

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO REQUEST ZONING CHANGE TO CONFORM TO EXISTING NEIGHBORHOOD NOT ALLOWED IN CURRENT ZONING. THIS SITE PLAN IS PROVIDED TO PROPERTY SOLUTIONS CONSTRUCTION LLC. (OWNER)

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM A CATEGORY IV GPS SURVEY 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
- D. GEOD MODEL: GEIOD 18
- E. DATUM/EPOCH: NAD83(2011)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0265E DATED 4/16/2007.

4. PROPERTY IS ZONED R-1 CITY OF MT. PLEASANT ZONING ORDINANCE.

BUILDING SETBACKS:

- FRONT 30'
- REAR 20'
- SIDE 15'

REQUESTING ZONING SETBACKS

- FRONT 25'
- REAR 20'
- 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:

519 GANT STREET
MT PLEASANT TN 38474

7. OWNER NAME AND ADDRESS

PROPERTY SOLUTIONS CONSTRUCTION LLC
405 CEMENTERY AVE
COLUMBIA, TN 38401

8. 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.

9. CITY OF MT PLEASANT UTILITIES

COLUMBIA POWER AND WATER
123 N. MAIN STREET
MOUNT PLEASANT, TN 38474

10. THIS SURVEY IS BASED ON FIELD EVIDENCE AND CURRENT DEEDS OF RECORD. A TITLE SEARCH WAS NOT PROVIDED AT TIME OF SURVEY. THE CERTIFICATION PROVIDED ON THIS SURVEY IS A STATEMENT OF PROFESSIONAL OPINION BASED ON FIELD EVIDENCE, EXPERIENCE, AND DOCUMENTS OF RECORD AT THE COUNTY REGISTER OF DEEDS OFFICE.

CERTIFICATE OF SURVEY ACCURACY

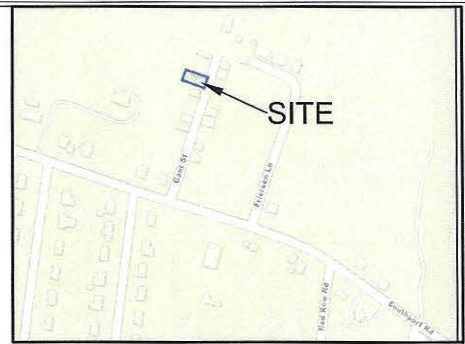
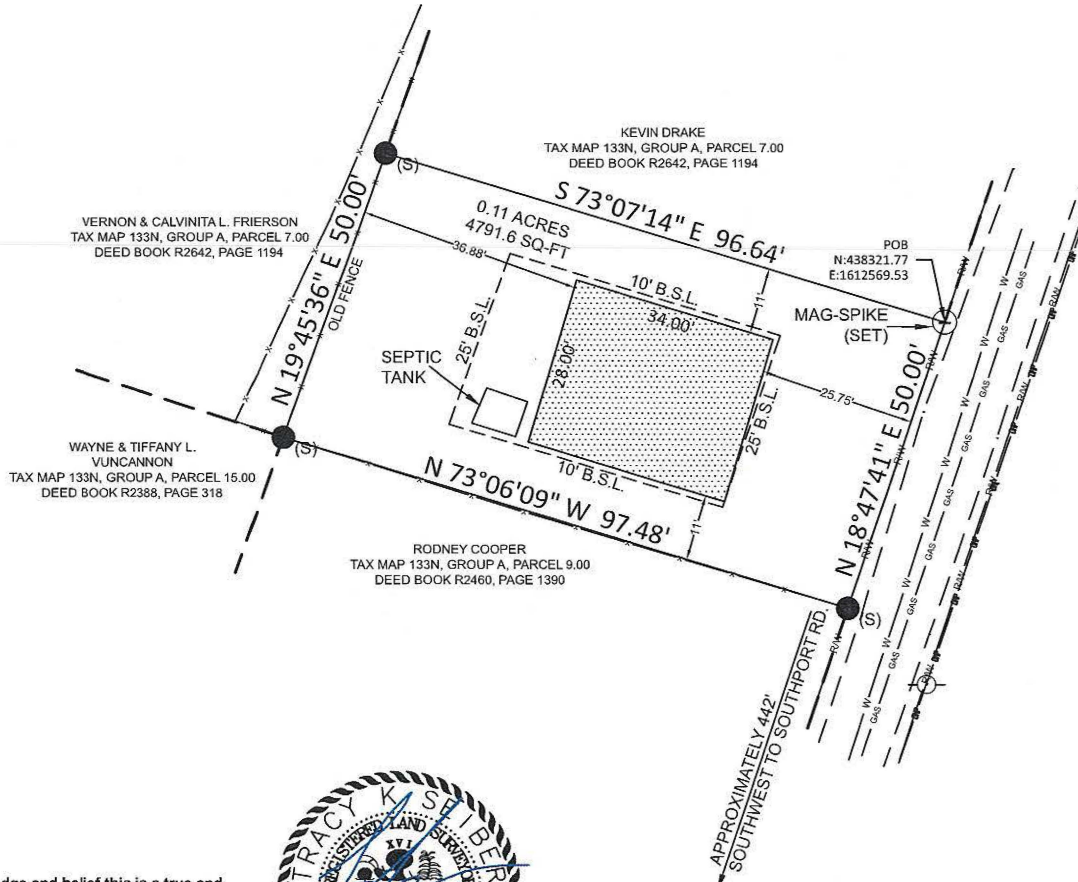
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000.

12/07/2024
Date

Tracy Seiber
TRACY SEIBER, RLS #2397



SITE PLAN
7TH CIVIL DISTRICT OF MAURY COUNTY
TAX MAP 133N, GROUP A, PARCEL 8.00
DEED BOOK R3031, PAGE 108
R.O.M.C.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- (S) IRON PIN SET
- POINT AS DESCRIBED
- UTILITY POLE
- FENCE
- DP — DP — DP — DP — OVERHAED POWER
- GAS — GAS — GAS — GAS — GAS LINE
- W — W — W — W — W — WATER LINE
- RW — RW — RW — RW — RW — RIGHT-OF-WAY



TRACY SEIBER

102 AVALON DRIVE
COLUMBIA, TN 38401
SEIBERSURVEYING@GMAIL.COM (931)446-6677

DRAWING BY: T. SEIBER DATE: 12/07/2024
SCALE: 1"=20' JOB NO.: 108-2024
RO

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE DEED BOOK R3031, PAGE 108 WITH IMPROVEMENTS. THIS SURVEY IS PROVIDED TO PROPERTY SOLUTIONS CONSTRUCTION LLC. (OWNER)

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM A CATEGORY IV GPS SURVEY 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
- D. GEOID MODEL: GEOID 18
- E. DATUM/EPOCH: NAD83(2011)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0265E DATED 4/16/2007.

4. PROPERTY IS ZONED R-1 CITY OF MT. PLEASANT ZONING ORDINANCE. BUILDING SETBACKS: FRONT 30' REAR 20' SIDE 15'

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: 519 GANT STREET MT PLEASANT TN 38474

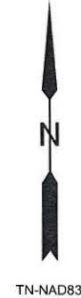
7. OWNER NAME AND ADDRESS PROPERTY SOLUTIONS CONSTRUCTION LLC 405 CEMENTERY AVE COLUMBIA, TN 38401

8. 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.

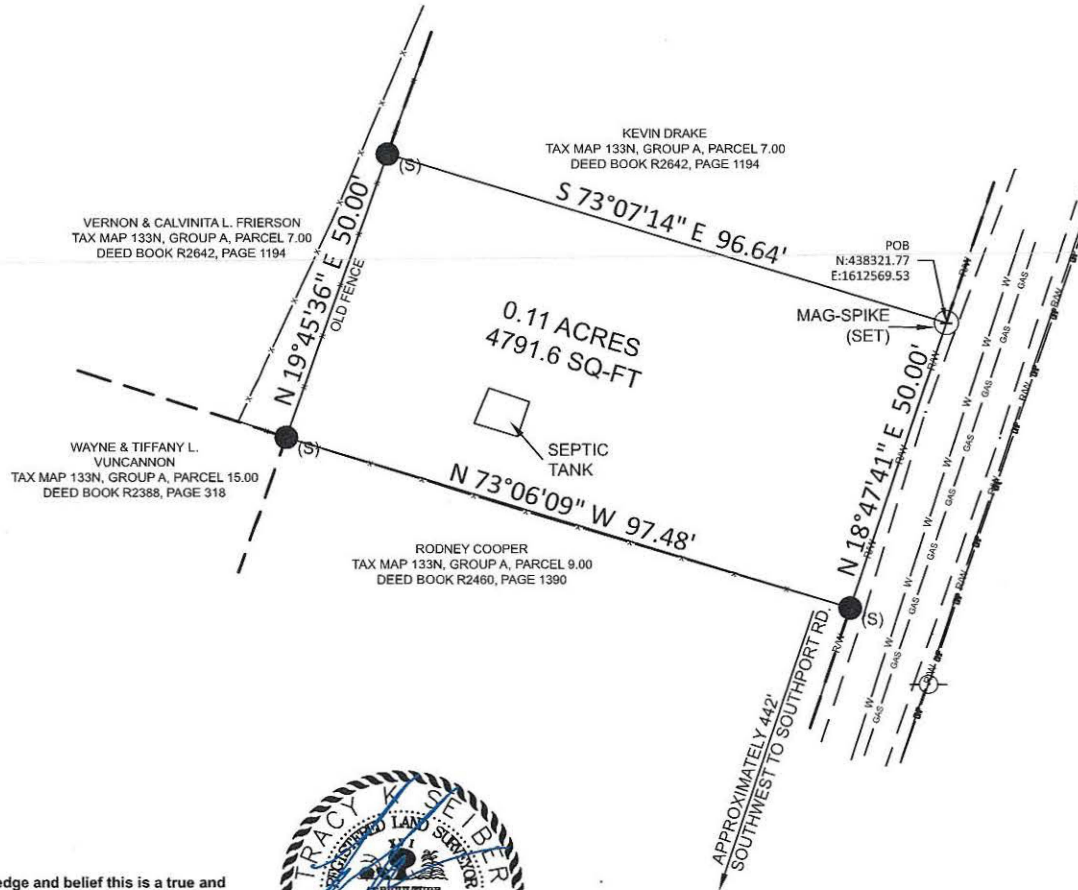
9. CITY OF MT PLEASANT UTILITIES COLUMBIA POWER AND WATER 123 N. MAIN STREET MOUNT PLEASANT, TN 38474

10. THIS SURVEY IS BASED ON FIELD EVIDENCE AND CURRENT DEEDS OF RECORD. A TITLE SEARCH WAS NOT PROVIDED AT TIME OF SURVEY. THE CERTIFICATION PROVIDED ON THIS SURVEY IS A STATEMENT OF PROFESSIONAL OPINION BASED ON FIELD EVIDENCE, EXPERIENCE, AND DOCUMENTS OF RECORD AT THE COUNTY REGISTER OF DEEDS OFFICE.

SURVEY PLAT
7TH CIVIL DISTRICT OF MAURY COUNTY
TAX MAP 133N, GROUP A, PARCEL 8.00
DEED BOOK R3031, PAGE 108
R.O.M.C.



VICINITY MAP
(NOT TO SCALE)



LEGEND

- (S) IRON PIN SET
- POINT AS DESCRIBED
- UTILITY POLE
- FENCE
- OP — OP — OP — OP — OP OVERHAED POWER
- GAS — GAS — GAS — GAS — GAS GAS LINE
- W — W — W — W — W WATER LINE
- RW — RW — RW — RW — RW RIGHT-OF-WAY

CERTIFICATE OF SURVEY ACCURACY

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 "C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000.

12/11/2024
Date

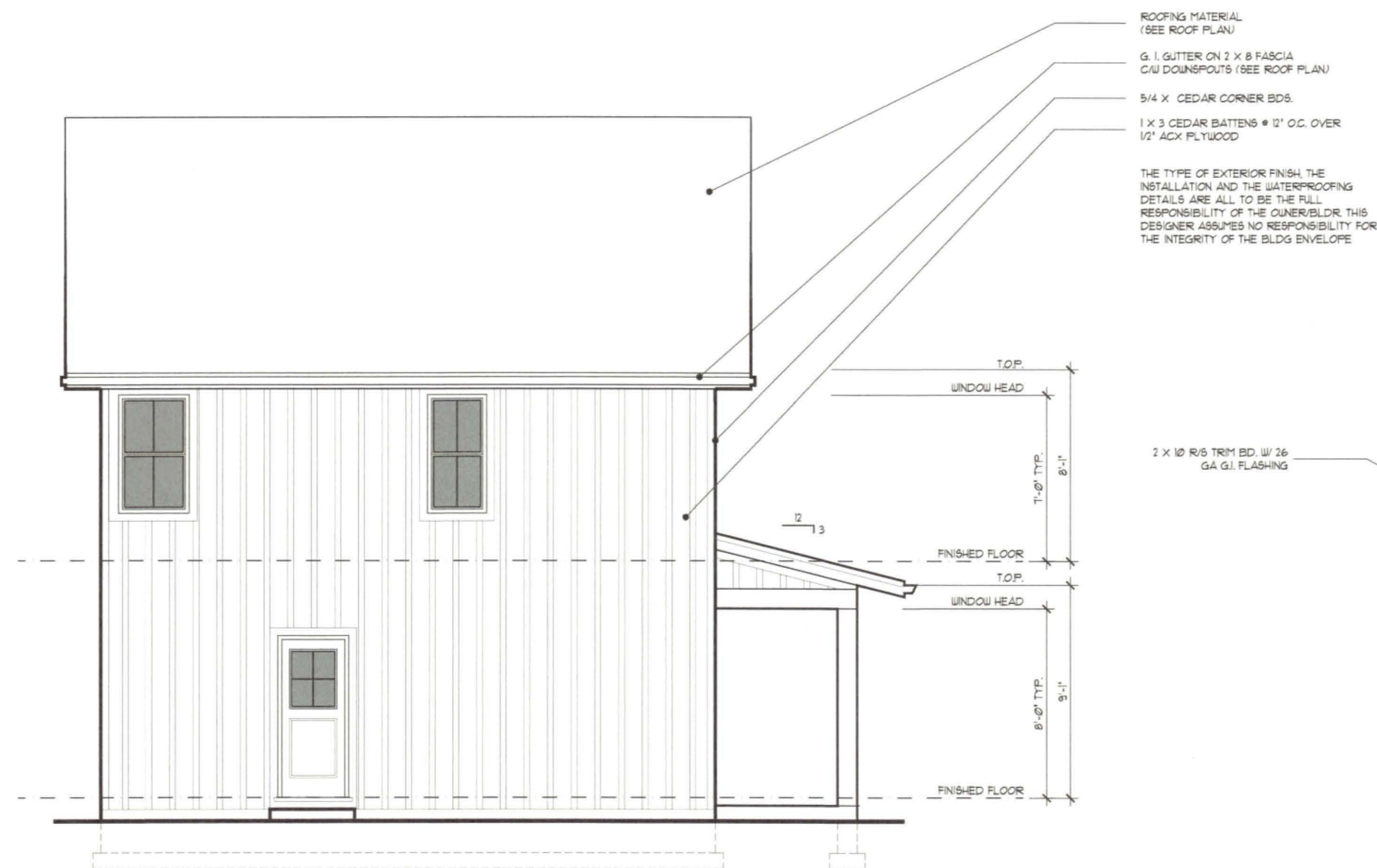
Tracy Seiber
TRACY SEIBER, RLS #2397



TRACY SEIBER

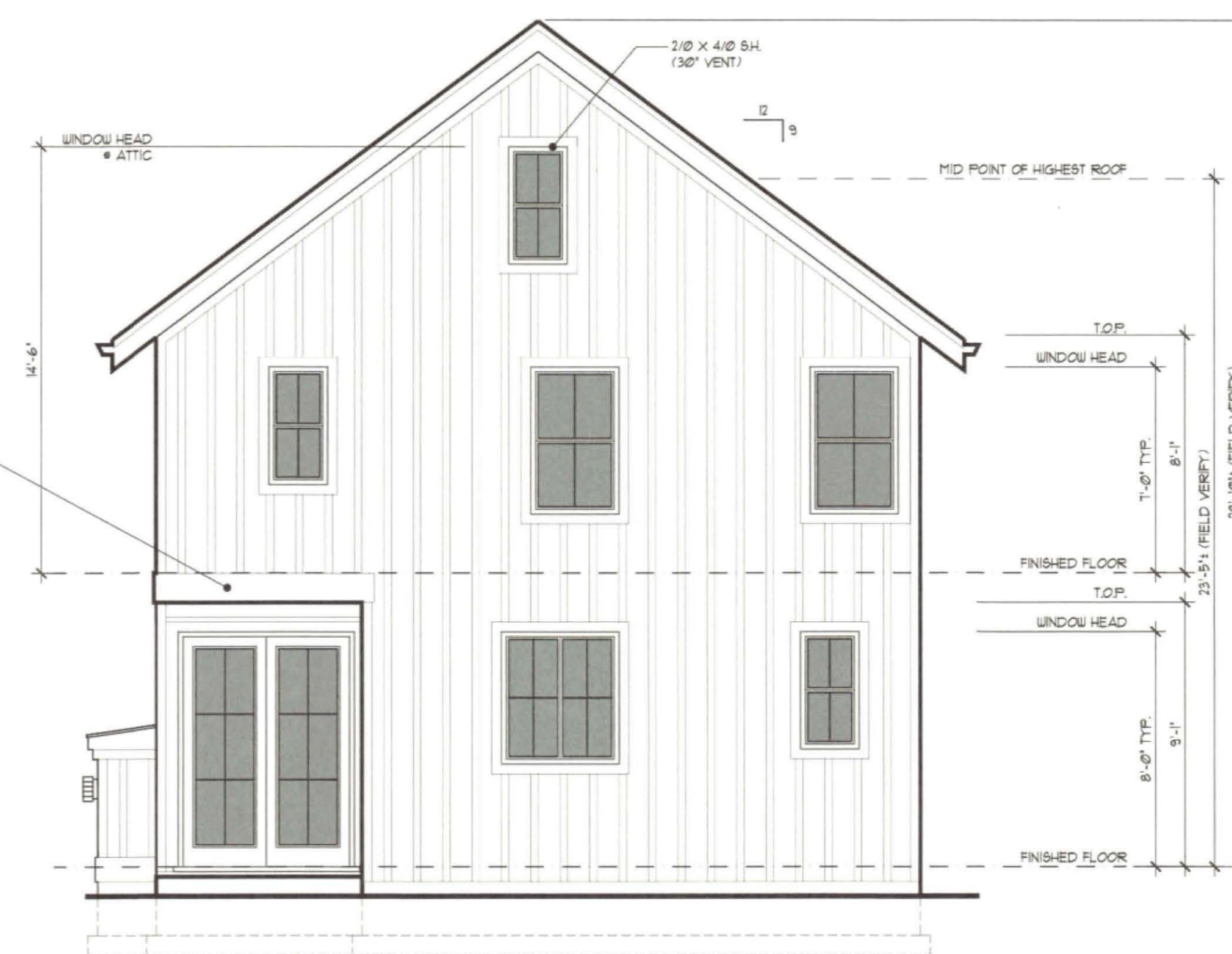
102 AVALON DRIVE
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DRAWING BY: T. SEIBER DATE: 12/07/2024
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R0



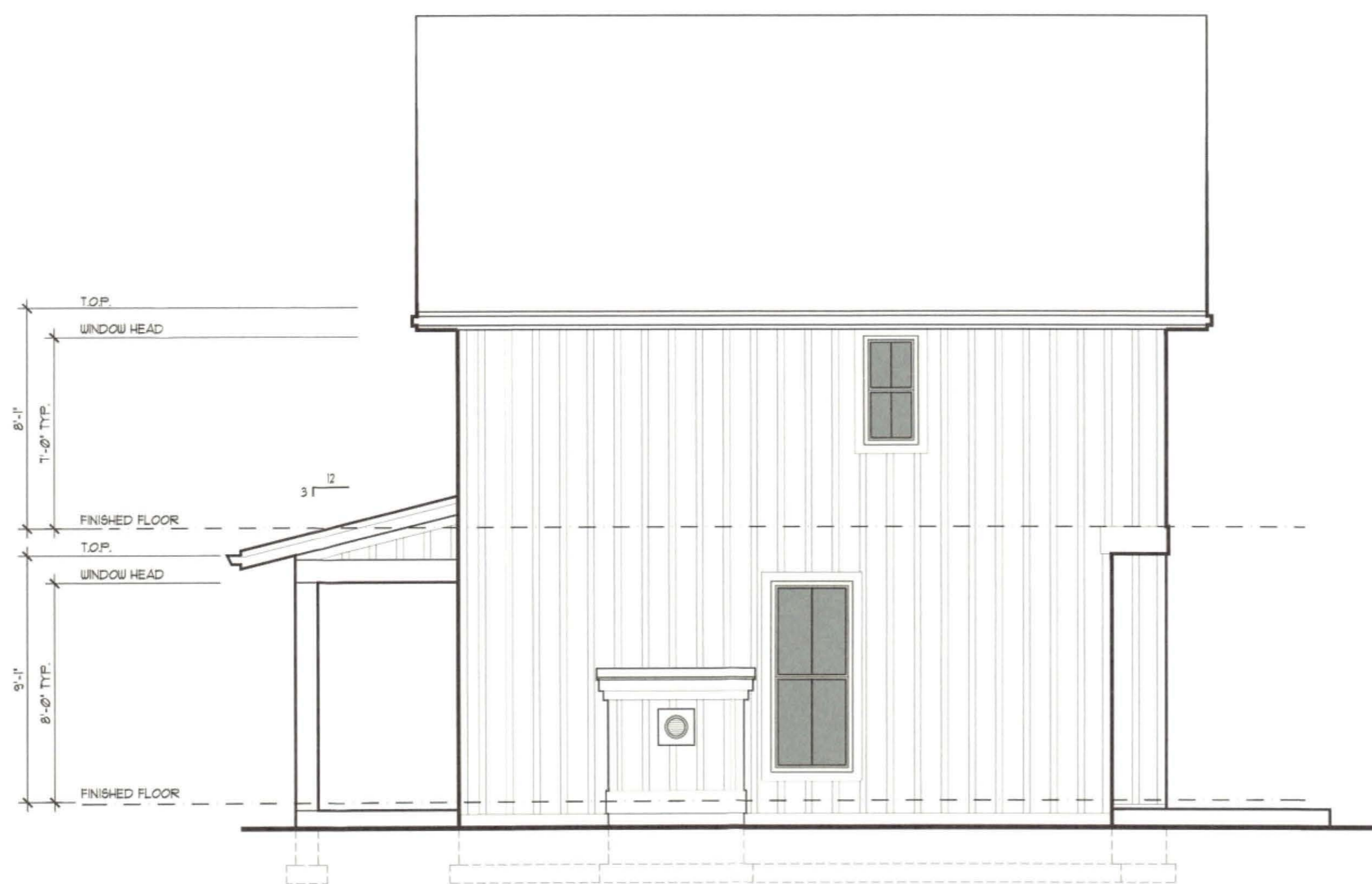
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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25# SNOW LOAD

UPPER FLOOR	680 SQ. FT.
MAIN FLOOR	714 SQ. FT.
TOTAL AREA	1394 SQ. FT.

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