AREA TABLE		
LOT	SQ. FT.	ACRES
30	5,575.5	0.13
31	5,568.3	0.13
32	5,563.5	0.13
33	5,558.7	0.13
34	5,553.9	0.13
35	8,108.8	0.19
36	8,204.5	0.19
37	5,528.4	0.13
38	5,523.6	0.13
39	5,518.8	0.13
40	5,514.0	0.13
41	5,542.5	0.13
42	5,811.7	0.13
43	6,448.6	0.15
44	7,208.7	0.17
45	13,574.0	0.31
46	18,846.7	0.43
47	13,889.4	0.32
48	7,076.5	0.16
49	6,850.1	0.16
57	5,000.0	0.11
58	6,322.1	0.15
59	5,675.7	0.13
60	7,696.5	0.18
OS-1	986.6	0.02

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	13.81'	13.79'	N 72°56'21" E	10°33'04"
C2	25.00'	39.27'	35.36'	N 22°39'50" E	90°00'00"
C3	25.00'	39.27'	35.36'	S 67°20'10" E	90°00'00"
C4	25.00'	39.27'	35.36'	N 22°39'50" E	90°00'00"
C5	25.00'	39.27'	35.36'	S 67°20'10" E	90°00'00"
C6	25.00'	39.27'	35.36'	N 22°39'50" E	90°00'00"
C7	25.00'	39.27'	35.36'	S 67°20'10" E	90°00'00"
C8	395.00'	21.75'	21.75'	N 84°03'54" W	3°09'19"
C9	395.00'	51.25'	51.21'	N 89°21'34" W	7°26'00"
C10	395.00'	39.83'	39.81'	S 84°02'07" W	5°46'38"
C11	395.00'	50.78'	50.74'	S 77°27'51" W	7°21'54"
C12	395.00'	42.94'	42.92'	S 70°40'03" W	6°13'41"
C13	125.00'	9.54'	9.54'	S 08°14'12" W	4°22'29"
C14	125.00'	50.34'	50.00'	S 21°57'39" W	23°04'25"
C15	125.00'	50.60'	50.26'	S 45°05'41" W	23°11'40"
C16	125.00'	23.94'	23.90'	S 62°10'40" W	10°58'18"
C17	25.00'	38.94'	35.12'	N 23°02'35" E	89°14'30"
C18	25.00'	39.60'	35.59'	S 66°57'25" E	90°45'30"
C19	125.00'	13.76'	13.75'	N 70°49'03" E	6°18'28"
C20	75.00'	80.65'	76.82'	S 36°51'24" W	61°36'52"
C21	5.00'	7.85'	7.07'	N 23°25'19" E	90°00'00"
C22	5.00'	7.85'	7.07'	S 66°34'41" E	90°00'00"
C23	5.00'	7.85'	7.07'	S 23°25'19" W	90°00'00"
C24	5.00'	7.85'	7.07'	N 66°34'41" W	90°00'00"

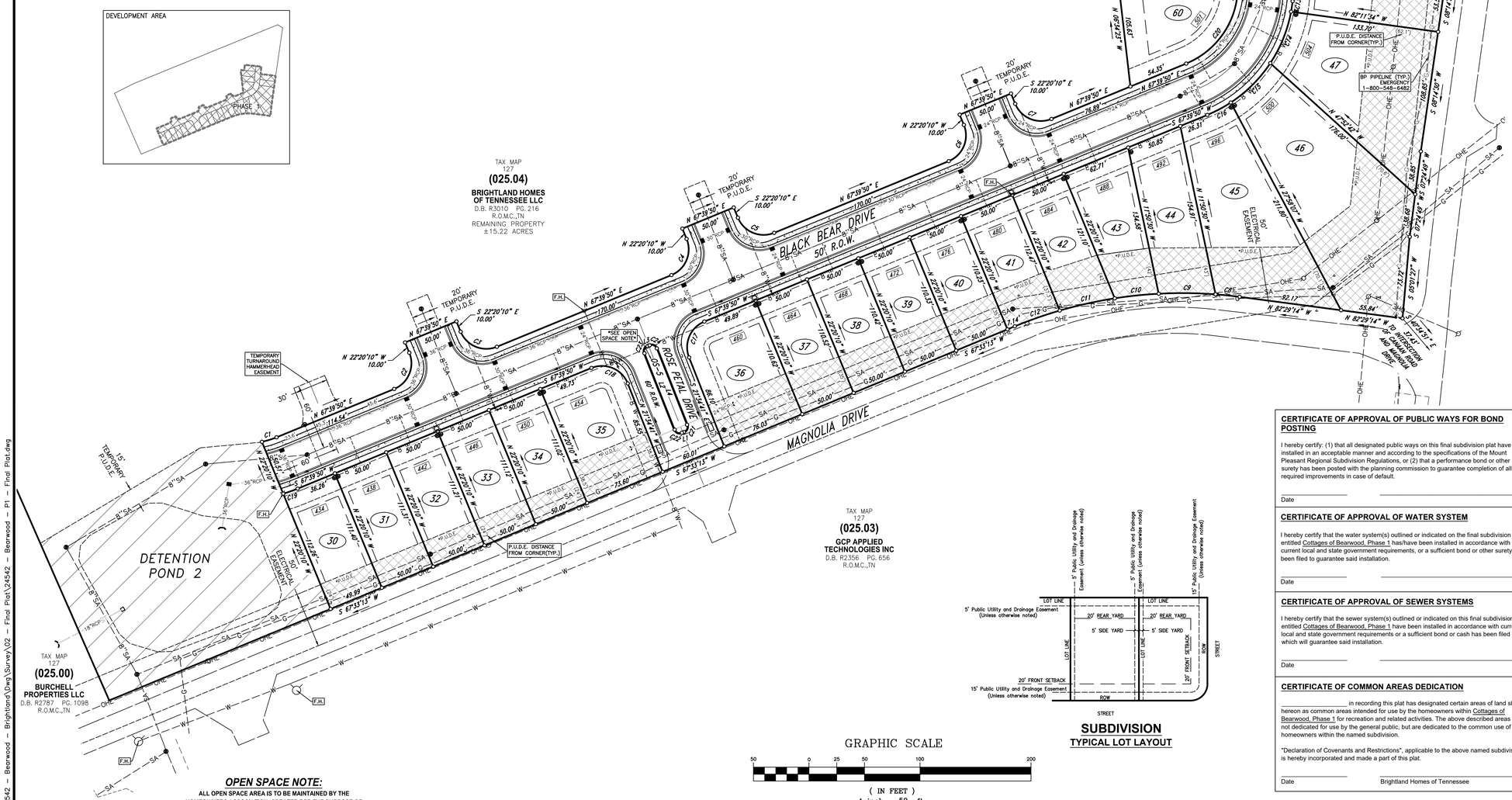
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 68°25'19" W	2.00'
L2	N 21°34'41" W	74.01'
L3	N 68°25'19" E	2.00'
L4	S 21°34'41" E	74.01'

TN GRID NORTH

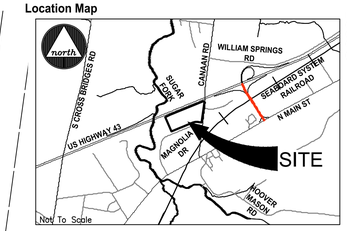
DEVELOPMENT AREA

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 Mount Pleasant, 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 Zoning Ordinance as interpreted and regulated by the Department of Building and Planning.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 127 Parcel No. 025.04, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R3010 Page 216
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 (Panel Not Printed).
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.



Location Map



©2025

SITE DATA:

OWNER:
BRIGHTLAND HOMES OF TENNESSEE LLC
15725 N DALLAS PKWY STE 300
ADDISON, TX 75001

PARCEL NUMBER:
TAX MAP 127, PARCEL 025.04

DEED BOOK:
R3010, PG 216

SUBJECT PARCEL ZONING:
R-3

ACREAGE OF SITE:
TOTAL PROPERTY – ±910,460 S.F. OR ±20.90 ACRES
TOTAL PHASE 1 – ±247,465 S.F. OR ±5.68 ACRES
REMAINING PROPERTY – ±662,995 S.F. OR ±15.22 ACRES

R.O.W. DEDICATION – ±70,318 S.F. OR ±1.61 ACRES

MINIMUM REQUIRED BUILDING SETBACKS:
20' FRONT
20' REAR
5' SIDE

PURPOSE NOTE:
The purpose of this plat is to create 24 single family lots and dedicate right-of-way.

***P.U.D.E. NOTE:**
No structures or fences are allowed in the hatched easement area.

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, AND DRAINAGE EASEMENT.

SUBDIVISION
TYPICAL LOT LAYOUT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Legend

EIP, IPS, CM, MAG — Iron Rod/Pipe Found, Iron Rod Set, Concrete Monument Existing, Mag Nail
Fence Post, T-Post, Bench Mark, Stake Found
Fire Hydrant, Water Meter, Water Valve, Water Reducer, Post Indicator Valve, Clean Out, Sanitary Sewer Manhole, Storm Sewer Manhole, Curb Inlet, Catch Basin
Area Drain, Cable Manhole, Electric Manhole, Telephone Manhole, Water Manhole, Electric Meter, Electric Riser, Cable Riser, Gas Meter
Gas Valve, Light Pole, Power Pole, Telephone Pole, Guy Pole, Power Pole, Guy Wire, Flag Pole, Sign, Parking Block
Handicap Parking, Bollard, Water Spigot, Mailbox, Evergreen Tree, Deciduous Tree, Bush
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, Lot Address Label
TEMPORARY P.U.D.E.

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 Regional 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.

Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Cottages of Bearwood, Phase 1 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

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer system(s) outlined or indicated on this final subdivision plat entitled Cottages of Bearwood, Phase 1 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.

Date

CERTIFICATE OF COMMON AREAS DEDICATION

_____ in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within Cottages of Bearwood, Phase 1 for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date Brightland Homes of Tennessee

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 R3010, page 216, 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 Brightland Homes of Tennessee

Title (If Action for Partnership or Corporation)

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.

Date 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.

Date Secretary, Planning Commission

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 "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000.

4/24/25 Date — Allen B. O'Leary — TN RLS #1987 Number

ALLEN B. O'LEARY REGISTERED LAND SURVEYOR AGRICULTURE, CO. TENNESSEE No. 1987

Register of Deed Recording Stamp

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

REVISIONS	DATE
PLAT REVIEW COMMENTS ADDRESSED	04-24-2025

Client
BRIGHTLAND HOMES OF TN
3815 S. Capital of Texas Hwy, Suite 275
Austin, TX 78704
512-330-9366

FINAL PLAT
COTTAGES OF BEARWOOD, PHASE 1
MOUNT PLEASANT, TN 38474

Drawn: CG
Checked: EB
Approved: AO
Date: 03-11-2025

Job. no. 24542
Scale: Vertical: 1"=50' Horizontal:

FILE:J:\WES_Engineers_Surveyors 2024\24542 – Bearwood – Brightland\Dwg\Survey\02 – Final Plat\24542 – Bearwood – P1 – Final Plat.dwg