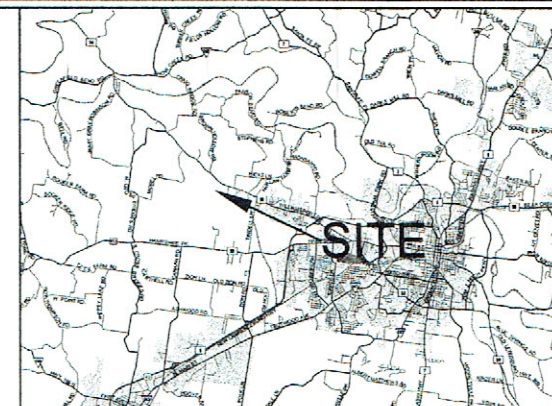


**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the property shown and described hereon as evidence recorded in Book Number R2721, Pages 632-634, Maury County Register's Office, and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, public easements, utilities, and other facilities have been filed.

5/28/21 *Michael Penrod*  
 DATE MICHAEL PENROD

**FINAL PLAT**  
 SUBDIVISION OF THE  
 MICHAEL PENROD PROPERTY  
 DEED BOOK R2712, PAGE 632  
 R.O.M.C.  
 8TH CIVIL DISTRICT OF MAURY COUNTY  
 TAX MAP 78, PARCEL 48.00 & 48.01



**VICINITY MAP**  
(NOT TO SCALE)

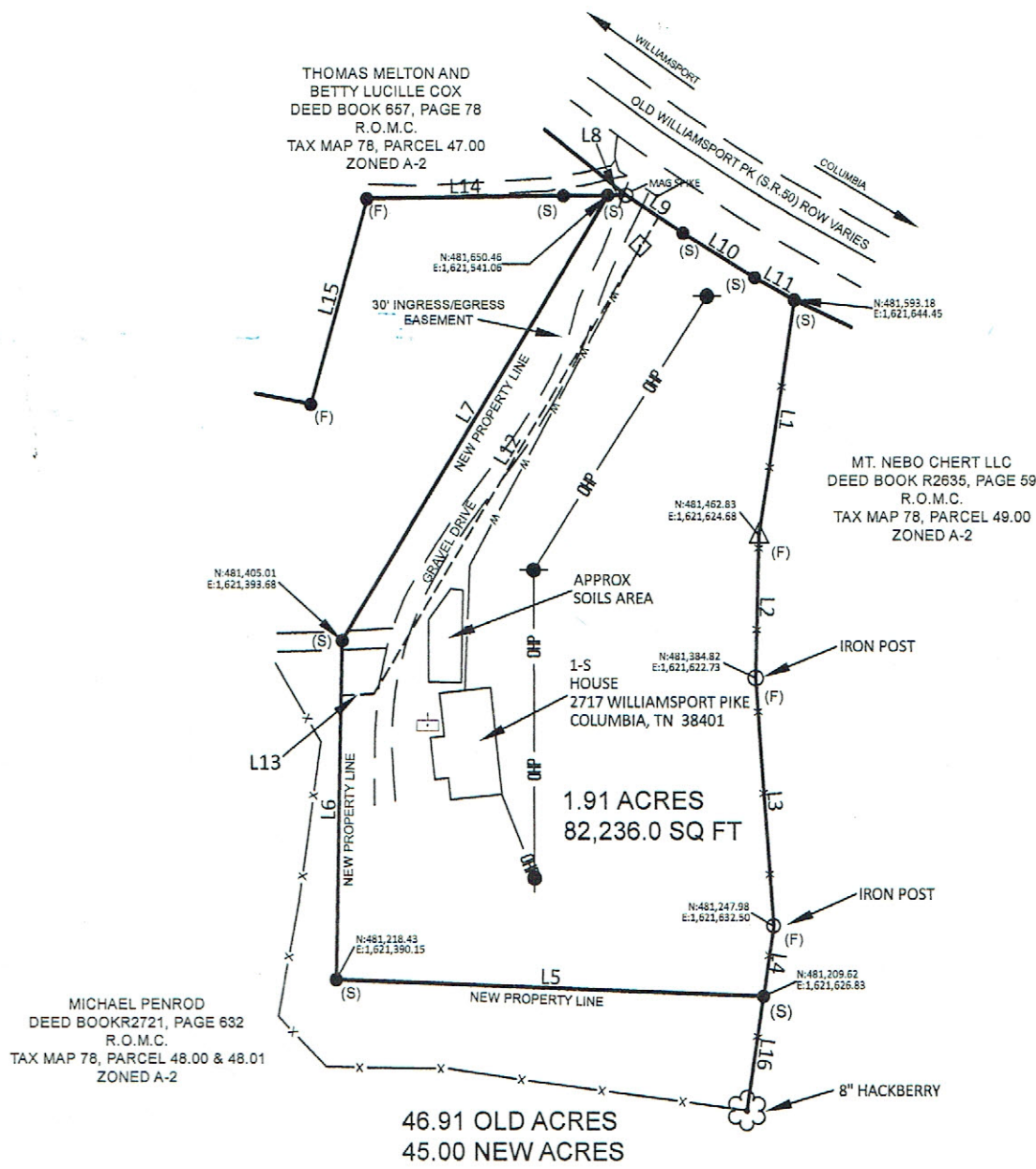
**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Maury County 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.

6/2/21 *Wale Bg*  
 DATE Secretary  
 Maury County Regional Planning  
 Commission

**NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO REMOVE A 1.91 ACRE PORTION OF DEED BOOK R2721, PAGE 632.
2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY MADE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
  - A. TYPE OF SURVEY: RTK
  - B. POSITIONAL ACCURACY: 0.05'
  - C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
  - D. GEOID MODEL: GEOID 12B
  - E. DATUM/EPOCH: NAD83(2011)
3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0145E DATED 4-16-2007.
4. PROPERTY IS ZONEDA-2 MAURY CO. ZONING ORDINANCE.  
 BUILDING SETBACKS:  
 FRONT 40'  
 REAR 30'  
 SIDE 20'
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.
6. PROPERTY ADDRESS:  
 2717 WILLIAMSPORT PIKE,  
 COLUMBIA, TN 38401
7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.
8. WATER AND ELECTRIC PROVIDED BY COLUMBIA POWER AND WATER 201 PICKENS LN, COLUMBIA TN 38401.
9. OWNER ADDRESS:  
 MICHAEL PENROD  
 136 E. JAMES CAMPBELL BLVD,  
 COLUMBIA, TN 38401
10. THE SHOWN HOUSE WAS BUILT IN 1972 AND PRE-DATES MAURY COUNTY ZONING AND THE SEPTIC SYSTEM IS PRE-EXISTING.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S08°39'42"W	131.85'
L2	S01°22'20"W	78.04'
L3	S04°05'04"E	137.19'
L4	S08°24'45"W	38.77'
L5	N87°52'08"W	236.84'
L6	N01°05'05"E	186.61'
L7	N30°58'57"E	286.30'
L8	N89°20'40"E	10.14'
L9	S56°39'25"E	37.63'
L10	S58°18'51"E	46.85'
L11	S61°08'30"E	25.06'
L12	S30°58'30"W	306.74'
L13	S87°08'05"W	18.09'
L14	S89°10'18"W	108.63'
L15	S15°27'28"W	117.41'
L16	S08°24'45"W	63.75'

06/02/2021 - 01:40 PM  
**21012023**

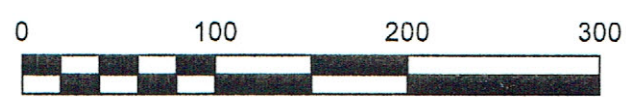
1 PGS:AL-PLAT  
 JANE BATCH: 250008

**PLAT BOOK: P22**  
**PAGE: 386**

REC FEE	15.00
DP FEE	2.00
<b>TOTAL</b>	<b>17.00</b>

STATE OF TENNESSEE, MAURY COUNTY  
**JOHN FLEMING**  
 REGISTER OF DEEDS

- LEGEND**
- ☐ SEPTIC TANK
  - ⊗ TREE
  - △ ANGLE IRON
  - CORNER AS DESCRIBED
  - (F) IRON PIN FOUND
  - (S) IRON PIN SET
  - ◇ WATER METER
  - UTILITY POLE
  - DP — OVERHEAD POWER
  - X — FENCE
  - - - - - EASEMENT

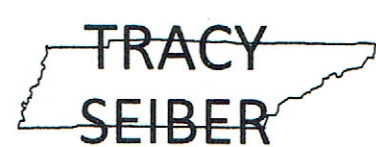


**CERTIFICATE OF SURVEY ACCURACY**

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 "C" 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.

*Tracy Seiber*  
 Date TRACY SEIBER, RLS #2397

THE ACCESS EASEMENT FOR THE COMMON DRIVEWAY SHALL RUN WITH THE LAND AND SHALL BE BINDING ON AND SHALL INSURE TO THE BENEFIT OF ALL PARTIES FOR WHOSE BENEFIT THE COMMON DRIVEWAY EXIST, THEIR HEIRS, SUCCESSORS AND ASSIGNS. THE ACCESS EASEMENT IS NOT A PUBLIC ROAD. THE ACCESS EASEMENT AND COMMON DRIVEWAY ARE FOR THE BENEFIT OF AND SHALL BE MAINTAINED ON A SHARED BASIS BY MAP 78, PARCEL 48.00 AND MAP 78, PARCEL 48.01. EACH TRACT WILL SHARE THE (50% / 50%) MAINTENANCE.



102 AVOLON DRIVE  
 COLUMBIA, TN 38401  
 EMAIL: SEIBERSURVEYING@GMAIL.COM (931)446-6677  
 DRAWING BY: T. SEIBER DATE: 04-15-2021  
 SCALE: 1"=100' JOB NO.: 15-2021  
 RO