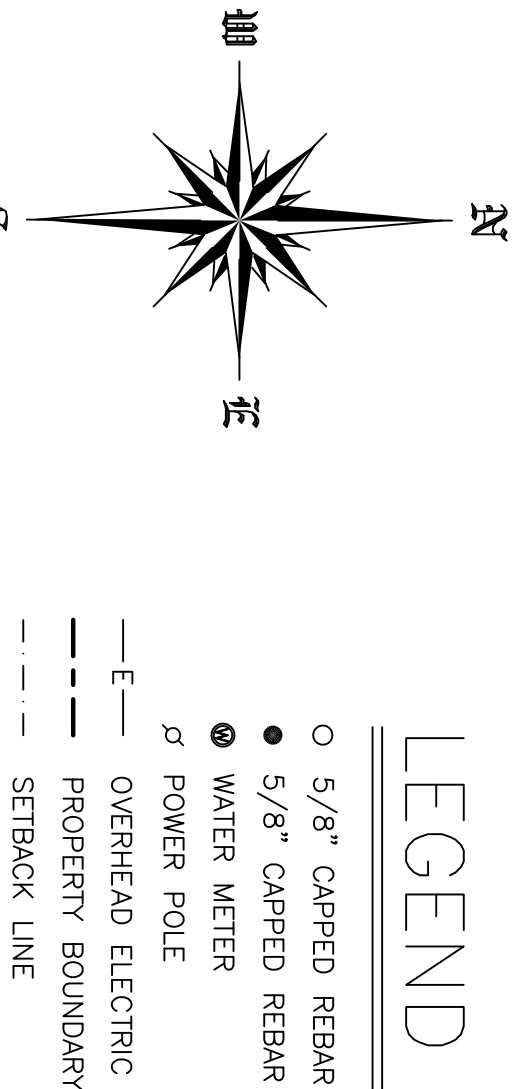


LEGEND



TN GRID NORTH

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS.

Approval is hereby granted for Lot(s) 1 – 1 defined as Doris Markum Estate – located in Cannon County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING, OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:
Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage may be required.

Environmental Scientist
TN Division of Water Resources

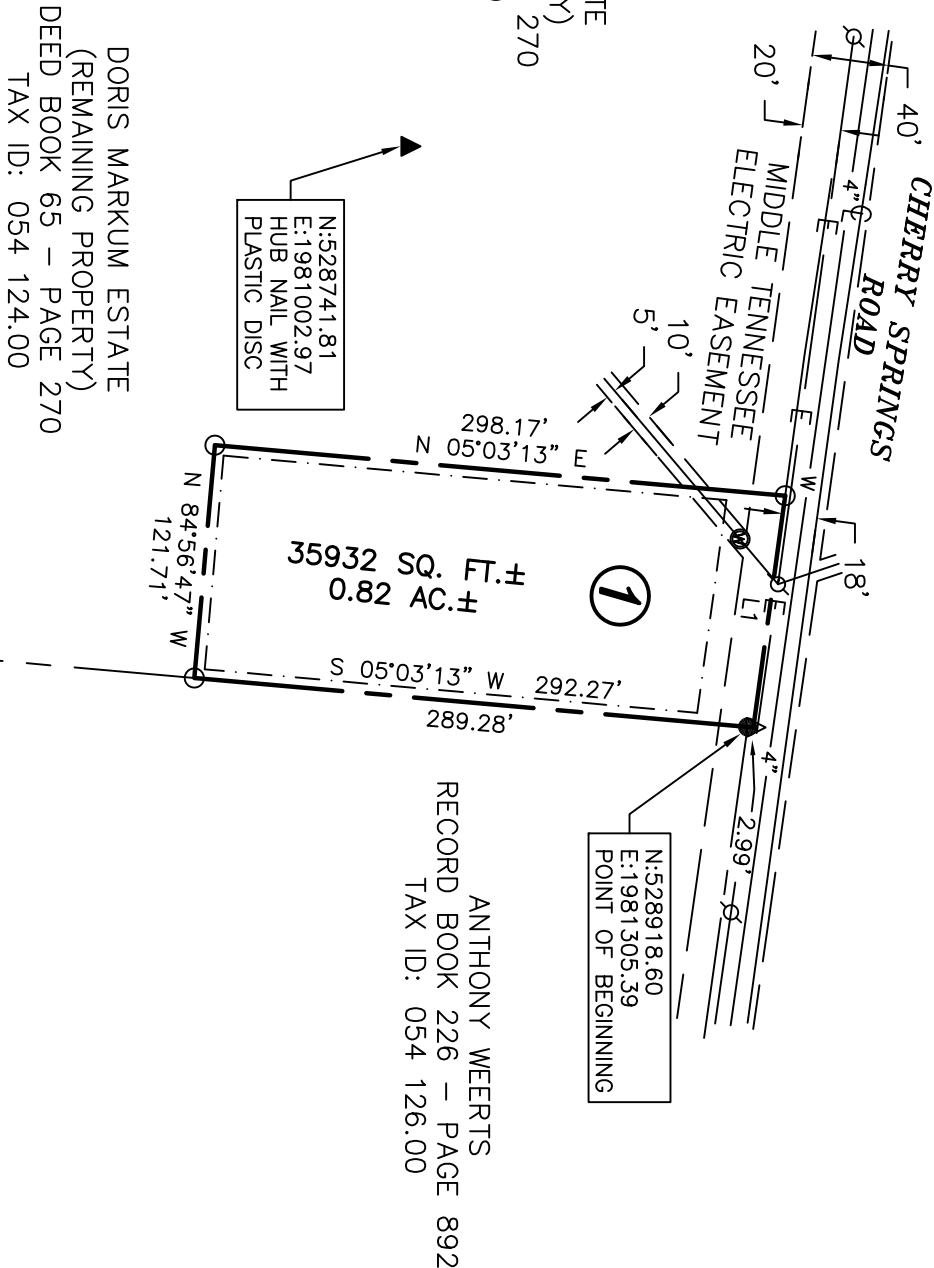
CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE

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

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

DORIS MARKUM ESTATE
(REMAINING PROPERTY)
DEED BOOK 65 – PAGE 270
TAX ID: 054 124.00



LINE	BEARING	DISTANCE
L1	S 82°10'29" E	121.86'

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

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.

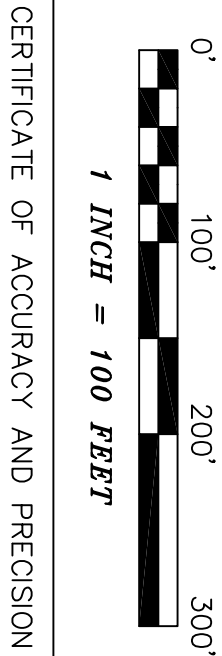
Date Signed
Owner's Signature

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

ANTHONY WEERTS
RECORD BOOK 226 – PAGE 892
TAX ID: 054 126.00



1 INCH = 100 FEET

CERTIFICATE OF ACCURACY AND PRECISION

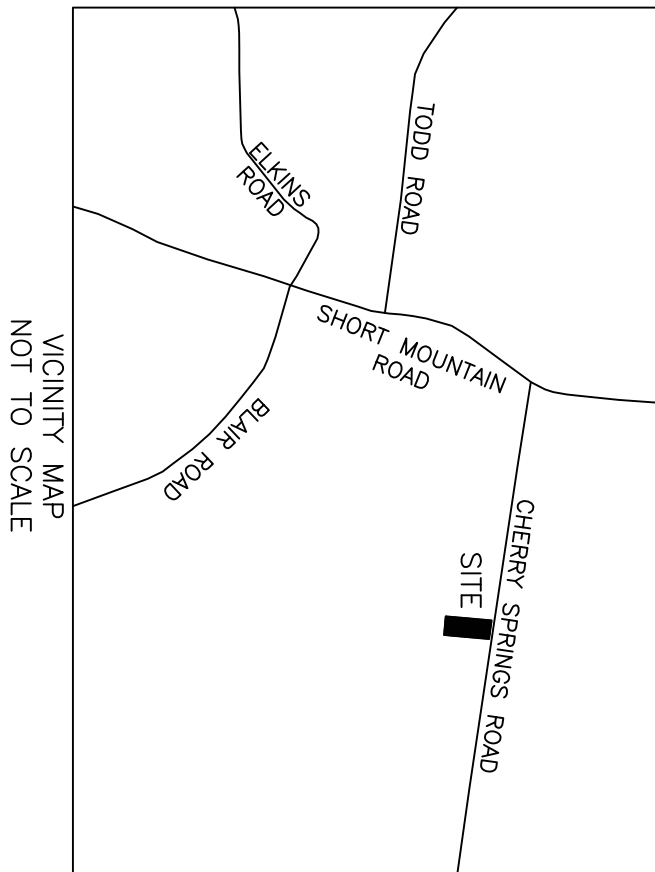
I hereby certify that the plan shown and described hereon is a true and correct Category I survey, and the ratio or precision is 1:10,000, performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the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

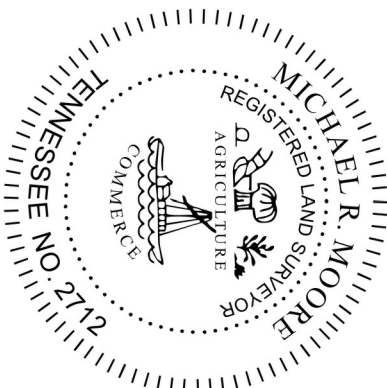
Date Signed
Secretary, Cannon County Planning Commission



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. THE WATER METER SHOWN HEREON SERVES THE REMAINING PROPERTY OF THE DORIS MARKUM ESTATE. THERE SHALL BE AN EASEMENT ON LOT ONE (1) FOR THE BENEFIT OF THE REMAINING PROPERTY OF THE DORIS MARKUM ESTATE, THEIR HEIRS AND/OR ASSIGNS FOR THE MAINTENANCE AND/OR REPAIR OF THE EXISTING WATER METER AND PRIVATE SERVICE LINE SERVING THE REMAINING PROPERTY OF THE DORIS MARKUM ESTATE, THEIR HEIRS AND/OR ASSIGNS.

NOTE: This survey was performed with RTK GPS positional data observed on the date of 4-22-26 utilizing a Carlson Brx7 multi frequency receiver. The grid coordinates of the control point 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 0.99989716 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
DORIS MARKUM ESTATE
PRESENTED TO
CANNON COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: DORIS MARKUM ESTATE	SURVEYOR: MICHAEL R. MOORE
ADDRESS: 3107 CHERRY SPRINGS ROAD	ADDRESS: 208 N CHANCERY STREET
MCMINNVILLE, TN 37110	MCMINNVILLE, TN 37110
TELEPHONE: 931-849-6588	TELEPHONE: 931-473-1088
DB 65 – P 270 P/0	ACREAGE: 0.82 ACRES ±
TAX ID: 054 124.00 P/0	NUMBER OF LOTS: ONE (1)
SCALE: 1" = 100'	DATE: 4/22/26
PROJECT # 24118	8TH CIVIL DISTRICT CANNON COUNTY