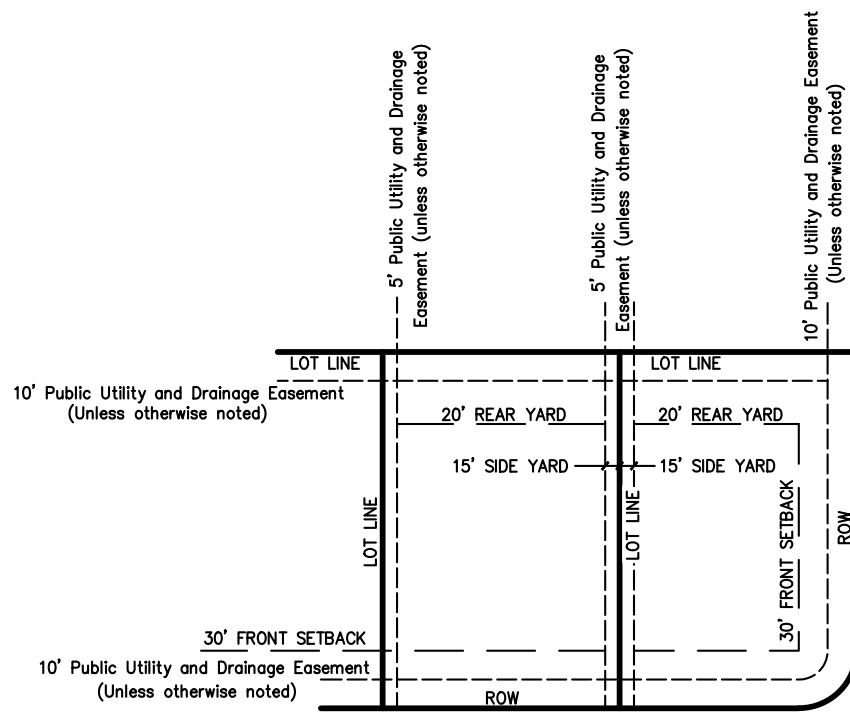


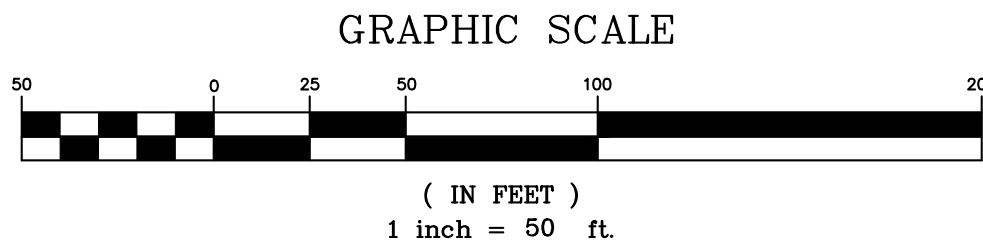
FILE:J:\WES_Engineers_Surveyors 2026\26510 - 6881 Polk Lane - Roger Kelly\Draw\Survey\01 - Survey\26510 Polk Survey.dwg

Legend

- | | | | | | | | |
|------------------------------|--------------------------|---------------------|------------------|--------------------|-------------------------------|--------------------------------|-----------|
| ○ CIP | ○ Fire Hydrant | ○ Area Drain | ○ Gas Valve | ○ Handicap Parking | ----- Adjoining Property Line | ----- Edge of Water | ----- OHE |
| ○ Iron Rod/Pipe Found | ○ Water Meter | ○ Cable Manhole | ○ Light Pole | ○ Bollard | ----- Subject Property Line | ----- Ditch / Creek Centerline | ----- OHT |
| ○ Iron Rod Set | ○ Water Valve | ○ Telephone Manhole | ○ Power Pole | ○ Water Spigot | ----- Easement Line | ----- Minor Contour Line | ----- UG |
| ○ Concrete Monument Existing | ○ Water Reducer | ○ Telephone Manhole | ○ Telephone Pole | ○ Mailbox | ----- Building Setback Line | ----- Index Contour Line | ----- UG |
| ○ Mag Nail | ○ Post Indicator Valve | ○ Water Manhole | ○ Guy Pole | ○ Evergreen Tree | ----- Centerline | ----- Gas Line | ----- UG |
| ○ Fence Post | ○ Clean Out | ○ Electric Meter | ○ Power Pole | ○ Deciduous Tree | ----- Edge of Pavement | ----- Sanitary Sewer Line | ----- UG |
| ○ T-Post | ○ Sanitary Sewer Manhole | ○ Electric Riser | ○ Guy Wire | ○ Bush | ----- Edge of Gravel | ----- Water Line | ----- UG |
| ○ Bench Mark | ○ Storm Sewer Manhole | ○ Cable Riser | ○ Flag Pole | | ----- Fence Line | ----- Storm Sewer Line | ----- FM |
| ○ Stake Found | ○ Curb Inlet | ○ Telephone Riser | ○ Sign | | ----- Landscape | ----- Overhead Utility Line | ----- |
| | ○ Catch Basin | ○ Gas Meter | ○ Parking Block | | ----- Woods / Tree Line | ----- Overhead Cable Line | ----- |



**SUBDIVISION
TYPICAL LOT LAYOUT**



CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Mount Pleasant Municipal Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled **KELLY PROPERTY - 6881 POLK LANE** 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.

PURPOSE NOTE:
The purpose of this plat is to create Lot 1 and a remaining tract over 5 acres.

DRIVEWAY NOTE:
Lot 1 shall install a separate driveway to access the existing house.

ELECTRIC NOTE:
The house and barn/shop as shown hereon have individual electric meters.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number **R3122**, page **900**, 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.

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Mount Pleasant Municipal 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.

SURVEYOR'S CERTIFICATION (TENNESSEE)

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "IV" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and was done in compliance with the current Minimum Technical Standards.

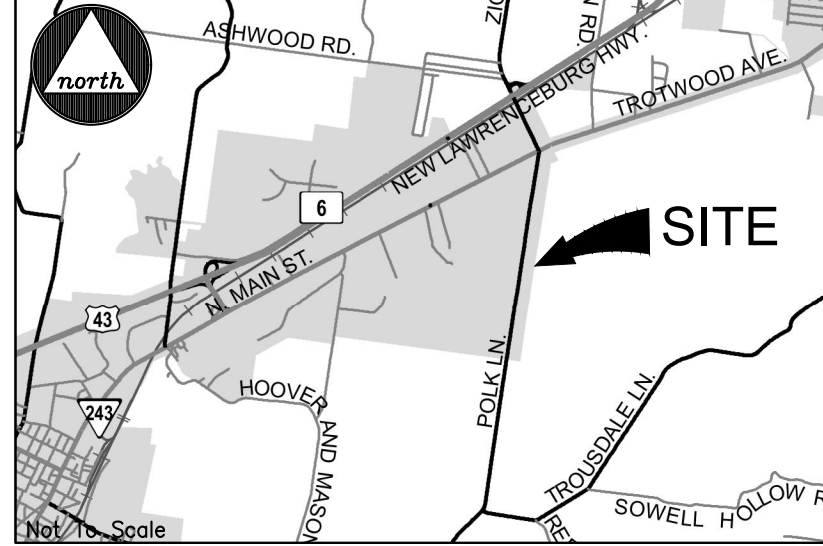
Date: **6/24/26** Surveyor: **Allen B. O'Leary** TN RLS #1987 Number

I hereby certify this is a true and accurate survey and meets or exceeds the current Minimum Standards and Applications of a Category IV (Remote Sensing) survey as defined in T.C.A. 0820-03-07C(5).

Equipment:
TDOT C.O.R.S.
Positional Accuracy:
Geoid:
Date:
Combined Scale Factor

Carlson BRX7, Dual Frequency Base and Rover
Reference Frame: NAD83(2011), Epoch 2010.00
HRMS = 0.04 SD = 0.008, VRMS = 0.075 SD = 0.013
NGS2018
3/9/2026
0.99993

Location Map



Surveyor's Notes

- All distances measured with E.D.M. equipment and have been adjusted for temperature and pressure; this survey was completed using a dual frequency BRX7, base and rover.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category IV as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee.
- Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
- The property shown hereon is located within the City of Mt. Pleasant, Maury County, TN and Maury County. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Mt. Pleasant's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes, and Maury County Building and Zoning Office.
- The area of the parcels as shown hereon.
- This property currently identified as Tax Map No. 126, Parcel No. 037.01, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
- Plat reference: N/A
- Deed reference: Book R3122, Page 900
- Bearings based on: Tennessee State Plane, NAD 83.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- 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 an express re-certification by the surveyor naming said person.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- The certification is not an expressed or implied warranty or guarantee.
- This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 471900270E, dated April 16, 2007, as scaled graphically.
- All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
- All property corners are 3" rebar with cap reading "WES 1987" unless otherwise noted.

SITE DATA:

OWNER:
ROGER AND TONYA KELLY
15725 N DALLAS PKWY STE 300
ADDISON, TX 75001

PARCEL NUMBER:
TAX MAP 126, PARCEL 037.01

DEED BOOK:
R3122, PG 900

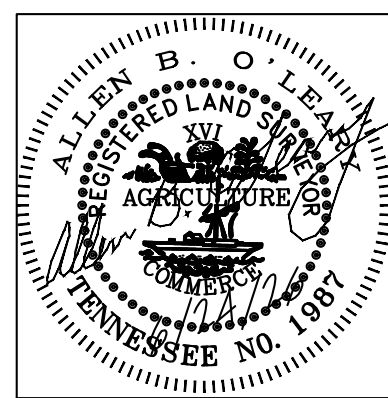
PROPERTY ADDRESS:
6881 POLK LANE
COLUMBIA, TN 38401

SUBJECT PARCEL ZONING:
CITY OF MT. PLEASANT -- R-1 -- Low Density Residential
MAURY COUNTY -- RG

ACREAGE OF SITE:
TOTAL PROPERTY -- ±309,851 S.F. OR ±7.11 ACRES
R.O.W. DEDICATION -- 0.00 S.F. OR 0.00 ACRES

R-1 -- CITY OF MT. PLEASANT
MINIMUM REQUIRED BUILDING SETBACKS:
30' FRONT
20' REAR
15' SIDE
MINIMUM LOT SIZE -- 18,000 S.F.
MINIMUM LOT WIDTH -- 90'
MAXIMUM LOT COVERAGE -- 30%
MAXIMUM BUILDING HEIGHT -- 35'

Register of Deed Recording Stamp



WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com



Client
ROGER KELLY
4141 TROUSDALE LANE
COLUMBIA, TN 38401

FINAL PLAT
6881 POLK LANE - KELLY PROPERTY
MT. PLEASANT, TN -- MAURY COUNTY

DATE	06-24-26
REVISIONS	City Comments

Drawn: AO	Checked: AO	Approved:	Date: 04-08-26
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Job No. 26510	Scale: Vertical: 1" = 50'
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