



MPI - estimated minutes per inch  
 ≥ - greater than or equal to  
 - • - Drainage way  
 MA - Main A 15 foot setback  
 De - Dellrose 15-30"  
 45 MPI to 26" Rock ≥ 36"  
 HA - Harpeth 5-15'; 45 MPI to 26"  
 Rock ≥ 36"  
 M-H1 - Maury - Harpeth 2-8';  
 60 MPI to 26" Rock ≥ 36"  
 M-H2 - Maury - Harpeth 5-15';  
 60 MPI to 26" Rock ≥ 36"  
 M-B - Maury - Braxton 2-8';  
 75 MPI to 24" Rock ≥ 36"  
 NM - Not

SURVEY NOTES:

THE TITLE SEARCH WAS NOT PROVIDED TO THIS SURVEYOR. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE CURATIVE.

D. BEARINGS REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM GRID NORTH AS DETERMINED BY GPS OBSERVATION.

E. HORIZONTAL DATA SHOWN HEREON WAS GATHERED USING TOPCON HIPER VR (DUAL FREQUENCY) GPS, REAL TIME KINEMATICS (RTK) AND STATIC CONTROL WERE UTILIZED.

F. A GNSS REAL-TIME KINEMATIC SURVEY WAS PERFORMED USING A BASE STATION ESTABLISHED BY STATC SESSION AND CORRECTED THE POSITION USING SERVICE (OPUS) YIELDING AN OVERALL NORMALIZED RMS:0.05 AND A SUBMITTED SCALE FACTOR OF 999999.86 COMPARABLE WITH THAT AT SURVEY CONTROL POINT # SHOWN HEREON.

G. OBS USED: 787R / 824L; REF# : START 2022/07/18 15:42:00; STOP 2022/07/18 18:47:00; ANT NAME TPSPHER\_VR\_NONE # FIXED AME: 35/- 38Z;

H. THE FOLLOWING BASE STATIONS WERE USED AS A PART OF THE STATIC OPUS SOLUTION:

ID	DESIGNATION	LATITUDE	LONGITUDE	Distance(m)
PJ5950	TN36 TD DISTRICT 36 CONS ARP	N351520.743	N071933.740	345634.0
DM4531	TN30 TD DISTRICT 30 CONS ARP	N351625.045	N071414.767	342906.5
DM4145	TN39 TD DISTRICT 39 CONS ARP	N351124.016	N0708026.48	31739.5

I. TENNESSEE STATE PLANE COORDINATE SYSTEM - REF: FRAME NA03 2011 EPOCH2010.

J. SUBJECT TO ALL EXISTING RECORDS ROAD RIGHT-OF-WAY EASEMENTS, EXISTING UTILITY EASEMENTS, INGRESS/EGRESS EASEMENTS, OR OTHER EASEMENTS RECORDED OR UNRECORDED.

K. VISIBLE UTILITIES ARE SHOWN HEREON.

L. FIELD SURVEY PERFORMED ON JULY 18-20, 2022.

M. AREAS SHOWN HEREON,

N. ALL CORNERS ARE MONUMENTED WITH A SET CAPPED 5/8\" IRON ROD UNLESS OTHERWISE NOTED.

O. POINT BEGINNING IS MONUMENTED AND LABELED HERON.

P. DISCREPANCIES BETWEEN SURVEY AND RECORD DISTANCES SHOWN HEREON.

Q. ZONING: MAURY COUNTY, TN ZONE A-Z RURAL RESIDENTIAL DISTRICT, FRONT YARD MINIMUM 40' MINIMUM, REAR YARD 30' MINIMUM SIDE YARDS 10' MINIMUM. SEE MAURY COUNTY CODE FOR MORE INFORMATION.

R. PROPERTY LOCATED WITHIN A ZONE A AND ZONE X UNSHADE( SHOWN HEREON) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP MAR\_471190C130B WITH EFFECTIVE DATE APRIL 16, 2007.

S. EASEMENT FROM DISTRICT TO ADJOINING LANDS SHALL REMAIN OPEN TO ALLOW DRILLING OF WATER PROPERTY LINES AND S'EASEMENT ON ALL INTERIOR PROPERTY LINES FOR UTILITY AND DRAINAGE EASEMENT."

T. THE SOILS AREA SHOWN HEREON IS PROVIDED FOR INFORMATIONAL PURPOSES TO OWNERS AND BUILDERS IF THE SOILS REPORT HAS BEEN OBTAINED FROM THE TNRIS WEBSITE ([https://www.tnris.gov/tncrswebapp/home.do](#))

U. TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION TO OBTAIN APPROVAL'S PRIOR TO BEING ISSUED A BUILDING PERMIT OR A CERTIFICATE OF OCCUPANCY.

1. THE CURB/SEWER AND HEADWALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION 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 WOOD POST OR A SINGLE 2" DIAMETER METAL POST EMBEDDED NO MORE THAN 24" INTO THE GROUND.
3. DRIVEWAYS SHALL BE CONFORMANT WITH THE SURROUNDING PUBLIC RIGHT-OF-WAY. DRIVEWAYS WITHIN THE PUBLIC RIGHT-OF-WAY, ALL PORTIONS OF A DRIVEWAY WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE PAVED WITH CONCRETE OR ASPHALT, GRAVEL OR DBST.
4. ALL DRIVEWAYS AND CONNECTIONS TO EXISTING COUNTY ROADS ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPLICABLE AND SPECIFIC SPECIFICATIONS SET FORTH BY THE MAURY COUNTY SUBDIVISION REGULATIONS AND MAURY COUNTY HIGHWAY DEPARTMENT.

standards established in the Regulations to Govern Subsurface Sewage Disposal, the Soils Handbook and the Soil Taxonomy. No other warranties

**Norman Marable**  
**Soils Consultant**  
P.O. Box 481  
Columbia, TN 38402

Signature of Soil consultant  
does not constitute approval of  
this map by the Division of  
Water Resources.

**PROPERTY DATA:**  
**BRIAN D. DODGE & WIFE, AMANDA DODGE**  
Deed Book R2847 Page 1345  
Tax Map 167 Parcel 016.02

Overall Surveyed Area:  
22,272 Acres (14,127 ± 7.2%)

Maury County, TN Zoning:  
A2- Rural Residential

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 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 damage to the utilities. Call 800-4-A-UTILITY for more information.

Page 1345, Hickman County Registers Office, and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Amanda Dodge (Date)

I hereby certify to and to the best of my knowledge and belief this is a true and accurate survey for the property shown hereon; that this is a class I Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, survey having an unadjusted ratio of precision of greater than 1:10,000. This survey meets the standards of practice for surveying in the State of Tennessee.

Joseph C. Pugh (Date)

SANITARY SURVEY FOR		
BRIAN DODGE & WIFE, AMANDA DODGE		
4303 MOORE LANE, MAURY COUNTY, TENNESSEE		
DRAWN BY: ELR		DATE: 07/20/2022
CHECKED BY: JCP		REVISED:
SCALE: 1"=100'	<b>ESSENTIAL LAND SURVEYING &amp; MAPPING, LLC</b>  811 HATCHER LANE, COLUMBIA, TN 38401 PHONE: 931-286-6483 EMAIL: CPUGH@ELSM-LLC.COM	JOB #: 220617_Dodge
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