

UTILITY AND
EASEMENT
20' MIN

DRAINAGE EASEMENT

TYPICAL CORNER LOT
N.T.S.

5' SIDEWALK SEE DETAILS ON
SHEET DT-2 (TYP.)

1' EXTRUDED CURB

Concrete Right-of-Way
Measurement Point (Disturb)

OS4
PROPOSED
POND 1

OS3
PROPOSED
POND 2

CONNECT TO
MAGNOLIA DR.

MAGNOLIA DR.

MAGNOLIA DR.

CANAAN RD.

CANAAN RD.

P
26

S22° 46' 37.78"E 50.00'

N67° 16' 36.32"E 41.77'

1/2" Iron Rod Found
In Concrete
S22° 44' 30.56"E 6.06'

Sanitary Manhole
Top=220.41
FL In East = 617.29
FL In South = 617.31
FL In West = 617.21

GCP APPLIED TECHNOLOGIES INC.
Trid 1 - 5.98 +/- Acres U-
Deed Book R2356 Page 1656
Tax Map 127 Parcel 025.03
Mount Pleasant, TN
Zoning: IL - Light Industrial

Sanitary Manhole
Top=220.44
FL In East = 623.04
FL In South = 623.09
FL In West = 622.89

L=193.73, 370.00
A=230.00
D=295.00
B-S 82°24'02" W
C=191.50 1/2" Iron Rod Found

Sanitary Manhole
Top=220.57
FL In East=624.37
West=624.22
Concrete Pond 53'
From Centerline

N82° 25' 56.52"W 162.82' -
N 82° 25' 07" W 182.82'

1/2" Petroleum Pipeline
25' From Centerline
Easement, 1-800-548-5402

S51° 14' 04.89"E 72.12'
N5° 01' 26.55"E 66.49'

