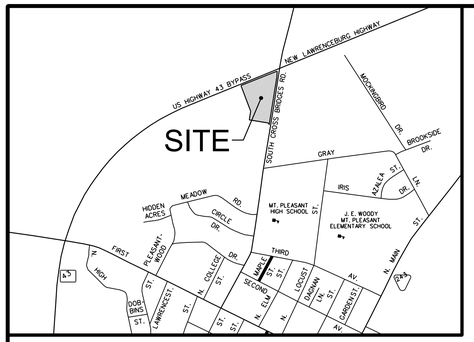


VICINITY MAP
(N.T.S.)

DEED REFERENCE

BEING A PORTION OF PROPERTY CONVEYED TO JOHN GARY KING AND WIFE, NEELLEY PARKES KING BY DEED OF RECORD IN BOOK R2653, PAGE 582, R.O.M.C.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL 1.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NO. 133.

GNSS POSITIONING METADATA

TYPE OF GPS FIELD PROCEDURE: NETWORK RTK
DUAL FREQUENCY TRIMBLE R10 RECEIVERS
POSITIONAL ACCURACY: HZ PREC. 0.05 VT PREC. 0.07 ON AVERAGE.
95% CONFIDENCE LEVEL
DATE OF SURVEY: FEBRUARY 10, 2025
DATUM/EPOCH: NAD 1983 (2007) EPOCH (2010) NAVD 1988
PUBLISHED/FIXED-CONTROL USE: TDOT CORS NETWORK
GEOID MODEL: GEOID03 (ELLIP GRS80)
COMBINED GRID FACTOR(S): NO SCALE FACTOR
UNITS: US SURVEY FT (US PLANE 1983 TN4100)

NOTES

1. *THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1 AND TO DEDICATE EASEMENTS AS SHOWN HEREON.*

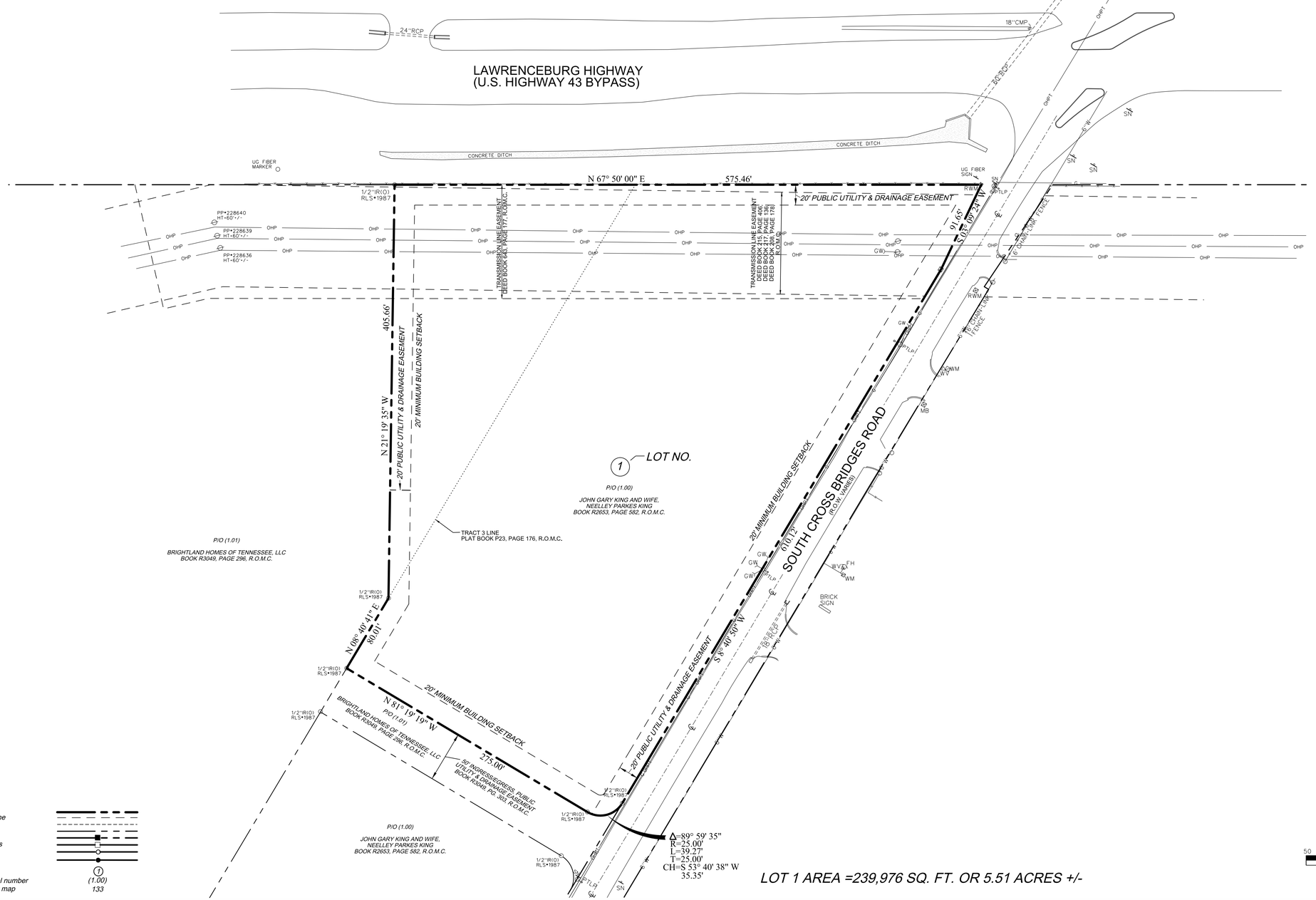
2. *THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.*

3. *BEARING SHOWN BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983)*

4. *PROPERTY IS ZONED CN (COMMERCIAL NEIGHBORHOOD) ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM ZONING ORDINANCE 2022-1102. PARCEL REPORT; NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.*

5. *THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470125, PANEL NO. 0265 E, DATED APRIL 16, 2007. ZONE "X".*

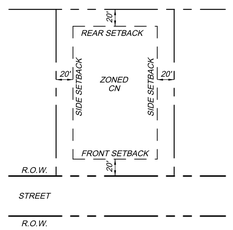
6. *UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE-GROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.*



LOT 1 AREA =239,976 SQ. FT. OR 5.51 ACRES +/-

LEGEND
Property boundary
Building set-back line
Easement
Lot line
New Monument
Existing monuments
Iron Pin (O)
Iron Pin (N)
Lot number 1
Property map parcel number (1.00)
Pertains to property map 133

ZONING: CN - COMMERCIAL NEIGHBORHOOD
FRONT SETBACK: 20'
SIDE SETBACK: 0' OR 20' IF ADJACENT TO RESIDENTIAL
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

OWNER'S:
JOHN GARY KING AND WIFE,
NEELLEY PARKES KING
ADDRESS: 307 SUNNYSIDE CIRCLE
COLUMBIA, TN 38401
RECORD BOOK: BOOK R2653, PAGE 582
TAX MAP: 133, PART OF PARCEL 1.00

50 25 0 25 50
SCALE: 1" = 50'

REVISED DATE: 7/23/2025

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 R2653, page 582, County Registers Office, and that I (we) hereby adopt this plat of subdivision with my (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.

_____, 20___ _____
Date Owner

_____, 20___ _____
Date Owner

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that this survey meets the requirements of an Urban land survey (Category 1) with a ratio of precision of the unadjusted survey greater than 1:10,000 as per standards of practice adopted by the Board of Examiners for Land Surveyors, State of Tennessee.

BY: _____ REGISTRATION NO. 1634

DATE: 7/23/2025

JAMES M. OVERFELT — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE — COMMERCIAL — 7/23/2025 — TENNESSEE NO. 1634

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Lot 1 of the John and Neelley King Property have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

Sewer System_____, 20___ _____
Date Name and Title

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Lot 1 of the John and Neelley King Property has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 20___ _____
Date Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Mount Pleasant Regional 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.

_____, 20___ _____
Date Secretary, Planning Commission

SHEET 1 OF 1

MINOR PLAT

JOHN AND NEELLEY KING
PROPERTY LOT 1

MOUNT PLEASANT, MAURY COUNTY, TENNESSEE

TOTAL ACRES = 5.51	CIVIL DISTRICT: 7TH
TOTAL LOTS = 1	SCALE: 1"=50'
ACRES NEW ROAD = N/A	CLOSURE>1:10,000
FT. NEW ROAD = N/A	DATE: 7/07/2025
DRAWN BY: JMO	3868007

BARGE DESIGN SOLUTIONS
615 Third Avenue South, Suite 700, Nashville, Tennessee 37210
PHONE (615) 254-1500 FAX (615) 255-6572

7/23/2025 6:38:29 AM JMOverfelt LandRes.pen Workspace: LandRes

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