Lot Table

	SQ. FT.	ACRES
OS-A	27,286	0.63
42	15,353	0.35
43	13,874	0.32
44	15,562	0.36
45	16,321	0.37
46	14,886	0.34
47	14,891	0.34
48	17,776	0.41
49	16,800	0.39
50	14,641	0.34
51	16,791	0.39
52	23,240	0.53
53	29,572	0.68
54	24,069	0.55
55	14,771	0.34
56	14,849	0.34
57	15,097	0.35
60	14,404	0.33
61	15,171	0.35
62	15,369	0.35
63	17,430	0.40
64	21,619	0.50
65	14,700	0.34
66	14,976	0.34
67	14,985	0.34
68	14,994	0.34
69	14,999	0.34
70	14,515	0.33
71	14,919	0.34
72	14,968	0.34
73	14,989	0.34
74	14,997	0.34
75	15,006	0.34
76	14,857	0.34
77	19,827	0.46
78	17,854	0.41
81	14,054	0.32
82	14,202	0.33
83	14,226	0.33
84	14,252	0.33
85	14,282	0.33
86	14,793	0.34
87	14,335	0.33
88	14,404	0.33
89	14,420	0.33
90	14,545	0.33

Line Table

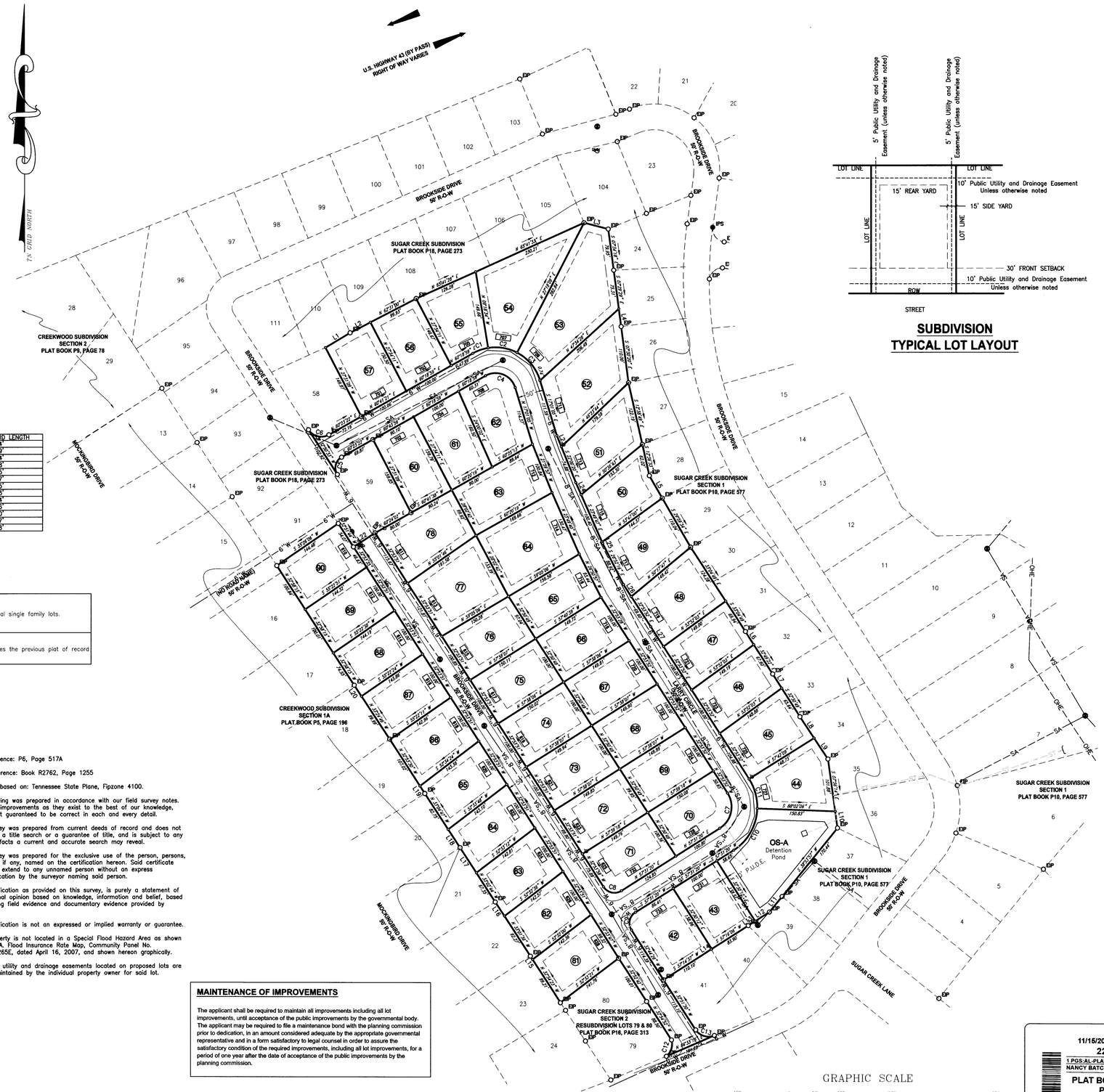
LINE	BEARING	DISTANCE
L1	N 58°41'21" E	55.81'
L2	N 62°31'00" E	44.19'
L3	S 75°38'01" E	48.39'
L4	S 07°29'29" E	34.70'
L5	S 30°01'04" E	50.01'
L6	S 37°49'22" E	30.05'
L7	S 37°30'49" E	32.41'
L8	S 33°29'51" E	49.30'
L9	S 33°29'51" E	48.71'
L10	S 07°56'14" E	32.44'
L11	S 38°57'58" W	39.13'
L12	S 57°13'15" W	32.77'
L13	S 57°13'15" W	16.10'
L14	S 57°16'06" W	1.93'
L15	N 32°54'23" W	7.74'
L16	N 33°01'36" W	32.66'
L17	N 33°02'44" W	57.73'
L18	N 33°04'47" W	42.27'
L19	N 32°53'30" W	17.25'
L20	N 33°25'01" W	25.45'
L21	S 32°51'44" E	54.07'
L22	N 57°08'16" E	49.99'
L23	S 22°00'20" E	22.99'
L24	S 23°49'47" E	25.39'
L25	S 23°49'47" E	3.10'
L26	S 32°53'52" E	27.77'
L27	S 32°53'52" E	45.38'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.70'	89.50'	20°17'40"	N 70°27'48" E	31.54'
C2	57.58'	89.50'	36°51'30"	S 80°57'37" E	56.59'
C3	71.09'	89.50'	45°30'47"	S 39°46'28" E	69.24'
C4	70.78'	39.50'	102°39'57"	S 68°21'03" E	61.68'
C5	38.45'	23.63'	93°14'12"	N 13°46'16" E	34.35'
C6	44.61'	29.46'	86°45'48"	S 76°13'44" E	40.47'
C7	77.33'	49.00'	90°25'12"	S 12°16'44" W	69.55'
C8	39.09'	25.00'	89°34'49"	N 77°41'15" W	35.23'
C9	39.38'	25.00'	90°15'46"	S 12°33'27" W	35.44'
C10	96.43'	99.00'	55°48'29"	N 29°37'05" E	92.66'
C11	59.80'	99.00'	34°36'43"	N 15°35'31" W	58.90'
C12	35.09'	28.90'	69°34'14"	N 17°30'58" E	32.97'
C13	40.74'	30.00'	77°47'55"	S 73°42'44" E	37.68'

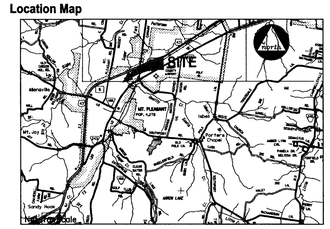
PURPOSE NOTE:
The purpose of this Final Plat is to create 45 residential single family lots.

GENERAL NOTE:
The recording of this plat voids, vacates, and supercedes the previous plat of record in plat book P6, page 517A.



SUBDIVISION TYPICAL LOT LAYOUT

Location Map



Development Summary:

Owner: REGENT HOMES, LLC.
6901 LENOX VILLAGE DRIVE, SUITE 107
NASHVILLE, TN 37211

Parcel Number: Tax Map 133, Parcel 009.00
Plat Book: P6, Page 517A
Deed Book: R2762, Page 1255
Address: Brookside Drive, Mt. Pleasant, TN 38474

Total Parcel Area: ±20.54 Acres or (Total)
±3.32 Acres in Right of Way Dedication

Zoned – R-1 – Low Density Residential

Setback:
Front Yard – 30'
Side Yard – 15'
Rear Yard – 20'

Minimum Lot Width – 90'

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 R2762, Page 1255, Maury 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.

Tax Map 133, Parcel 009.00

11-15-22
Date

REGENT HOMES
Printed Name and Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF CITY STREETS

I hereby certify that these are approved City Streets as outlined or indicated on the final subdivision plat entitled SUGAR CREEK, PHASE 3.

11-14-22
Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled SUGAR CREEK, PHASE 3 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.

11-14-22
Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled SUGAR CREEK, PHASE 3 have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

11-14-22
Date

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

Subdivision and street names approved by the Maury County Emergency Communication.

11-10-2022
Date

Crystal Gideon
Maury County E-911
Columbia, Tennessee

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.

11/14/22
Date

Secretary, Planning Commission

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that this is a Category "I" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon, this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Allen B. O'Leary, TN RLS #1987

11/10/22
Date

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. 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.
4. 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.
5. The property shown hereon is located within the Mount Pleasant, Maury County, TN. 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 Mount Pleasant's Regional Subdivision Regulations as interpreted and regulated by the Department of Building and Planning.
6. The area of the parcels as shown hereon is ±20.54 Acres .
7. This property currently identified as Tax Map No. 133 Parcel No. 009.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: P6, Page 517A
9. Deed reference: Book R2762, Page 1255
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. 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.
12. 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.
13. 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.
14. 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.
15. The certification is not an expressed or implied warranty or guarantee.
16. 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. 47119C0265E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.

MAINTENANCE OF IMPROVEMENTS

The applicant shall be required to maintain all improvements including all lot improvements, until acceptance of the public improvements by the governmental body. The applicant may be required to file a maintenance bond with the planning commission prior to dedication, in an amount considered adequate by the appropriate governmental representative and in a form satisfactory to legal counsel in order to assure the satisfactory condition of the required improvements, including all lot improvements, for a period of one year after the date of acceptance of the public improvements by the planning commission.

Legend

EIP Iron Rod Found
IPS Iron Rod Set
I.P.F. Iron Pipe Found
AXLE Axle Found
FCM Fence Post
CM Concrete Monument Existing
P.K.F. PK Nail Found
P.K.S. PK Nail Set
R.R.S.F. Railroad Spike Found
R.R.S.S. Railroad Spike Set
Bench Mark
Stake Found
Fire Hydrant
Water Meter
Water Valve
Water Reducer
Clean Out
Sanitary Sewer Manhole
Storm Sewer Manhole
Catch Basin
Curb Inlet
Storm Pipe
Cable Manhole
Electric Manhole
Telephone Manhole
Water Manhole
Electric Meter
Cable Riser
Electric Riser
Telephone Riser
Telephone Booth
Gas Meter
Gas Valve
Light Pole
Power Pole
Telephone Pole
Guy Pole
Power Pole
Flag Pole
Guy Wire
Mailbox
Parking Block
Satellite Dish
Handicap Parking
Water Spigot
Bollard
Evergreen Tree
Deciduous Tree
Bush
Sign
Adjoining Property Line
Subject Property Line
Easement Line
Building Setback Line
Centerline
Edge of Pavement
Edge of Gravel
Fence Line
Landscape
Woods / Tree line
Edge of Water
Ditch / Creek Centerline
Minor Contour Line
Index Contour Line
Gas Line
Sanitary Sewer Line
Water Line
Storm Sewer Line
Overhead Utility Line
Overhead Cable Line
Overhead Electric Line
Overhead Telephone Line
Underground Utility Line
Underground Cable Line
Underground Electric Line
Underground Telephone Line
Forced Main Line
Address

11/15/2022 - 01:34 PM
22021101
1 PGS:AL-PLAT
NANCY BATCH: 292970
PLAT BOOK: P23
PAGE: 120

REC FEE	16.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Register of Deed Recording Stamp

© 2022

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

Client: REGENT HOMES, LLC.
6901 LENOX VILLAGE DR, SUITE 107
NASHVILLE, TN 37211

REVISIONS | DATE

SUGAR CREEK
PHASE 3
MT. PLEASANT, TN 38474

Drawn: AO
Checked: AO
Approved: AO
Date: AUG. 31, 2022

Job No. 16612-10
Scale: Vertical: Horizontal: 1"=100'

1 of 1

allen@wesengineers.com

FILE: J:\WES_Engineers_Surveyors 2016\16612 - Sugar Creek - Floyd\16612-10 - Regent Homes\Dwg\Survey\16612 - Sugar Creek Final Plat Survey.dwg