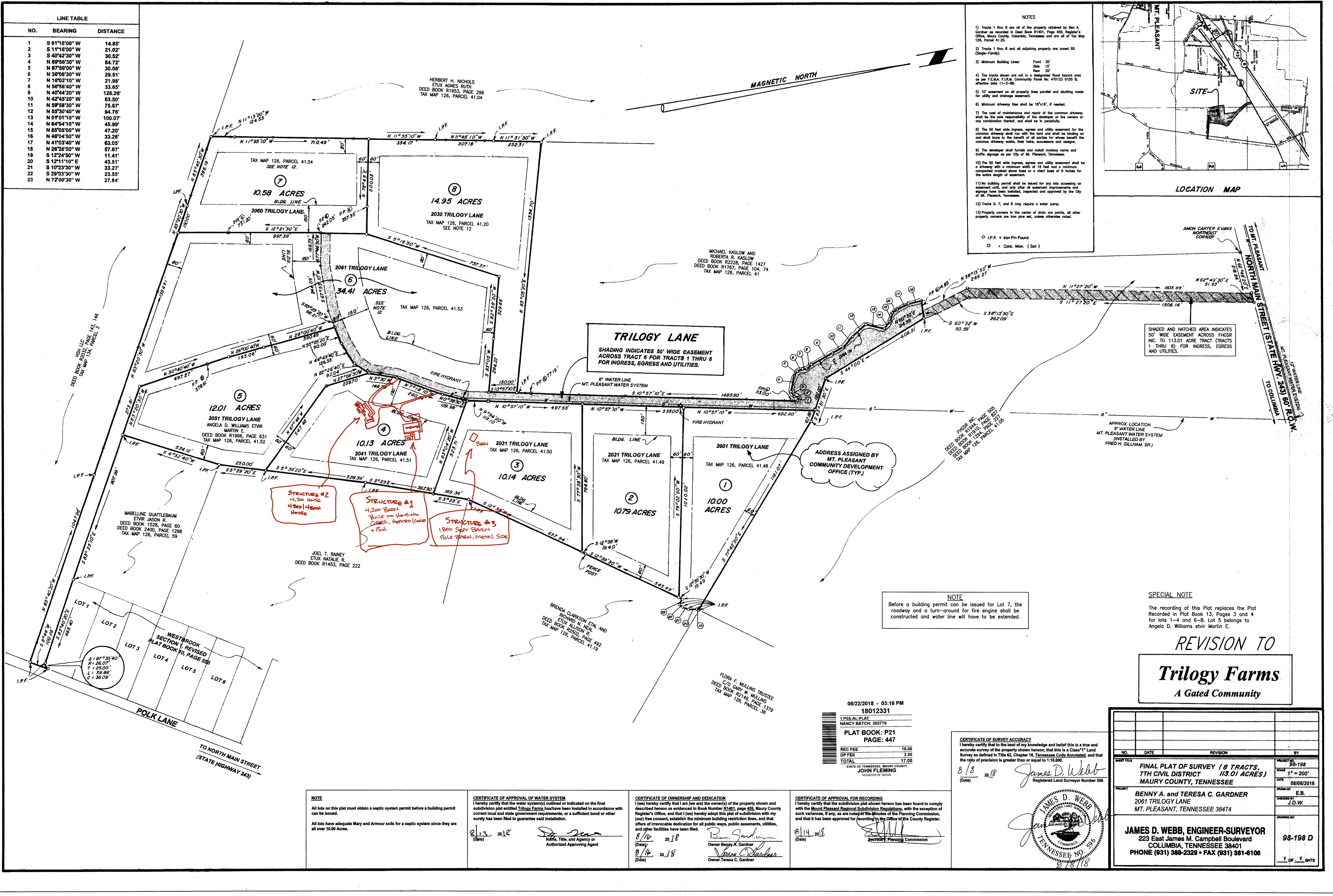
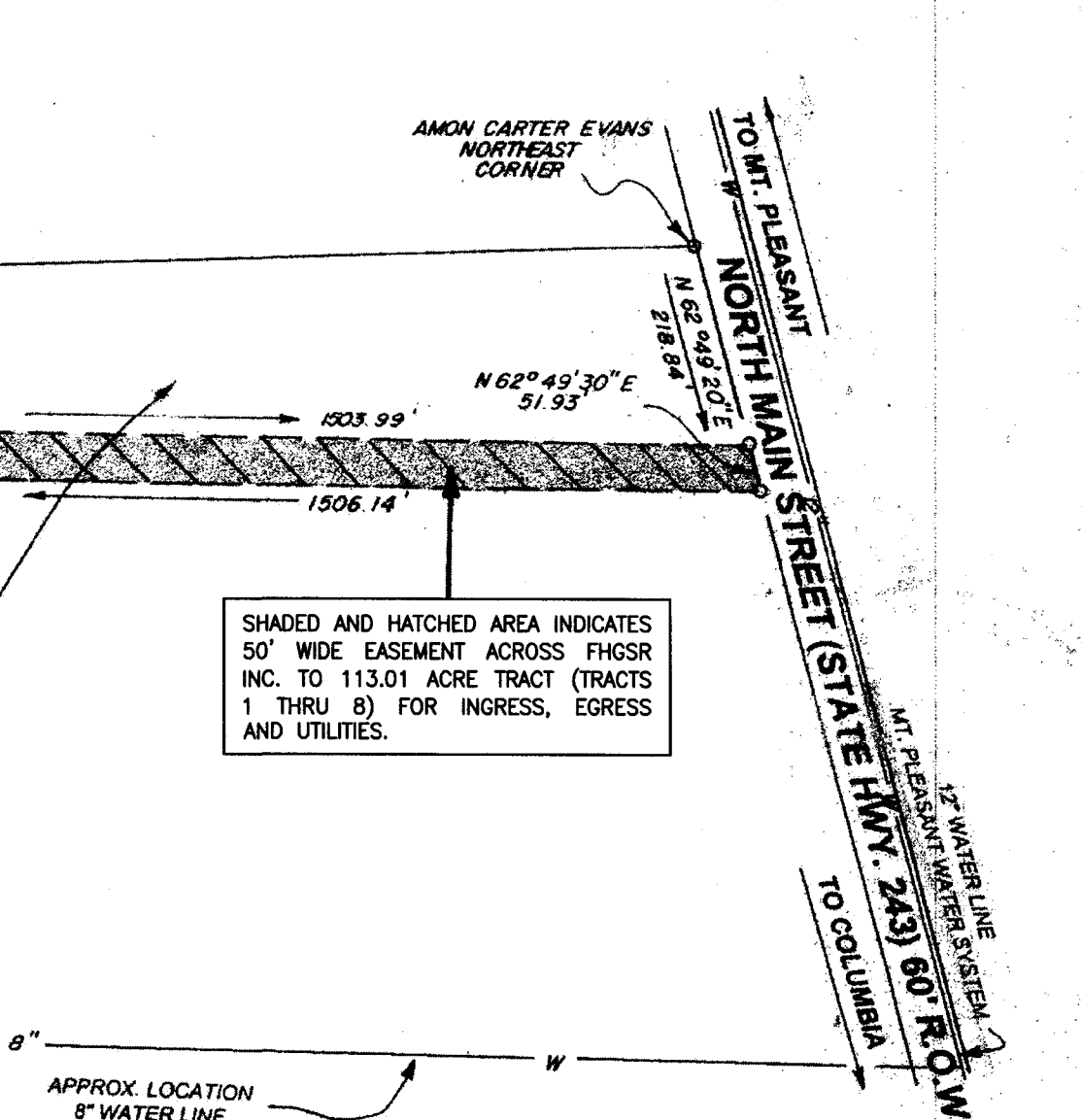
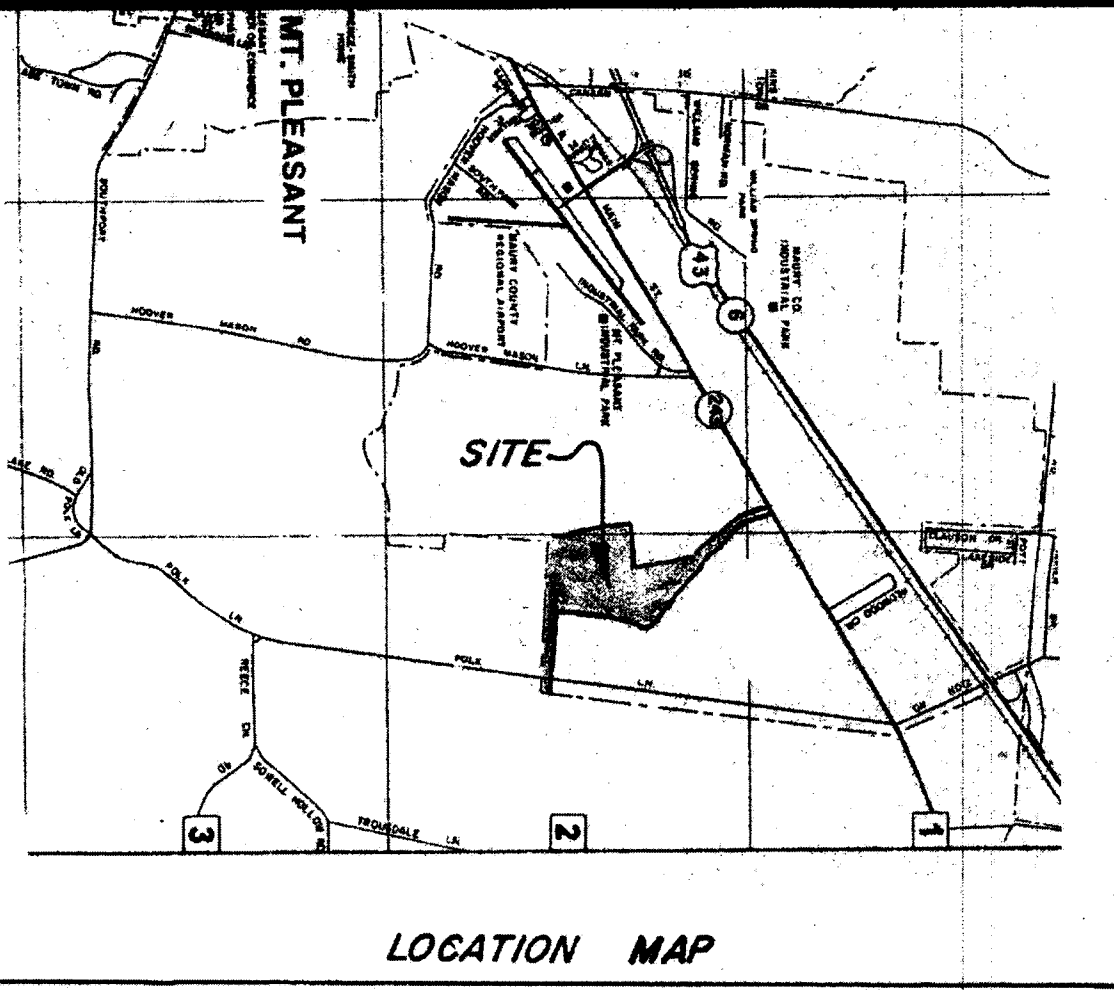


LINE TABLE		
NO.	BEARING	DISTANCE
1	S 81°18'00" W	14.85'
2	S 11°16'00" W	21.02'
3	S 40°42'30" W	30.52'
4	N 89°56'30" W	84.72'
5	N 87°59'00" W	30.08'
6	N 36°08'30" W	29.51'
7	N 16°02'10" W	21.98'
8	N 58°56'40" W	33.65'
9	N 40°44'20" W	126.25'
10	N 42°45'20" W	63.50'
11	N 59°58'30" W	75.67'
12	N 55°30'40" W	94.76'
13	N 0°01'10" W	100.07'
14	N 64°54'10" W	45.99'
15	N 65°05'00" W	47.20'
16	N 46°04'50" W	33.28'
17	N 41°03'40" W	63.05'
18	N 26°28'50" W	57.67'
19	S 12°24'50" W	11.41'
20	S 12°11'10" E	43.51'
21	S 10°23'30" W	33.27'
22	S 29°33'30" W	23.55'
23	N 72°00'30" W	27.84'



- NOTES
- Tracts 1 thru 8 are all of the property obtained by Ben A. Gardner as recorded in Deed Book R1401, Page 459, Register's Office, Maury County, Tennessee and are all of Tax Map 126, Parcel 41.20.
 - Tracts 1 thru 8 and all adjoining property are zoned RS (Single-Family).
 - Minimum Building Lines: Front 35', Side 15', Rear 20'.
 - The tracts shown are not in a designated flood hazard area as per FEMA, FIRM, Community Panel No. 470123 0155 B, effective date 11-3-88.
 - 10' easement on all property lines parallel and abutting roads for utility and drainage easement.
 - Minimum driveway lines shall be 15'x15', if needed.
 - The cost of maintenance and repair of the common driveway shall be the sole responsibility of the developer or the owners or any combination thereof, and shall be in perpetuity.
 - The 50 feet wide ingress, egress and utility easement for the common driveway shall run with the land and shall be binding on and shall inure to the benefit of all parties for whose benefit the common driveway exists, their heirs, successors and assigns.
 - The developer shall furnish and install roadway name and traffic signage as per City of Mt. Pleasant, Tennessee.
 - The 50 feet wide ingress, egress and utility easement shall be a driveway with a minimum width of 16 feet and a minimum compacted crushed stone base or a chart base of 6 inches for the entire length of easement.
 - No building permit shall be issued for any lots accessing an easement unit, and only after all easement improvements and signage have been installed, inspected and approved by the City of Mt. Pleasant, Tennessee.
 - Tracts 6, 7, and 8 may require a water pump.
 - Property corners in the center of drain are points, all other property corners are iron pins set, unless otherwise noted.
- L.P.F. = Iron Pin Found
□ = Conc. Mon. (Set)



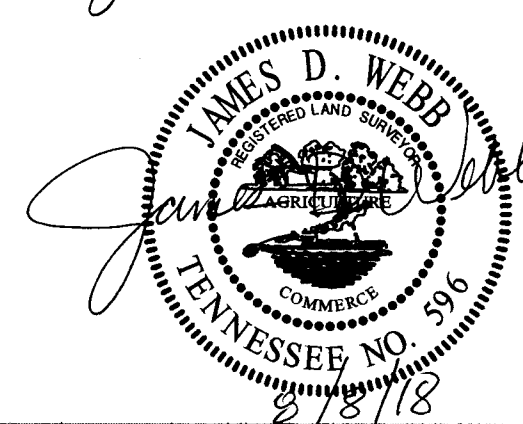
NOTE
Before a building permit can be issued for Lot 7, the roadway and a turn-around for fire engine shall be constructed and water line will have to be extended.

SPECIAL NOTE
The recording of this Plat replaces the Plat Recorded in Plat Book 13, Pages 3 and 4 for lots 1-4 and 6-8. Lot 5 belongs to Angela D. Williams etvir Martin E.

REVISION TO Trilogi Farms A Gated Community

08/22/2018 - 03:16 PM
18012331
1 PGS. AL-PLAT
NANCY BATCH: 203770
PLAT BOOK: P21
PAGE: 447
REC FEE 16.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

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 "1" Land Survey as defined in Title 62, Chapter 16, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.
8/18/2018
James D. Webb
Registered Land Surveyor Number 596



NOTE
All lots on this plat must obtain a septic system permit before a building permit can be issued.
All lots have adequate Mary and Armour soils for a septic system since they are all over 10.00 Acres.

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Trilogi Farms 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.
8/13/2018
[Signature]
Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I (we and the owner(s)) of the property shown and described hereon as evidenced in Book Number R1461, page 459, Maury County Register's 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, public easements, utilities, and other facilities have been filed.
8/16/2018
8/16/2018
[Signature]
Owner Benny A. Gardner
[Signature]
Owner Teresa C. Gardner

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.
8/14/2018
[Signature]
Secretary, Planning Commission

NO.	DATE	REVISION	BY
1	08/08/2018		E.B.
2	08/08/2018		J.D.W.
3	08/08/2018		J.D.W.
4	08/08/2018		J.D.W.
5	08/08/2018		J.D.W.
6	08/08/2018		J.D.W.
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8	08/08/2018		J.D.W.
9	08/08/2018		J.D.W.
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11	08/08/2018		J.D.W.
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205	08/08/2018		J.D.W.
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207	08/08/2018		J.D.W.
208	08/08/2018		J.D.W.



Soils Report

IN April of 2025 we completed A High Intensity Soils investigation on Trilogy Lane in Maury Co, Tennessee. As shown above, We flagged of A favorable soils site on each of four 10 Acre Lots. Maury, Harpeth and Braxton Soils were identified with 60 AND 75 mpi rates... potential bedroom approval is likely in the 4 to 6 bedroom range. Surveying of the sites is needed to complete the SOILS MAP.



Norman Marable
Soils Consultant
P.O. Box 481
Columbia, TN 38402