



LEGEND

PROPERTY LINE	—————
ADJOINING LINE	-----
EASEMENT LINE	-----
ELECTRIC LINE	--- E --- E --- E ---
CENTERLINE	-----
PAVEMENT EDGE	-----
FENCE LINE	-x-x-x-x-x-x-x-x-
WATER LINE	--- W --- W --- W --- W --- W ---
SANITARY LINE	--- S --- S --- S ---
GAS LINE	--- G --- G --- G ---
INDEX CONTOUR LINE	-----
CONTOUR LINE	-----
EXISTING MONUMENT	△
CONCRETE MONUMENT	□
SET CAPPED 5/8" IRON ROD	●
NO MONUMENT SET	●
POWER POLE	⊙
WATER METER	⊙
TELEPHONE POLE	⊙
SURVEY CONTROL	⊕
SEWER MANHOLE	⊕

SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO COMBINE LOTS 94 & 95 INTO ONE COMBINED LOT 94A.
- 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 0.99993492 COMPUTED AT SURVEY CONTROL POINT SHOWN HEREON. OBS USED:4919/5034: 98%; START 2023/10/11 15:30:00; STOP 2023/10/11 17:40:00; ANT NAME TP5HIPER_VR NONE # FIXED ANTS: 28/36: 78%. THE FOLLOWING BASE STATIONS WERE USED AS A PART OF THE STATIC OPUS SOLUTION:

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DM4145	TN39 TDOT DISTRICT 39 CORS ARP	N351129.046	W0870026.748	43831.4
DM3531	TN30 TDOT DISTRICT 30 CORS ARP	N353305.845	W0873426.207	33549.5
DJ9560	TN36 TDOT DISTRICT 36 CORS ARP	N351520.743	W0871933.740	34707.7
- 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. TN 811 TICKET NUMBER 232793050
- FIELD SURVEY PERFORMED ON OCTOBER 11, 2023.
- AREA 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 SURVEYED AND RECORD DISTANCES SHOWN HEREON.
- ZONING: THE SETBACKS SHOWN ON THIS SURVEY REFLECT THE SETBACKS AS SHOWN ON PLAT BOOK P18 PAGE 273 SUGAR CREEK SUBDIVISION SECTION 2 TO MAINTAIN THE COMMUNITY STANDARDS. THE CURRENT ZONING IS MOUNT PLEASANT, TN R1-LOW DENSITY RESIDENTIAL, FRONT SETBACK 30', SIDE SETBACK 15' AND REAR SETBACK 20'. REFER TO THE ZONING ORDINANCE OF MOUNT PLEASANT, TN FOR MORE INFORMATION.
- 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.
- PLAT BOOK P18 PAGE 273 STATES ON NOTE 6 - ON ALL LOTS THERE IS A STANDARD DRAINAGE AND UTILITY EASEMENT 10' ON THE FRONT, 10' ON THE SIDE, AND 10' ON THE REAR UNLESS OTHERWISE STATED OR SHOWN.

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.



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 R2468, page 543 and Book Number R2468, page 540, 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 _____ Allyson M. Stewart

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled _Allyson M. Stewart_ 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 _____ 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 _Allyson M. Stewart_ 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 _____ Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivisions 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.

Date _____ Secretary, Planning Commission

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 IV Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, survey having a positional accuracy of 0.06'. This survey meets the standards of practice for surveying in the State of Tennessee.

Joseph C. Pugh _____ Date _____
TN RLS# 3183

FINAL PLAT		
ALLYSON M. STEWART		
602 BROOKSIDE DR., MOUNT PLEASANT, TENNESSEE		
DRAWN BY: JCP		DATE: 11/30/2023
CHECKED BY: JCP		REVISED:
SCALE: 1"=40'		JOB #: 230914_Stewart
	ESSENTIAL LAND SURVEYING & MAPPING, LLC	PAGE #: 1 of 1
	811 HATCHER LANE, COLUMBIA, TN 38401 PHONE: 931-286-6483 EMAIL: CPUGH@ELSM-LLC.COM	