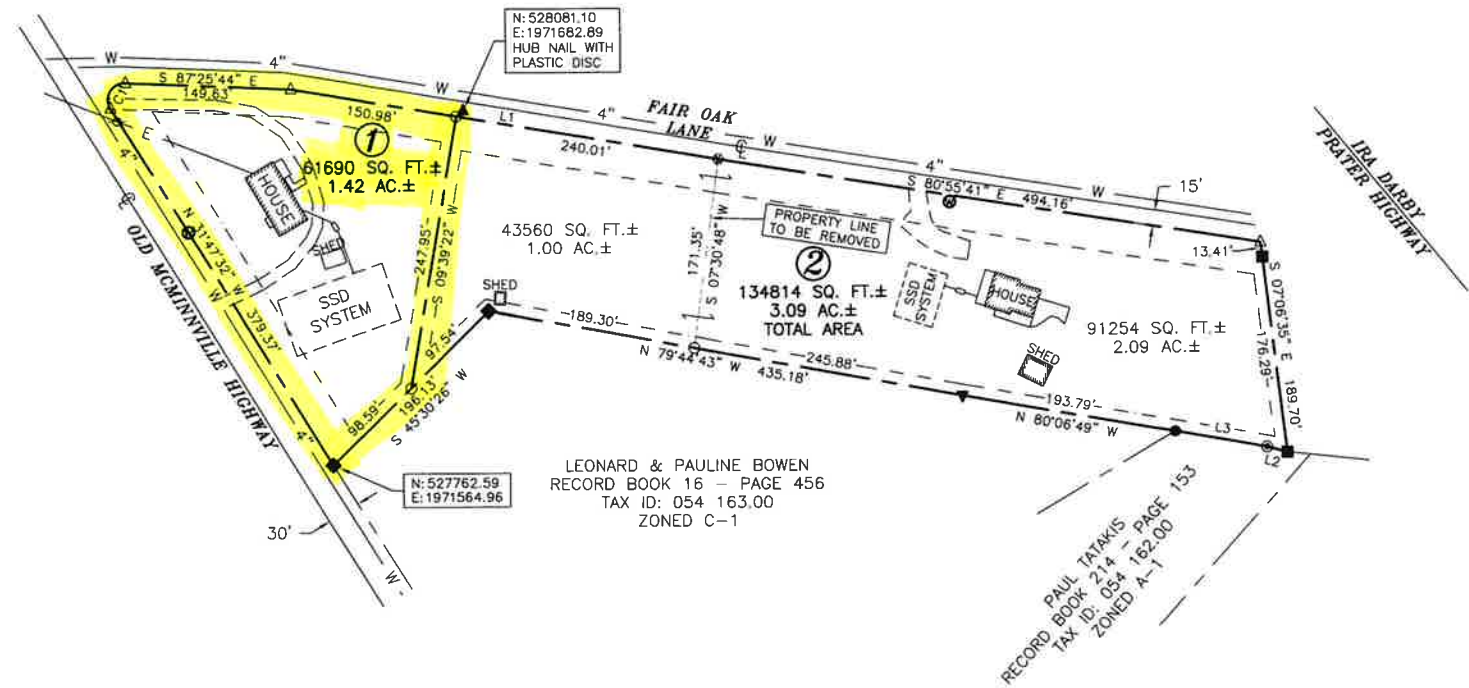




TN GRID NORTH

Sandy Hollandsworth, Register  
Cannon County Tennessee  
Rec #: 61225 Instrument #: 70950  
Rec d: 15.00 Recorded  
State: 0.00 11/29/2022 at 3:52 PM  
Clock: 0.00 in Flat Cabinet  
Other: 2.00 4  
Total: 17.00 PGS 96Z-96Z

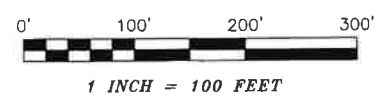


LEONARD & PAULINE BOWEN  
RECORD BOOK 16 - PAGE 456  
TAX ID: 054 163.00  
ZONED C-1

PAUL TATAKIS  
RECORD BOOK 214 - PAGE 153  
TAX ID: 054 162.00  
ZONED A-1

**LEGEND**

- ▼ IRON PIPE (OLD)
- 5/8" CAPPED REBAR (NEW) RLS # 2712
- △ MONUMENT NEITHER SET NOR FOUND
- ◆ 3/4" UNCAPPED SMOOTH REBAR (OLD)
- 1/2" CAPPED REBAR (OLD) RLS # 2835
- ⊙ 1/2" CAPPED REBAR (OLD) RLS # 466
- CONCRETE MONUMENT
- TELEPHONE POLE
- ⊙ 1.25" SHAFT (OLD)
- ▲ CONTROL POINT
- ⊙ WATER METER
- W - WATER LINE
- - - SETBACK LINE
- - - - EDGE OF GRAVEL
- E - OVERHEAD ELECTRIC
- - - - PROPERTY BOUNDARY



LINE	BEARING	DISTANCE
L1	S 80°25'54" E	390.99'
L2	N 75°13'00" W	18.84'
L3	N 80°06'49" W	84.03'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	32.56'	26.53'	N 30°23'22" E	124°21'48"

NOTE: This survey was performed with RTK GPS positional data observed between the dates of 10-12-22 and 10-13-22 utilizing a Topcon HiPer HR dual 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\_NO\_TRANS; Geoid: g2017au7. The positional accuracy of the GPS vectors does not exceed H: 5 mm + 0.5 ppm. The combined grid factor used for this survey is 0.99989784 centered upon the control point shown hereon.



**SURVEYOR'S CERTIFICATE**  
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: 10/13/22  
Registered Land Surveyor

**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: 11-22-22  
Cannon County Road Superintendent

**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 Utility District and will adequately serve the property herein described.  
Date Signed: 11-22-22  
Water Utility District Representative

**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: 10/13/22  
Surveyor's Signature

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

**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: 11-22-22  
Date Signed: 11-22-22  
Owner'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: 10/13/22  
Secretary, Cannon County Planning Commission

**FINAL PLAT FOR EDWIN & JEAN RIGSBY ESTATE**  
PRESENTED TO CANNON COUNTY REGIONAL PLANNING COMMISSION

<b>DEVELOPER:</b> EDWIN & JEAN RIGSBY ESTATE, RANDAL & KATHY GEORGE	<b>SURVEYOR:</b> MICHAEL R. MOORE
<b>ADDRESS:</b> 1243 OLD MCMINNVILLE HWY, 166 FAIR OAK LANE	<b>ADDRESS:</b> 208 N CHANCERY STREET
<b>WOODBURY, TN 37190</b>	<b>MCMINNVILLE, TN 37110</b>
<b>TELEPHONE:</b> 615-563-5493	<b>TELEPHONE:</b> 931-473-1088
<b>DB 52 - PC 137 P/O</b> <b>DB 178 - PC 524</b>	<b>ACREAGE:</b> 4.51 ACRES ±
<b>TAX ID:</b> 054 164.00 054 165.00	<b>NUMBER OF LOTS:</b> TWO (2)
<b>SCALE:</b> 1" = 100'	<b>DATE:</b> 10-13-22
<b>PROJECT #</b> 22209	<b>BTH CIVIL DISTRICT</b> CANNON COUNTY