

NOTES:  
 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX MAP 127, PARCEL 26.00, DEED BOOK 669, PAGE 364. THIS SURVEY IS PROVIDED TO SAM HINSON (OWNER).  
 2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY OF THE PROPERTY AND THAT I AM FAMILIAR WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:  
 A. TYPE OF SURVEY: RTK  
 B. POSITIONAL ACCURACY: 0.05'  
 C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK (MSM\_NEAR)  
 D. GEOID MODEL: GEOID 18  
 E. DATUM: NAD 83 (GEOID TO GROUND)  
 F. DISTANCE CORRECTION FACTOR(S): 1.0000817253279  
 G. GPS: CARLSON BRX7 (BASE/ROVER)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0265E DATED 4/16/2007.  
 4. PROPERTY IS ZONED R2 CITY OF MT. PLEASANT. ALL ZONING ORDINANCE, BUILDING, SETBACKS, REAR 25' SIDE 10'

5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

6. PROPERTY ADDRESS:  
 208 CANAAN RD  
 MOUNT PLEASANT, TN 38474

7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

8. UTILITIES PROVIDED BY MOUNT PLEASANT POWER SYSTEM  
 123 N. MAIN ST  
 MOUNT PLEASANT, TN 38474

9. OWNERS AND ADDRESS  
 BILLY H. & PATRICIA E. SMITH  
 208 CANAAN RD  
 MT PLEASANT TN 38474

10. THIS SURVEY IS BASED ON FIELD EVIDENCE AND CURRENT DEEDS OF RECORD. A TITLE SEARCH WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. THE SURVEY IS STATED TO BE PROVIDED ON THE BASIS OF A PROFESSIONAL OPINION BASED ON FIELD EVIDENCE, EXPERIENCE, AND DOCUMENTS OF RECORD AT THE COUNTY REGISTER OF DEEDS OFFICE. THIS SURVEY IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

11. THE FEATURES AND IMPROVEMENTS SHOWN ON THIS PROPERTY ARE NOT LOCATED ON ANY SURVEY MAPS. THE SURVEY REPRESENTS A FULL AS-BUILT SURVEY OF THE PARCELS AND EASEMENTS SHOWN BUT ARE INCLUDED FOR VISUAL AND REFERENCE PURPOSES ONLY.

12. ALL AREAS SHOWN ON THIS PLAT WERE CALCULATED BY COORDINATE COMPUTATIONS.

13. ALL RIGHT OF WAYS WERE DETERMINED FROM TDOT ROW PLANS FOR STATE AND FEDERAL HIGHWAYS AND REFERENCE DEEDS FOR ALL LOCAL ROADS.

14. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED ON THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WHOSE ADDRESS OR COMMUNICATION GO TO THE SURVEY NAMED SAID PERSON.

15. ALL IRON PINS SET ARE 1/2" REBAR WITH CAP STAMPED SEIBER, 2397.

16. A 10' RESERVATION AREA IS ALONG THE WEST LINE OF TRACT-1 FROM EXISTING MANHOLE TO PROPERTY LINE OF TRACT-2 FOR POTENTIAL FUTURE SEWER EASEMENT.

# FINAL PLAT

## SUBDIVISION OF THE

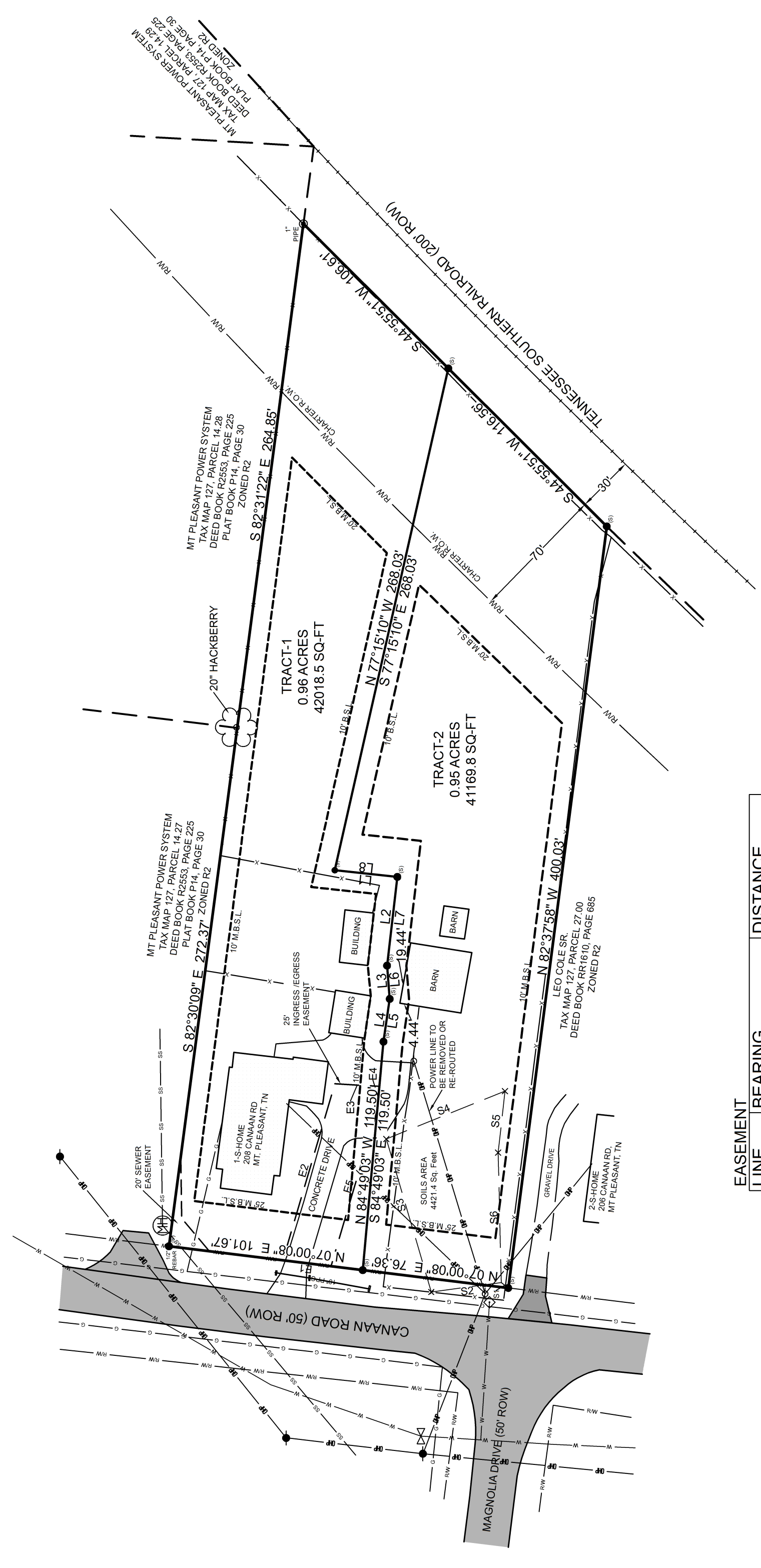
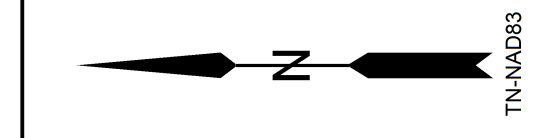
### BILLY H. & PATRICIA E. SMITH PROPERTY

#### 7TH CIVIL DISTRICT OF MAURY COUNTY

##### TAX MAP 127, PARCEL 26.00

##### DEED BOOK 669, PAGE 364

##### R.O.M.C.



### LEGEND

- (R) IRON PIN SET
- (F) IRON PIN FOUND
- ⊙ 1" IRON PIPE
- ⊕ TREE
- ⊖ POWER POLE
- ⊕ SEWER MANHOLE
- ⊖ UTILITY POLE
- ⊖ WATER VALVE
- ⊖ WATER METER
- FENCE
- BUILDING SETBACK LINE (M.B.S.L.)
- GAS LINE
- RAILROAD CENTERLINE
- RIGHT-OF-WAY
- SEWER LINE
- OVERHEAD POWER
- WATERLINE

### SOILS AREA

LINE	BEARING	DISTANCE
S1	N 37°40'50" E	4.63'
S2	N 07°40'24" W	36.79'
S3	N 73°39'24" E	83.09'
S4	S 21°57'23" E	66.62'
S5	N 83°39'21" W	32.22'
S6	S 88°38'19" W	67.73'

### EASEMENT

LINE	BEARING	DISTANCE
E1	N 07°00'08" E	25.34'
E2	S 73°34'21" E	95.90'
E3	S 03°25'12" W	23.24'
E4	N 84°49'03" W	12.06'
E5	N 73°34'21" W	85.15'

LINE	BEARING	DISTANCE
L1	S 06°06'34" W	32.78'
L2	N 83°24'27" W	46.51'
L3	S 85°29'43" W	17.39'
L4	N 81°42'31" W	22.51'
L5	S 81°42'31" E	22.51'
L6	N 85°29'43" E	17.39'
L7	S 83°24'27" E	46.51'
L8	N 06°06'34" E	32.78'



SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY REPRESENTS A TRUE AND CORRECT SURVEY HAVING A 98% CONFIDENCE LEVEL AND IS TRUE AND CORRECT APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

DATE: 9/13/2024  
 TRACY SEIBER, RLS 2397

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I hereby certify that I am the owner of the property shown and described hereon as evidenced by Deed Book 669, Page 364, Maury County Register's Office, and that I hereby dedicate to the public, for the use and enjoyment of all citizens, the easements, public easements, utilities, and other facilities have been filed.

DATE: BILLY H. SMITH  
 PATRICIA E. SMITH

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Mount Pleasant Subdivision Regulations, with the exception of such variances, if any, as are noted in the Minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

DATE: SECRETARY MOUNT PLEASANT MUNICIPAL PLANNING COMMISSION

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**  
 I hereby certify that the water system(s) outlined or indicated on the plat is/are in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

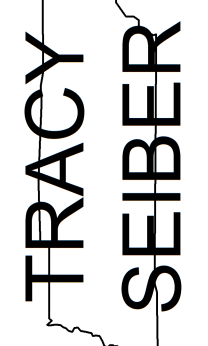
DATE: CITY OF MOUNT PLEASANT

**CERTIFICATE OF APPROVAL FOR SEWER SYSTEM**  
 I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

DATE: DIRECTOR OF WASTE WATER DEPARTMENT MOUNT PLEASANT

**E-911 PROGRAM CERTIFICATION OF APPROVAL**  
 This is to certify that this plat has been reviewed and is in compliance with the Maury County E-911 Program

DATE: E-911 DIRECTOR



102 AVALON DRIVE  
 COLUMBIA, TN 38401  
 SEIBERSURVEYING@GMAIL.COM (931)446-6677  
 DRAWING BY: T. SEIBER DATE: 1/9/2026  
 SCALE: 1"=50' JOB NO.: 01-2026  
 DRAWING 01-2026 HINSON.DWG RT SHEET 1 OF 1