












LEGEND

- PROPERTY LINE _____
- ADJOINING LINE _____
- EASEMENT LINE _____
- ELECTRIC LINE _____
- CENTERLINE _____
- PAVEMENT EDGE _____
- FENCE LINE _____
- WATER LINE _____
- SANITARY LINE _____
- GAS LINE _____
- EXISTING MONUMENT 
- CONCRETE MONUMENT 
- SET CAPPED 5/8" IRON ROD 
- NO MONUMENT SET 
- POWER POLE 
- WATER METER 
- SANITARY MANHOLE 
- WATER VALVE 
- GUIDE WIRE 
- FIRE HYDRANT 
- SURVEY CONTROL 



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number R2673, Page 389, County Registers 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, utilities, and other facilities have been filed.

Date _____, 2024 _____
DTM ENTERPRISE LLC

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled „MT. PLEASANT TOWNS PHASE 2„ 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 _____, 2024 _____
Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled „MT. PLEASANT TOWNS PHASE 2„ 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 _____, 2024 _____
Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivisions plat shown herein 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.

Date _____, 2024 _____
Secretary, Planning Commission

E-911 PROGRAM CERTIFICATION OF APPROVAL

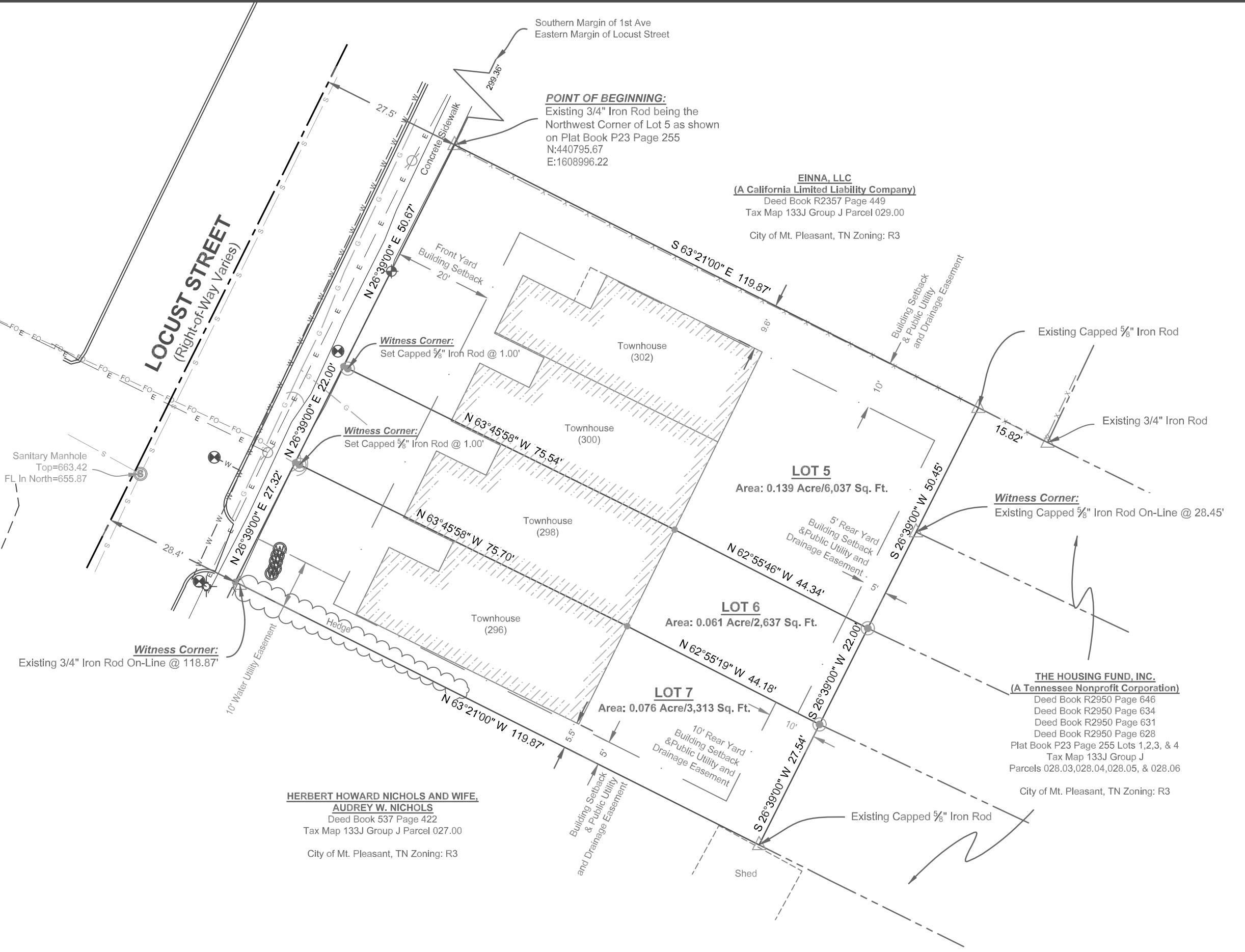
This is to certify that this plat has been reviewed and is in compliance with the Maury County E-911 Program.

Date _____, 2024 _____
E-911 Director

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 herein; that this is a class IV Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, survey having a positional accuracy of 0.05'. This survey meets the standards of practice for surveying in the State of Tennessee.

Joseph C. Pugh _____ (Date)
TN RLS# 3183



HERBERT HOWARD NICHOLS AND WIFE, AUDREY W. NICHOLS
Deed Book 537 Page 422
Tax Map 133J Group J Parcel 027.00
City of Mt. Pleasant, TN Zoning: R3

EINNA, LLC
(A California Limited Liability Company)
Deed Book R2357 Page 449
Tax Map 133J Group J Parcel 029.00
City of Mt. Pleasant, TN Zoning: R3

THE HOUSING FUND, INC.
(A Tennessee Nonprofit Corporation)
Deed Book R2950 Page 646
Deed Book R2950 Page 634
Deed Book R2950 Page 631
Deed Book R2950 Page 628
Plat Book P23 Page 255 Lots 1, 2, 3, & 4
Tax Map 133J Group J
Parcels 028.03, 028.04, 028.05, & 028.06
City of Mt. Pleasant, TN Zoning: R3

- SURVEY NOTES:**
- THE PURPOSE OF THIS SURVEY IS TO CREATE 3 RESIDENTIAL LOTS FROM PLAT BOOK P23 PAGE 255 LOT 5 (TAX MAP 133J GROUP J PARCEL 028.01.)
 - TITLE SEARCH WAS NOT PROVIDED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
 - BEARINGS REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM GRID NORTH AS DETERMINED BY GPS OBSERVATION.
 - HORIZONTAL DATA SHOWN HEREON WAS GATHERED USING TOPCON HIPER VR (DUAL FREQUENCY) GPS. REAL TIME KINEMATICS (RTK) AND STATIC CONTROL WERE UTILIZED.
 - A GNSS REAL-TIME KINEMATIC SURVEY WAS PERFORMED USING A BASE STATION ESTABLISHED BY A STATIC SESSION AND CORRECTED BY THE ONLINE POSITION USER SERVICE (OPUS) YIELDING AN OVERALL NORMALIZED RMS: 0.06' AND A COMBINED SCALE FACTOR OF 0.99993468 COMPUTED AT SURVEY CONTROL POINT SHOWN HEREON. OBS USED: 5055 / 5312: 95%; START 2021/10/13 12:59:00; STOP 2021/10/13 15:04:00; ANT NAME TP5HIPER_VR NONE # FIXED ANTS: 34 / 34: 100%.
- | PID | DESIGNATION | LATITUDE | LONGITUDE | DISTANCE(m) |
|--------|--------------------------------|-------------|--------------|-------------|
| DJ9558 | TN35 TDOT DISTRICT 35 CORS ARP | N360614.153 | W0873721.522 | 73140.3 |
| DJ9562 | TN37 TDOT COLUMBIA CORS ARP | N353613.757 | W0870537.696 | 12768.7 |
| DM4145 | TN39 TDOT DISTRICT 39 CORS ARP | N351129.046 | W0870026.748 | 42532.6 |
- SUBJECT TO ALL EXISTING ROAD RIGHT-OF-WAY EASEMENTS, ALL EXISTING UTILITY EASEMENTS, INGRESS/EGRESS EASEMENTS, OR OTHER EASEMENTS RECORDED OR UNRECORDED.
 - VISIBLE UTILITIES ARE SHOWN HEREON. TN811 ONE-CALL TICKET NUMBER 212811969 & 212811961.
 - FIELD SURVEY PERFORMED ON SEPTEMBER 12-13, 2021, JULY 30, 2022, APRIL 28, 2023, AND JULY 19, 2024.
 - AREAS SHOWN HEREON.
 - ALL CORNERS ARE MONUMENTED WITH A SET CAPPED 5/8" IRON ROD UNLESS OTHERWISE NOTED.
 - POINT OF BEGINNING IS MONUMENTED AND LABELED HEREON.
 - DISCREPANCIES BETWEEN SURVEY AND RECORD DISTANCES SHOWN HEREON.
 - ZONING: MT. PLEASANT, TN R3: HIGH DENSITY RESIDENTIAL DISTRICT- TOWNHOMES. 22' MINIMUM LOT WIDTH, 2,200 SQ. FT. MINIMUM LOT SIZE, AND 80% MAXIMUM LOT COVERAGE. 20' FRONT YARD SETBACK, 5' SIDE BUILD TO LINE, AND 5' REAR YARD SETBACK AS SHOWN HEREON. REFER TO THE ZONING ORDINANCE OF MT. PLEASANT, TN FOR MORE INFORMATION. THE SETBACKS SHOWN HEREON WERE PREVIOUSLY REVIEWED & APPROVED BY THE CITY OF MT. PLEASANT PLANNING COMMISSION.
 - PROPERTY LOCATED WITHIN A ZONE X UNSHADED OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP 47119C0265E WITH EFFECTIVE DATE APRIL 16, 2007.



PROPERTY DATA:
DTM ENTERPRISE LLC
(A Tennessee Limited Liability Company)
Deed Book R2673 Page 389
Plat Book P23 Page 255 Lot 5
Tax Map 133J Group J Parcel 028.01

Overall Surveyed Area: 0.275 Acre/11,987 Sq. Ft.
City of Mt. Pleasant, TN Zoning: R3

FINAL PLAT		
MT. PLEASANT TOWNS - PHASE 2		
LOCUST STREET, MT. PLEASANT, TENNESSEE		
DRAWN BY: ELR CHECKED BY: JCP SCALE: 1"=20'	ESSENTIAL LAND SURVEYING & MAPPING, LLC 811 HATCHER LANE, COLUMBIA, TN 38401 PHONE: 931-286-6483 EMAIL: CPUGH@ELSM-LLC.COM	DATE: 07/25/2024 REVISED: 9/24/2024 JOB #: 240703_Mt.PleasantTownsPh2 PAGE #: 1 of 1

UTILITY NOTE:
This surveyor has not physically located the underground utilities. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The individual lot owner will have to verify the location of such utilities prior to any construction. In Tennessee it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than 3 or more than 10 working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 800-351-1111.