LEGEND

ADJOINING LINE EASEMENT LINE SETBACK LINE ELECTRIC LINE CENTERLINE PAVEMENT EDGE FENCE LINE WATER LINE

——— E ——— E ——— _____ —_x—_x—_x—_x— — w — w — w — w — w — SANITARY LINE ----- s ------ s ------

GAS LINE TELEPHONE LINE EXISTING MONUMENT EXISTING CAPPED %" IRON ROD

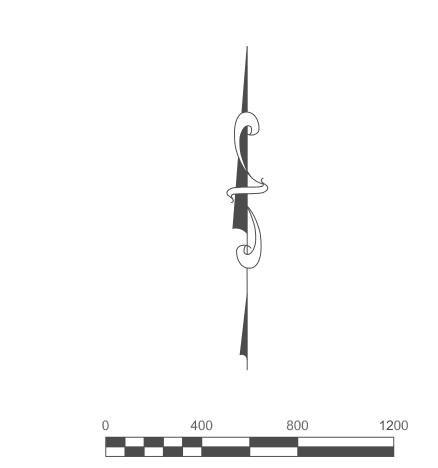
CONCRETE MONUMENT SET CAPPED 5/8" IRON ROD NO MONUMENT SET POWER POLE

WATER METER

SURVEY CONTROL

SEWER MANHOLE

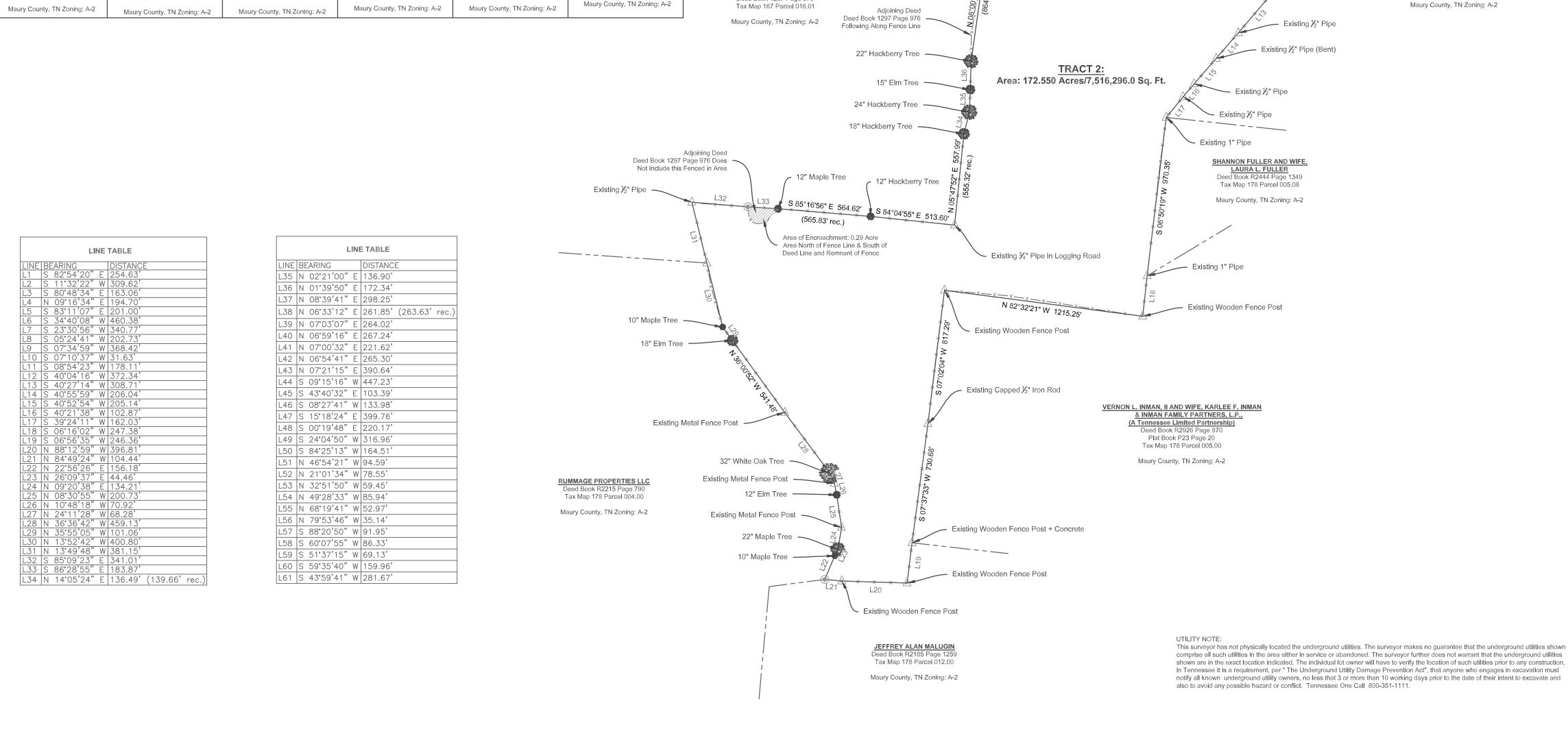
WATER VALVE



		ADJOINING PROPER	RTY OWNERS TABLE		
1	2	3	4	5	6
SHAWN JENKINS AND WIFE, TONYA JENKINS Deed Book R2772 Page 159 Plat Book P22 Page 396 Lot 3 Tax Map 167 Parcel 016.08 Maury County, TN Zoning: A-2	CHARLES S. LONG AND WIFE, ANGELA K. LONG Deed Book R2757 Page 932 Plat Book P22 Page 396 Lot 4 Tax Map 167 Parcel 016.06 Maury County, TN Zoning: A-2	KRISTIN MITCHELL Deed Book R2896 Page 627 Plat Book P22 Page 396 Lot 5 Tax Map 167 Parcel 016.11 Maury County, TN Zoning: A-2	BRET MITCHELL AND WIFE, CARMEL MITCHELL Deed Book R2757 Page 1343 Plat Book P22 Page 396 Lot 6 Tax Map 167 Parcel 016.07 Maury County, TN Zoning: A-2	BRIAN D. DODGE AND WIFE, AMANDA DODGE Deed Book R2847 Page 1345 Plat Book P23 Page 418 Lot A Tax Map 167 Parcel 016.02 Maury County, TN Zoning: A-2	BRIAN D. DODGE AND WIFE, AMANDA DODGE Deed Book R2847 Page 1345 Plat Book P23 Page 418 Lot B Tax Map 167 Parcel 016.02 Maury County, TN Zoning: A-2
7	8	9	10	11)	(12)
RADACH & JOHNSON HOMES, LLC Deed Book R2960 Page 1093 Plat Book P23 Page 54 Lots 1 & 2 Tax Map 167 Parcel 016.10	MICHAEL M. SPENCE AND WIFE, STEPHANIE M. SPENCE Deed Book R2866 Page 1059 Plat Book P23 Page 54 Lot 3 Tax Map 167 Parcel 016.09	WILLIAM BRIAN FITZGERALD AND WIFE, JENNIFER FITZGERALD Deed Book R1851 Page 671 Plat Book P10 Page 537 Tract 4 Tax Map 167 Parcel 025.03	Deed Book R2662 Page 1473	BRAD HARRIS Deed Book R2591 Page 286 Plat Book P12 Page 285 Tracts 1 & 2A Tax Map 167 Parcel 025.02	CLYDE E. HARRIS Deed Book R2280 Page 108 Tax Map 167 Parcel 019.02 Maury County, TN Zoning: A-2

		LI	NE	TABLE		
LINE	IBE	EARING		DISTANC	F	
L1	S	82°54'20"	Ε	254.63		
L2	S	11°32'22"	W	309.62		
<u>L3</u>	S	80°48'34"	Ē	163.06		
L4	N	09°16'34"	Ε	194.70		
L5	S	83°11'07"	Ε	201.00		
L6	S	34°40'08"	W	460.38		
L7	S	23°30'56"	W	340.77		
L8	S S	05°24'41"	W	202.73		
L9	S	07°34'59"	W	368.42		
L10	S	07°10'37"	W	31.63'		
L11	S	08°54'23"	W	178.11		
L12	S	40°04'16"	W	372.34		
L13	S	40°27'14"	W	308.71		
L14	S S	40°55'59"	W	206.04		
L15	S	40°52'54"	W	205.14		
L16	S	40°21'38" 39°24'11" 06°16'02"	W	102.87		
L17	S	39°24'11"	W	162.03		
L18	S	06°16'02"	W	247.38		
L19	S	06°56′35″	W	246.36		
L20	Ν	88°12'59"	W	396.81		
L21	N	84°49'24"	W	104.44		
L22	N	22°56'26" 26°09'37"	Ε	156.18		
L23	N	26°09'37"	Ε	44.46'		
L24	N	09°20'38"	E	134.21		
L25	N	08°30'55"	W	200.73		
L26	N	10°48'18"	W	70.92		
L27	N	24°11'28"	W	68.28		
L28	N	36°36'42"	W	459.13		
L29	N	35°55'05"	W	101.06		
L30	N	13°52'42"	W	400.80		
L31	N	13°49'48"	W	381.15		
L32	S	85°09'23" 86°28'55"	E	341.01		
L33	S	86°28'55"	Ε	183.87		
L34	N	14°05'24"	Ε	136.49	(139.66'	re

LINE BEARING DISTANCE L35 N 02°21'00" E 136.90' L36 N 01°39'50" E 172.34' L37 N 08°39'41" E 298.25' L38 N 06°33'12" E 261.85' (263.63' red L39 N 07°03'07" E 264.02' L40 N 06°59'16" E 267.24' L41 N 07°00'32" E 221.62' L42 N 06°54'41" E 265.30' L43 N 07°21'15" E 390.64' L44 S 09°15'16" W 447.23' L45 S 43°40'32" E 103.39' L46 S 08°27'41" W 133.98' L47 S 15°18'24" E 399.76' L48 S 00°19'48" E 220.17' L49 S 24°04'50" W 316.96' L50 S 84°25'13" W 164.51' L51 N 46°54'21" W 94.59' L52 N 21°01'34" W 78.55' L53 N 32°51'50" W 59.45' L54 N 49°28'33" W 85.94'
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L54 N 49°28'33" W 85.94'
L55 N 68°19'41" W 52.97'
L56 N 79°53'46" W 35.14'
L57 S 88°20'50" W 91.95'
L58 S 60°07'55" W 86.33'
L59 S 51°37'15" W 69.13'
L60 S 59°35'40" W 159.96'
L61 S 43°59'41" W 281.67'



POINT OF BEGINNING Existing Capped %" Iron Rod being

E:1654225.30

MOORE LANE

Witness Corner:

Witness Corner:

Existing 3/4" Pipe -

Existing Capped %" Iron Rod On-Line @ 270.00'

Existing Capped %" Iron Rod On-Line @ 540.00'

Witness Corner:

14" Maple Tree

— Existing ½" Pipe

Existing 1" Pipe (Bent)

Existing ½" Pipe

Existing 1" Pipe

Existing Capped \(\frac{1}{8} \)" Iron Rod On-Line @ 810.00'

DAVID M. STOLTZ

Plat Book P5 Page 218 Tract 1

CATHERINE D. PARSONS AND HUSBAND,

JACK W. PARSONS

Plat Book P12 Page 221 Tracts 1 & 2

Tax Map 167 Parcel 015.13

Maury County, TN Zoning: A-2

the Northeast Corner of Lot A as shown on Plat Book P23 Page 418

Area: 55.376 Acres/2,412,195.0 Sq. Ft.

Duck River Electric Membership Corporation Power Line

Existing Metal Fence Post -

No Easement Found or Recorded

Existing Metal Fence Post

➤ Existing Capped ½" Iron Rod

Witness Corner:
Existing Capped %" Iron Rod On-Line @ 761.40'

N 82°47'01" W 532.35'

Existing ½" Iron Rod (Disturbed)

Existing Capped %" Iron Rod On-Line @ 558.00'

Witness Corner:

Existing Capped %" Iron Rod On-Line @ 138.98'

Existing ½" Iron Rod (Bent) —

Existing Capped ½" Iron Rod —

Existing ½" Iron Rod —

Existing ½" Iron Rod —

Existing ½" Iron Rod (Bent) —

Deed Book 1297 Page 976

Existing ½" Iron Rod -

Existing 1" Pipe (Bent) —

Existing Capped %" Iron Rod On-Line @ 350.64' -



SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO CREATE TWO TRACTS FROM THE REMAINING PROPERTY OF DEED BOOK R2847 PAGE 1345.

1. THE PURPOSE OF THIS SURVEY IS TO CREATE TWO TRACTS FROM THE REMAINING PROPERTY OF DEED BOOK R2847 PAGE 1345. 2. ZONING: MAURY COUNTY, TN A-2: RURAL RESIDENTIAL DISTRICT. 40' FRONT YARD SETBACK, 20' SIDE YARD SETBACK, AND 30'

- REAR YARD SETBACK, REFER TO THE ZONING ORDINANCE OF MAURY COUNTY, TN FOR MORE INFORMATION. 3. TITLE SEARCH WAS NOT PROVIDED TO THIS SURVEYOR; THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN
- ACCURATE TITLE SEARCH. 4. BEARINGS REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM GRID NORTH AS DETERMINED BY GPS
- 5. HORIZONTAL DATA SHOWN HEREON WAS GATHERED USING TOPCON HIPER VR (DUAL FREQUENCY) GPS. REAL TIME KINEMATICS
- (RTK) AND STATIC CONTROL WERE UTILIZED.
 6. I, JOSEPH C. PUGH, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL REAL TIME KINEMATIC (RTK) GPS SURVEY
- MADE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY: TYPE OF SURVEY - REAL TIME KINEMATIC (RTK),
- GPS DEVICE TOPCON HIPER VR POSITIONAL ACCURACY - 0.05' PUBLISHED/FIXED CONTROL - TENNESSEE DEPARTMENT OF TRANSPORTATION CORS NETWORK
- DATUM/EPOCH NAD83(2011) DISTANCE - GRID
- BEARING GRID 7. SUBJECT TO ALL EXISTING ROAD RIGHT-OF-WAY EASEMENTS, ALL EXISTING UTILITY EASEMENTS, INGRESS/EGRESS EASEMENTS, OR OTHER EASEMENTS RECORDED OR UNRECORDED. RIGHT-OF-WAY SHOWN HEREON IS BASED ON MAURY COUNTY ROAD
- REPORT LIST DATED NOVEMBER 29, 2021. 8. VISIBLE UTILITIES ARE SHOWN HEREON.
- AREAS SHOWN HEREON. 10. FIELD SURVEY PERFORMED ON JUNE 19-25, 2024.

GEOID MODEL - NAVD88 GEOID18

- 11. DISCREPANCIES BETWEEN SURVEY AND RECORD DISTANCES SHOWN HEREON.
 12. ALL CORNERS ARE MONUMENTED WITH A SET CAPPED 5/8" IRON ROD UNLESS OTHERWISE NOTED.
- 13. POINT OF BEGINNING IS MONUMENTED AND LABELED HEREON. 14. PROPERTY LOCATED WITHIN A ZONE X UNSHADED OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP 47119C0410E WITH EFFECTIVE DATE APRIL 16, 2007.

Tax Map 167 Parcel 016.02

Overall Surveyed Area: 227.927 Acres/9,928,491.0 Sq. Ft.

Maury County, TN Zoning: A-2

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number _R2847_, Page _1345_, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public

ways, public easements, utilities, and other facilities have been filed.

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 IV Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, survey having a positional accuracy of 0.05'. This survey meets the standards of practice for surveying in the State of Tennessee.

Joseph C. Pugh TN RLS# 3183

PLAT OF SURVEY FOR

BRIAN DODGE

4303 MOORE LANE, CULLEOKA, TENNESSEE

DRAWN BY: ELR CHECKED BY: JCP SCALE: 1"=400'

ESSENTIAL LAND SURVEYING & MAPPING,

811 HATCHER LANE. COLUMBIA, TN 38401 PHONE: 931-286-6483 EMAIL: CPUGH@ELSM-LLC.COM REVISED: JOB #: 240615_Dodge-Farm PAGE #:

DATE: 07/01/2024

1 of 1