

STATE OF TENNESSEE
 DEPARTMENT OF ENVIRONMENT AND CONSERVATION
 COLUMBIA ENVIRONMENTAL FIELD OFFICE
 DIVISION OF WATER RESOURCES
 1421 HAMPSHIRE PIKE
 COLUMBIA, TENNESSEE 38401
 PHONE (931) 380-3371 STATEWIDE 1-888-891-8332 FAX (931) 380-3397

General approval is hereby granted for Lot 2 as defined in the 6920 Hoover Mason Lane Division. The following shall be defined as general restrictions and shall apply to all lots with specific restrictions on each lot following general restrictions.

General Restrictions: Prior to any construction of a structure, permanent or mobile, the plans for the exact house/structure location and the subsurface sewage system must be approved by the Environmental Specialist with the Division of Ground Water Protection in Maury County. Any cutting or filling after August 30, 2024, may render the site unsuitable. Drainageways, gullied areas, cut and fill material and disturbed soil areas are unsuitable for sewage disposal areas. Structures must be properly located to obtain gravity flow to drain field, or a pump will be required. Water taps, waterlines and driveways should be located at side property lines unless otherwise noted. The High Intensity Soils May designating suitable soil areas for this subdivision is on file at the Environmentalist's office.

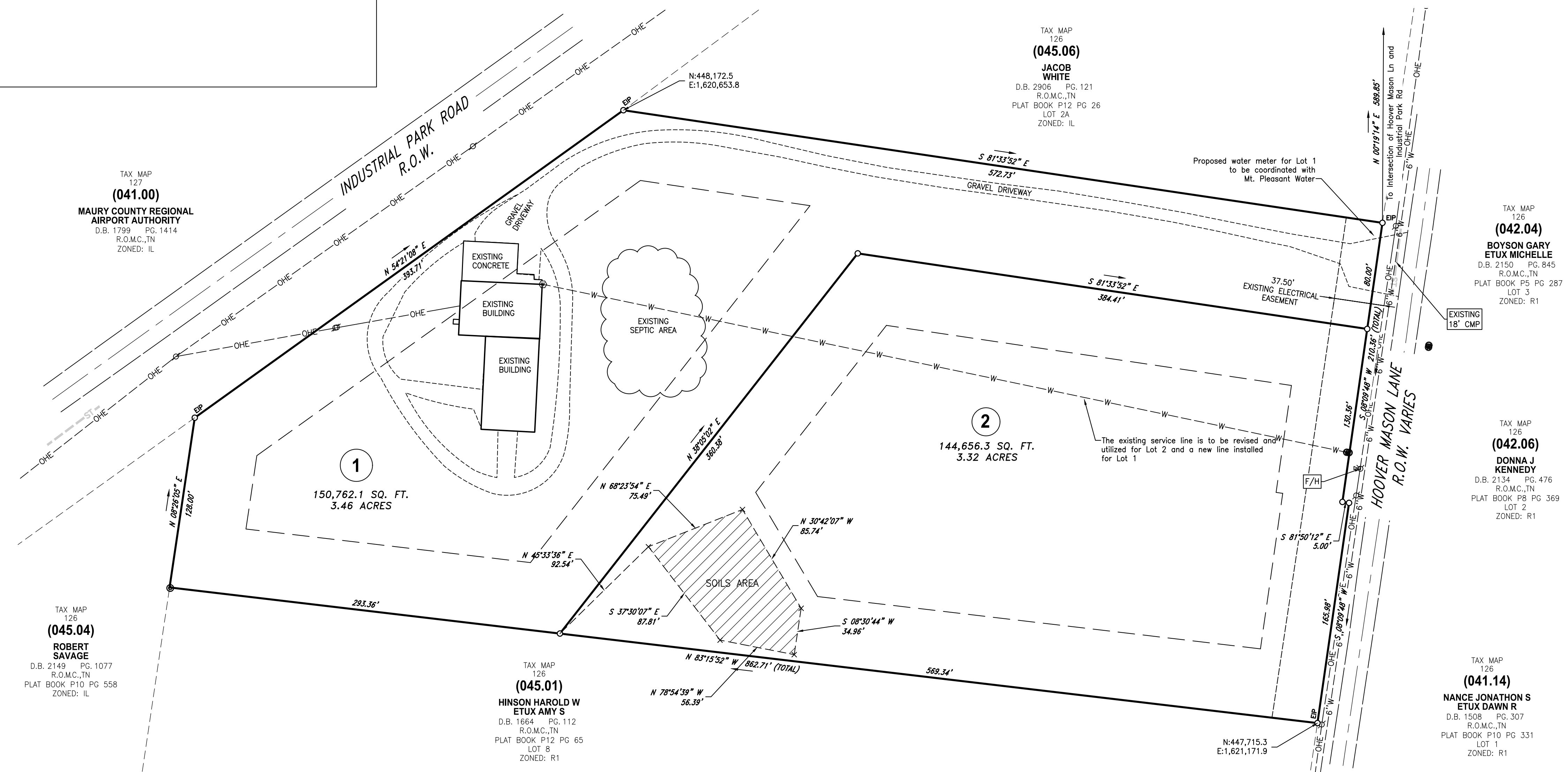
S.S.D.S. Denotes Subsurface Sewage Disposal System.

Lot 1: This lot has not been evaluated pursuant to this plat review for a subsurface sewage system disposal system and plat approval does not constitute approval of this lot or the existing system.

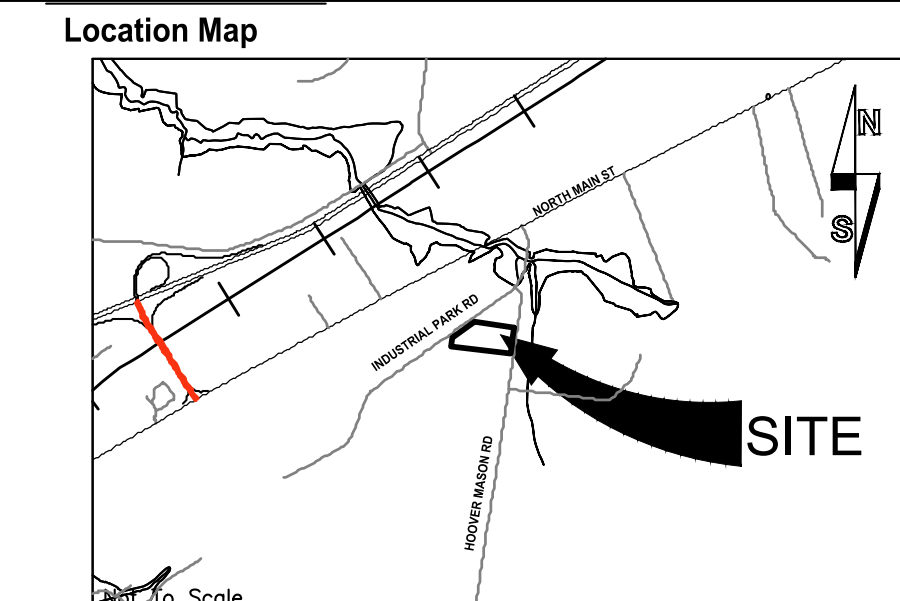
Lot 2: Suitable soil for subsurface sewage disposal system is located in the south eastern portion of the lot. With proper structure, driveway and utility locations outside of useable soils area this lot can accommodate a structure not to exceed two bedrooms and a pump will be required.

Date: Alan Floyd
 Environmental Specialist III

AF/an



- Surveyor's Notes**
- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
 - The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
 - Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
 - Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
 - The property shown hereon is located within the Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the Maury County's Zoning Regulation as interpreted and regulated by the Building & Zoning Office.
 - The area of the parcels as shown hereon is ±6.78 Acres.
 - This property currently identified as Tax Map No. 126 Parcel No. 045.13, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
 - Plot reference: P12, Pages 65-66
 - Deed reference: Book R2557, Page 1328
 - Bearings based on: Tennessee State Plane, NAD(83).
 - This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
 - This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
 - This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certification does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
 - The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
 - The certification is not an expressed or implied warranty or guarantee.
 - This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0270E, dated April 16, 2007 (Zone 'X') (Panel Not Printed).
 - All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.



SITE DATA:

OWNER:
 MICHAEL SHANE AND TAMMY LYNN ANDERSON
 3885 BUCK MATTHEWS ROAD
 COLUMBIA, TN 38401

PARCEL NUMBER:
 TAX MAP 126, PARCEL 045.13

PLAT BOOK:
 P12, PAGES 65-66, LOT 9

DEED BOOK:
 R2557, PG 1328

ADDRESS:
 6920 HOOVER MASON LANE

SUBJECT PARCEL ZONING:
 IL - LIGHT INDUSTRIAL

ACREAGE OF SITE:
 TOTAL - 295,418.4 S.F. OR 6.78 ACRES
 PARCEL 1 - 150,762.1 S.F. OR 3.46 ACRES
 PARCEL 2 - 144,656.3 S.F. OR 3.32 ACRES

MINIMUM REQUIRED BUILDING SETBACKS:
 50' FRONT
 50' REAR
 50' SIDE

MINIMUM LOT WIDTH:
 100'

PURPOSE NOTE
 The purpose of this plat is to subdivide the existing property into 2 lots.

Septic Area Note:
 The graphic areas shown are provided for informational purposes to Owners & Builders. If the soils areas are disturbed or encroached upon, the owners and/or Builders shall coordinate with the Tennessee Department of Environment & Conservation to obtain additional approvals prior to being issued a Building Permit or a Certificate of Occupancy.

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 R2557, Page 1328, Maury 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, utilities, and other facilities have been filed.

Tax Map 126, Parcel 045.13

Date: Shane Anderson
 Date: Tammy Anderson

Printed Name and Title (If Action for Partnership or Corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plan entitled 6920 Hoover Mason Lane 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.

Date: Mt. Pleasant Water Systems
 Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

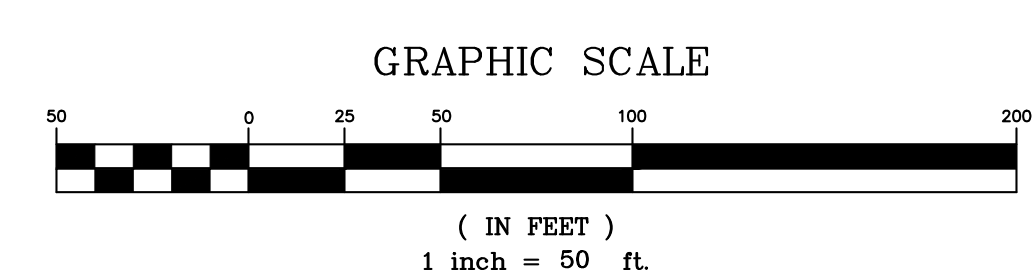
I hereby certify that the subdivision plat shown hereon has been found to comply with the Mount Pleasant Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the Minutes of the Planning Commission, and that it has been approved for recording in the Office of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

Date: Secretary, Mt. Pleasant Planning Commission

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category "IV" Survey having an unadjusted ratio of precision of 1:10,000 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: 1/26/24
 Allen B. O'Leary
 TN RLS #1987
 Number



Register of Deed Recording Stamp

WES ENGINEERS & SURVEYORS
 CIVIL ENGINEERS & LAND SURVEYORS
 2486 NASHVILLE HIGHWAY
 COLUMBIA, TN 38401
 PHONE: (931) 388-2929
 www.wesengineers.com

ENGINEERS & SURVEYORS

Client: SHANE & TAMMY ANDERSON
 3885 BUCK MATTHEWS RD
 COLUMBIA, TN 38401

DATE: 11-26-24

REVISIONS: Mt. Pleasant Staff Comments

FINAL PLAT
 6920 HOOVER MASON LANE
 MAURY COUNTY, TN

Job. No. 19564

Scale: Vertical: 1"=50'
 Horizontal:

1 of 1