



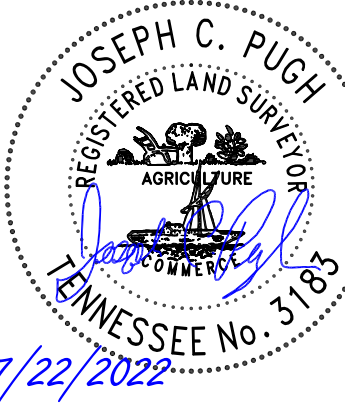
CERTIFICATE OF OWNERSHIP AND DEDICATION  
We hereby certify that we are the owner(s) of the property shown and described hereon as evidenced in Book Number, R2847, Page, 1345, Hickman County Registers Office, and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Brian D. Dodge (Date)

Amanda Dodge (Date)

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 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)  
TN RLS# 3183



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

Overall Surveyed Area:  
32.273 Acres/1,405,815 Sq. Ft.

Maury County, TN Zoning:  
A2- Rural Residential

## FINAL PLAT FOR

BRIAN D. DODGE & WIFE, AMANDA DODGE

MOORE LANE, MAURY COUNTY, TENNESSEE

DRAWN BY: ELR	DATE: 07/22/2022
CHECKED BY: JCP	REVISED:
SCALE: 1"=100'	JOB #: 220617_Dodge
	PAGE #: 1 of 1

ESSENTIAL LAND  
SURVEYING & MAPPING,  
LLC

811 HATCHER LANE,  
COLUMBIA, TN 38401  
PHONE: 931-286-6483  
EMAIL: CPUGH@ELSM-LLC.COM

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.

BRIAN D. DODGE & WIFE, AMANDA DODGE  
Deed Book R2847 Page 1345  
Tax Map 167 Parcel 016.02  
(Remaining Area)  
Maury County, TN Zoning:  
A2 - Rural Residential

LOT 1  
8.405 Acres

LOT 2  
7.241 Acres

LOT 3  
8.473 Acres

LOT 4  
8.074 Acres

DANA JONES  
Deed Book R2329 Page 145  
Tax Map 167 Parcel 015.00  
Maury County, TN Zoning:  
A2 - Rural Residential

RALPH E. PECK & WIFE, PAMELA K. PECK  
Deed Book R2823 Page 222  
Plat Book F8 Page 161  
Tax Map 167 Parcel 015.02  
Maury County, TN Zoning:  
A2 - Rural Residential

TIMOTHY ALLEN CLARK & WIFE,  
WANDA E. CLARK  
Deed Book F133 Page 613  
Tax Map 167 Parcel 013.07  
Maury County, TN Zoning:  
A2 - Rural Residential



### SURVEY NOTES:

- 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.
- A GNSS REAL-TIME KINEMATIC SURVEY WAS PERFORMED USING A BASE STATION ESTABLISHED BY STATIC SESSION AND CORRECTED BY THE ONLINE POSITION USER SERVICE (OPUS) YIELDING AN OVERALL NORMALIZED RMS:0.05" AND A COMBINED SCALE FACTOR OF 0.99993166 COMPUTED AT SURVEY CONTROL POINT SHOWN HEREON. OBS USED: 7878 / 8244: 96%; START 2022/07/18 15:42:00; STOP 2022/07/18 18:47:00; ANT NAME TP5HIPER\_VR NONE # FIXED AMB: 35 / 38: 92%; THE FOLLOWING BASE STATIONS WERE USED AS A PART OF THE STATIC OPUS SOLUTION:

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DJ9560	TN36 TDOT DISTRICT 36 CORS ARP	N351520.743	W0871933.740	34634.0
DM3531	TN30 TDOT DISTRICT 30 CORS ARP	N353305.845	W0873426.207	47878.9
DM4145	TN39 TDOT DISTRICT 39 CORS ARP	N351129.046	W0870026.748	31739.5

TENNESSEE STATE PLANE COORDINATE SYSTEM - REF FRAME: NAD83 2011 EPOCH:2010.
- SUBJECT TO ALL EXISTING ROAD RIGHT-OF-WAY EASEMENTS, ALL EXISTING UTILITY EASEMENTS, INGRESS/EGRESS EASEMENTS, OR OTHER EASEMENTS RECORDED OR UNRECORDED.
- FIELD SURVEY PERFORMED ON JULY 18-20, 2022.
- AREAS SHOWN HEREON.
- ALL CORNERS ARE MONUMENTED WITH A SET CAPPED 5/8" IRON ROD UNLESS OTHERWISE NOTED.
- POINT OF BEGINNING IS MONUMENTED AND LABELED HEREON.
- DISCREPANCIES BETWEEN SURVEY AND RECORD DISTANCES SHOWN HEREON.
- ZONING: MAURY COUNTY, TN ZONE A2 RURAL RESIDENTIAL DISTRICT, FRONT YARD SETBACK 40' MINIMUM, REAR YARD 30' MINIMUM, SIDE YARD 20' MINIMUM, REFER TO THE ZONING ORDINANCE OF MAURY COUNTY, TN FOR MORE INFORMATION.
- PROPERTY LOCATED WITHIN A ZONE A AND ZONE X UNSHADED (SHOWN HEREON) OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP #111902103E WITH EFFECTIVE DATE APRIL 16, 2007.
- 10' EASEMENT ON ALL PROPERTY LINES PARALLEL AND ABUTTING ROADS, 10' EASEMENT ON ALL REAR PROPERTY LINES AND 5' EASEMENT ON ALL INTERIOR PROPERTY LINES FOR UTILITY AND DRAINAGE EASEMENT.

### MAURY COUNTY NOTES:

- DRIVEWAY PIPES SHALL BE A MINIMUM OF 18" RCP WITHIN THE PUBLIC RIGHT OF WAY AND SHALL INCLUDE HEADWALLS. THE CULVERT SIZE AND HEADWALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION OF THE MAURY COUNTY SUBDIVISION REGULATIONS.
- MAILBOXES AND OTHER STRUCTURES ON A COUNTY OR STATE RIGHT OF WAY SHALL BE NO LARGER THAN A SINGLE 4" WOOD POST OR A SINGLE 2" DIAMETER METAL POST EMBEDDED NO MORE THAN 24" INTO THE GROUND.
- IN ACCORDANCE WITH THE MAURY COUNTY SUBDIVISION REGULATIONS FOR DRIVEWAYS WITHIN THE PUBLIC ROAD RIGHT-OF-WAY, ALL PORTIONS OF A DRIVEWAY WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE PAVED WITH CONCRETE OR ASPHALT, GRAVEL OR DIRT.
- ALL DRIVEWAYS AND CONNECTIONS TO EXISTING COUNTY ROADS ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPROVALS AND STANDARDS/SPECIFICATIONS SET FORTH BY THE MAURY COUNTY SUBDIVISION REGULATIONS AND THE MAURY COUNTY HIGHWAY DEPARTMENT.

CATHERINE O. PARSONS & HUSBAND,  
JACK W. PARSONS  
Deed Book R2637 Page 35  
Plat Book P12 Page 221  
Tax Map 167 Parcel 015.13  
Maury County, TN Zoning:  
A2 - Rural Residential

POINT OF BEGINNING  
Existing 3/4" Iron Rod Located At The  
Southwest Corner of Tract 1 As Shown  
on Plat Book P12 Page 221, Final Plat  
For Indian Village, Jr.  
N-415681.37  
E-1655553.74

LINE	BEARING	DISTANCE
L1	S 84°24'03" E	36.79'
L2	N 89°23'58" E	81.78'
L3	N 76°03'39" E	70.32'
L4	N 75°50'18" E	86.07'
L5	N 83°05'13" E	64.63'
L6	S 79°16'11" E	47.59'

## LEGEND

PROPERTY LINE	—————
ADJOINING LINE	-----
EASEMENT LINE	- - - - -
ELECTRIC LINE	— E — E — E — E — E — E —
CENTERLINE	— - - - -
PAVEMENT EDGE	- - - - -
FENCE LINE	- x - x - x - x - x - x - x - x - x - x -
WATER LINE	— W — W — W — W — W — W — W — W —
SANITARY LINE	— S — S — S — S — S — S — S — S —
GAS LINE	— G — G — G — G — G — G — G — G —
INDEX CONTOUR LINE	-----
CONTOUR LINE	-----
EXISTING MONUMENT	△
CONCRETE MONUMENT	□
SET CAPPED 5/8" IRON ROD	●
NO MONUMENT SET	○
POWER POLE	⊙
WATER METER	⊙
TREE	⊙
SURVEY CONTROL	⊙