

NOTES:
 1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE TAX MAP 127, PARCEL 41.06, DEED BOOK R2716, PAGE 1444, PLAT BOOK P6, PAGE 487B (TRACT-4). THIS SURVEY IS PROVIDED TO CBC PROPERTIES LLC. (OWNER).

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY, CONFORMING WITH 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
- D. GEOID MODEL: GEOID 18
- E. DATUM/EPOCH: NAD83(2011-EPOCH 2010)
- F. DISTANCE: GRID
- G. GPS: CARLSON BRX7 (BASE/ROVER)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0270E DATED 4/16/2007.

4. PROPERTY IS ZONED IL CITY OF MT. PLEASANT ZONING ORDINANCE.
 BUILDING SETBACKS:
 FRONT 50'
 REAR 50'
 SIDE 50'

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:
 N MAIN ST
 MOUNT PLEASANT TN 38474

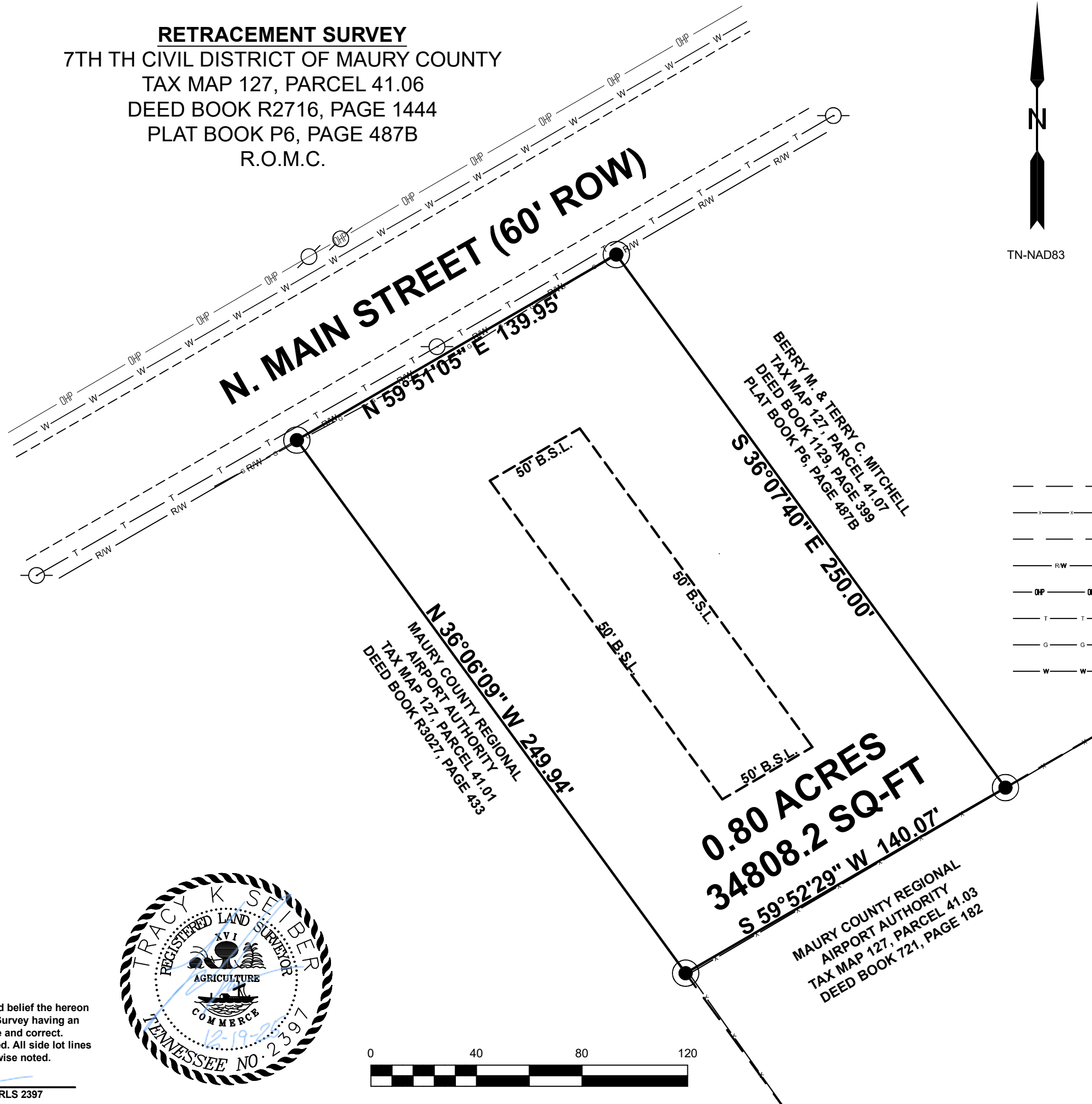
7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

8. UTILITIES PROVIDED BY
 CITY OF MT. PLEASANT UTILITIES
 100 PUBLIC SQUARE
 MT. PLEASANT, TN 38474

9. OWNERS AND ADDRESS
 CBC PROPERTIES LLC
 P O BOX 369
 MT 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.

RETRACEMENT SURVEY
 7TH TH CIVIL DISTRICT OF MAURY COUNTY
 TAX MAP 127, PARCEL 41.06
 DEED BOOK R2716, PAGE 1444
 PLAT BOOK P6, PAGE 487B
 R.O.M.C.



TN-NAD83



VICINITY MAP
(NOT TO SCALE)

LEGEND

- ⊙ 1" IRON PIPE
- ⊕ UTILITY POLE
- ADJOINER-LINE
- FENCE
- BUILDING SETBACK LINE (B.S.L.)
- RW --- RIGHT-OF-WAY
- OHP --- OVERHEAD POWER
- T --- OVERHEAD DATA (TELE)
- G --- GAS LINE
- W --- WATER-LINE



SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category "1" 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 12/19/2025 TRACY SEIBER, RLS 2397



TRACY SEIBER

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

DRAWING BY: T. SEIBER DATE: 12/12/2025
 SCALE: 1"=40' JOB NO.: 93-2025
 R0