FINAL PLAT

7TH CIVIL DISTRICT OF MAURY COUNTY
SUBDIVISION OF
TAX MAP 127, PARCEL 8.05
DEED BOOK R2737, PAGE 166
PLAT BOOK P8, PAGE 318 (TRACT-3)
R.O.M.C.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT-3 OF PLAT BOOK P8, PAGE 318, TRACT-3, TAX MAP 127, PARCEL 8.05, DEED BOOK R2737, PAGE 166. THIS SURVEY IS PROVIDED TO MARIA LYNN CHRISTENSEN (OWNER).

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY, PREFORMED ON 2/27/2026 CONFORMING WITH STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE (TCA 0820-03-.05) CONTROL WAS ESTABLISHED BY TYING INTO TNSRN NETWORK CONTROL 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/EPOCH: NAD83(2011)
   - F. DISTANCE: GRID (GRID TO GROUND FACTOR: 1.00005934963811)
   - G. GPS: CARLSON BRX7 (BASE/ROVER)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0265E & 47119C0255E DATED 4/16/2007.

4. PROPERTY IS ZONED R-1 MOUNT 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:
409 WILLIAM SPRINGS RD
MT. 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. WATER AND POWER PROVIDED BY
MOUNT PLEASANT PUBLIC WORKS
100 PUBLIC SQUARE
MT. PLEASANT, TN 38474

9. THE GRAPHICALLY SHOWN SEPTIC AREAS 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 OT OBTAIN ADDITIONAL APPROVALS PRIOR TO BEING ISSUED A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY.

10. OWNERS AND ADDRESS
CHRISTENSEN REVOCABLE LIVING TRUST
MARIA LYNN CHRISTENSEN (TRUSTEE)
P.O. BOX 66
ETHRIDGE, TN 38456

11. 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. THIS SURVEY IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

12. THE FEATURES AND IMPROVEMENTS SHOWN ON THIS MAP THAT ARE LOCATED ON SURVEYED PROPERTY ARE NOT INTENDED TO REPRESENT A FULL AS-BUILT SURVEY OF THE PARCELS AND EASEMENTS SHOWN BUT ARE INCLUDED FOR VISUAL AND REFERENCE PURPOSES ONLY.

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

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

15. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED ON THE CERTIFICATION HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AND EXPRESS RECERTIFICATION BO THE SURVEY NAMING SAID PERSON.

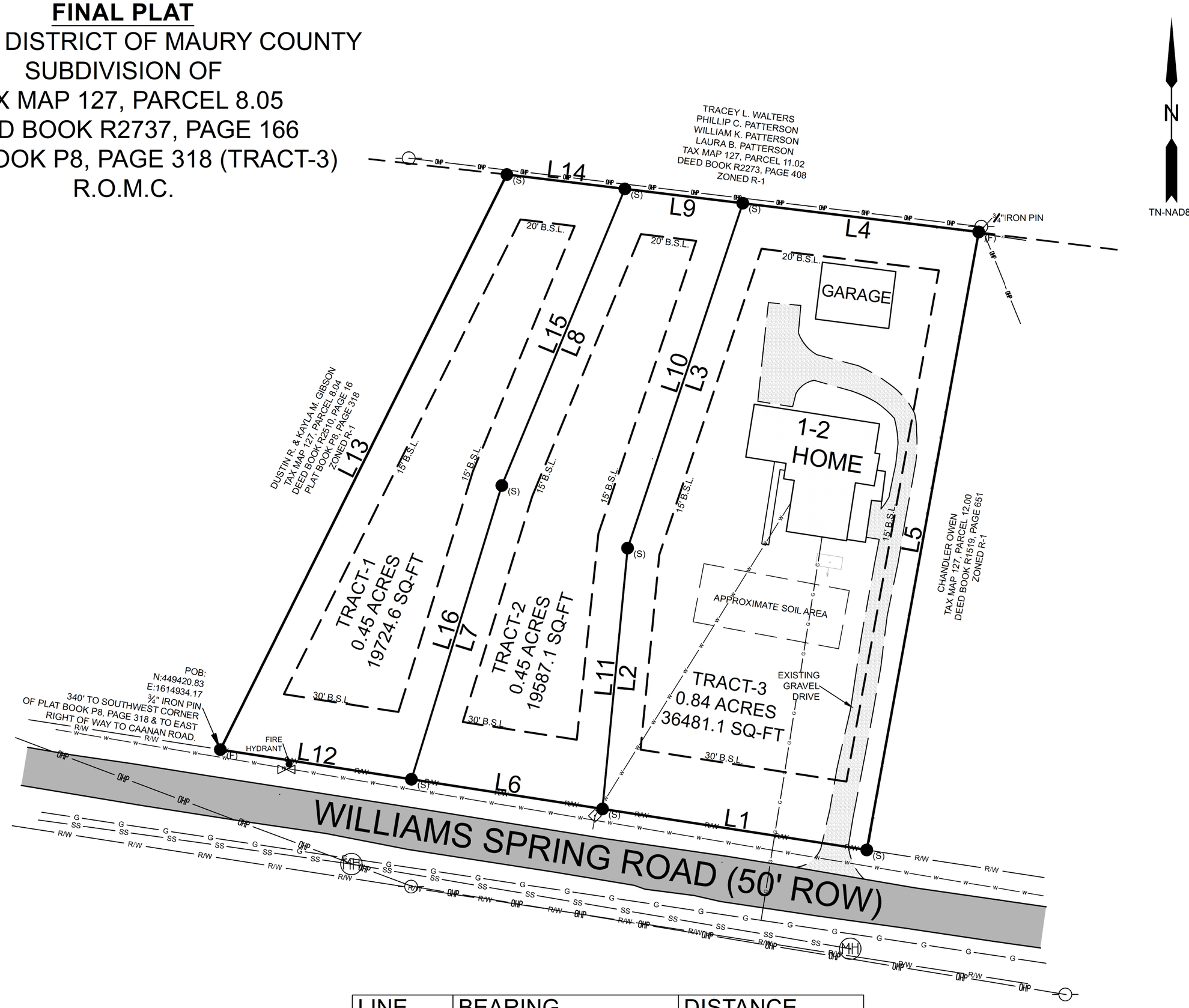
16. ALL IRON PINS SET ARE ½" REBAR WITH CAP STAMPED SEIBER, 2397.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY IV SURVEY HAVING A 95% 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.

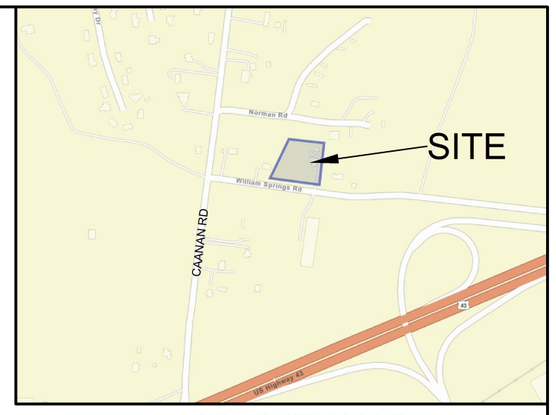
3/2/2026 — DATE

TRACY SEIBER, RLS 2397



LINE	BEARING	DISTANCE
L1	N 81°10'20" W	124.56'
L2	N 05°29'54" E	122.09'
L3	N 18°27'31" E	169.42'
L4	S 83°03'36" E	110.68'
L5	S 10°15'32" W	292.65'
L6	N 81°10'20" W	90.05'
L7	N 17°06'00" E	143.21'
L8	N 22°30'35" E	149.61'
L9	S 83°03'36" E	55.34'
L10	S 18°27'31" W	169.42'
L11	S 05°29'54" W	122.09'
L12	N 81°10'20" W	90.07'
L13	N 26°28'30" E	299.35'
L14	S 83°03'36" E	55.34'
L15	S 22°30'35" W	149.61'
L16	S 17°06'00" W	143.21'

0 30 60 90
GRAPHIC SCALE IN US-FT



VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon as evidence recorded in Book Number R2737, Pages 166, Maury County Register's Office, and that I hereby adopt this plan of subdivision with my 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.

DATE — MARIA LYNN CHRISTENSEN

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 final plat entitled Brown 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.

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 pat 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

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- FIRE HYDRANT
- SEPTIC TANK
- SEWER MANHOLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- ADJOINER-LINE
- RIGHT-OF-WAY
- FENCE
- GAS LINE
- SEWER
- WATER-LINE

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

DRAWING BY: T. SEIBER	DATE: 2/27/2026
SCALE:1"=30'	JOB NO.:17-2026
DRAWING 17-2026.DGW R0	SHEET 1 OF 1