

**CURVE TABLE**

Name	Radius	Arc	Chord	Delta	Tangent	Chord
C1	180.00'	162.64'	157.16'	51°46'12"	87.35'	S 40°39'35" E
C2	148.00'	93.96'	92.39'	36°22'30"	48.62'	S 48°21'28" E
C3	195.00'	189.38'	182.03'	55°38'41"	102.91'	S 57°59'32" E
C4	195.00'	138.65'	135.75'	40°44'23"	72.40'	S 50°32'22" E
C5	195.00'	50.73'	50.59'	14°54'18"	25.51'	S 78°21'43" E

**SOILS AREA LINE TABLE**

LN	BEARING	DISTANCE
L1	S 57°10'48" W	65.84'
L2	N 79°17'02" W	37.93'
L3	S 35°02'31" W	81.77'
L4	S 10°58'10" E	49.29'
L5	N 65°50'01" E	102.46'
L6	N 25°26'33" E	73.00'
L7	N 89°31'42" W	50.00'

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PROPERTY OWNED BY SHIRLEY ANN KOELSCH ON THE SOUTH SIDE OF LEE ROAD INTO ONE PARCEL, LOT 1 AS SHOWN HEREIN IS THAT PROPERTY SOUTH OF LEE ROAD WHICH IS A PART OF MAP 72, PARCEL 001-01, MERGE LOT 1 A NON-BUILDING PARCEL/LOT WITH MAP 073, PARCEL 009-08 AND SHOWN ON THIS PLAT AS TRACT 1 FOR TOTAL ACRES OF 19.23 ACRES.
  - THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #1700195E (MAP IS A NON-PRINTED MAP ACCORDING TO INDEX MAP) EFFECTIVE DATE OF MAY 04, 2009.
  - PROPERTY AND ADJOINING PROPERTY ZONED A-2, RURAL RESIDENTIAL. (UNLESS NOTED OTHERWISE) FRONT - 40 FEET SIDE - 20 FEET REAR - 30 FEET
  - THE GRAPHIC AREAS SHOWN FOR SEWAGE DISPOSAL ARE PROVIDED FOR INFORMATIONAL PURPOSES TO OWNERS AND BUILDERS. IF THE SOILS AREAS ARE DISTURBED OR ENCRUSTED UPON, THE OWNERS AND/OR BUILDERS SHALL COORDINATE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION TO OBTAIN ADDITIONAL APPROVALS PRIOR TO BEING ISSUED A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY.
  - DRIVEWAY PIPES SHALL BE A MINIMUM OF 18" RCP WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL INCLUDE HEADWALLS. THE CURVE SIZE AND HEADWALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION OF THE MAURY COUNTY SUBDIVISION REGULATIONS.
  - BEARINGS AND NORTH ARROW SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983.
  - FOR CONTROL MONUMENT "GPS2" RTK GPS POSITIONAL DATA WAS OBSERVED ON 03-27-2020 UTILIZING A TOPCON HIPERGA DUAL FREQUENCY RECEIVER CONNECTING TO THE I-D.O. G.N.S.S. REFERENCE NETWORK VIA CELL PHONE DIAL UP IN A SINGLE BASELINE, CLOSEST STATION MODE. TENNESSEE STATE PLANE GRID COORDINATE OF GPS1 IS REFERENCED TO NAD 83(2011) (LEPODH 2010) GRID 120 MULTIPLE SINGLE VECTOR OBSERVATIONS WERE TAKEN ON GPS1. MAXIMUM RMS VALUES AT 1-SIGMA DOES NOT EXCEED 14.0-DI, V-DI-02.
  - FOR CONTROL MONUMENT "GPS2", RTK GPS POSITIONAL DATA WAS OBSERVED ON 03-27-2020 WITH A TOPCON HIPERGA DUAL FREQUENCY RECEIVER AS THE BASE STATION ON GPS1 AND A TOPCON HIPERGA DUAL FREQUENCY RECEIVER AS THE ROVER ON GPS2. MULTIPLE SINGLE VECTOR OBSERVATIONS WERE TAKEN ON GPS2. MAXIMUM RMS VALUES AT 1-SIGMA DOES NOT EXCEED 14.0-DI, V-DI-01. TENNESSEE STATE PLANE GRID COORDINATE WAS HELD FIXED AT GPS1 AND A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00008 WAS APPLIED ON GPS2.
  - PUBLIC WATER SERVICE IS NOT AVAILABLE TO THIS PROPERTY, SO THEREFORE THE INSTALLATION OF A PRIVATE WATER WELL WILL BE REQUIRED FOR DOMESTIC WATER.
  - A PORTION OF TRACT 1 (FORMALLY SHOWN AS TRACT 9 ON THE PLAT OF SURVEY FOR MRS. GRACE PICKARD, PLAT BOOK 5, PAGE 144, R.O.M.C.) IS SUBJECT TO RESTRICTIONS OF RECORD IN DEED BOOK 593, PAGE 469, R.O.M.C. SEE DASHED LINE ON THIS PLAT SHOWING LIMITS.

STATE OF TENNESSEE  
DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
COLUMBIA ENVIRONMENTAL FIELD OFFICE  
COLUMBIA, TENNESSEE 38001  
PHONE (931) 380-3371 FAX (931) 380-3397  
STATEWIDE 1-800-891-6332

General approval is hereby granted for Tract 1 defined in Shirley Ann Koelsch Property. The following shall be defined as general restrictions and shall apply to all lots with specific restrictions on each lot following general restrictions.

**General Restrictions:** Prior to any construction of a structure, permanent or mobile, the plans for the exact house/structure (location and the subsurface sewage system must be approved by the Environmental Specialist with the Division of Ground Water Protection in Maury County. Any cutting or filling after April, 30, 2020, may render the site unsuitable. Drainage ways, gullied areas, cut and fill material and disturbed soil areas are unsuitable for sewage disposal areas. Structures must be properly located to obtain gravity flow to drainfield or a pump will be required. Water taps, waterlines and driveways should be located at side property lines unless otherwise noted. The High Intensity Soils Map designating suitable soil areas for this subdivision is on file at the Environmentalist's office.

S.S.D.S. denotes Subsurface Sewage Disposal System.

**Tract 1:** Suitable soil for subsurface sewage disposal system is located in the northeastern portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms.

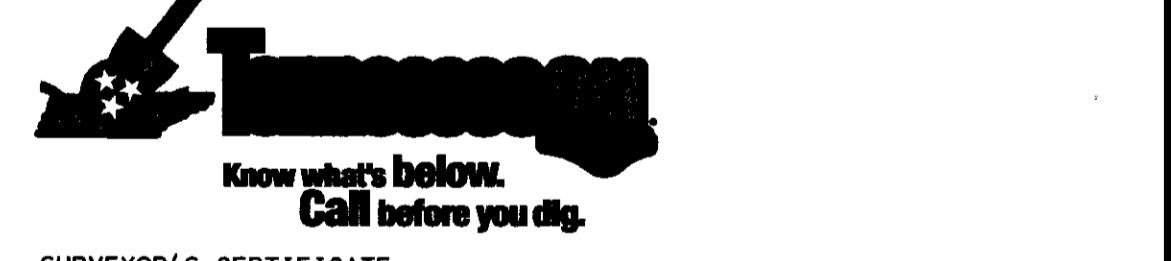
**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS ENTERED IN DEED BOOK 593, PAGE 1099 AND DEED BOOK 593, PAGE 710 COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS ANNEA SUBDIVISION WITH MY (OUR) 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: 5/28/20  
Shirley Ann Koelsch  
SHIRLEY ANN KOELSCH (JAMES WILLIAM KOELSCH - DECEASED)  
PARCEL 009-08, DEED BOOK 593, PAGE 1099, R.O.M.C.  
PARCEL 001-01, DEED BOOK 593, PAGE 710, R.O.M.C.

**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, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

DATE: 6/2/2020  
Deborah J. Shelton  
SECRETARY MAURY COUNTY  
REGIONAL PLANNING COMMISSION  
BUILDING & ZONING OFFICE

**UNDERGROUND UTILITIES NOTE:**  
THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND VISIBLE STRUCTURES, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATION SHOWN, AND THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR INDIVIDUAL DIGGING AND/OR RELYING UPON THIS SURVEY, TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN HEREON WITH THE PROPER UTILITY AUTHORITY HAVING JURISDICTION, IN THE STATE OF TENNESSEE, STATE LAW REQUIRES ANYONE ABOUT TO ENGAGE IN EITHER DIGGING, EXCAVATION, MOVING OF EARTH, DEMOLITION OR ANY TYPE OF ACTIVITY THAT DISTURBS THE EARTH AND THEREFORE POSSIBLY INVOLVING A DANGER TO DAMAGING UNDERGROUND UTILITY LINES, TO NOTIFY TENNESSEE 811, OF THEIR INTENT TO DIG.



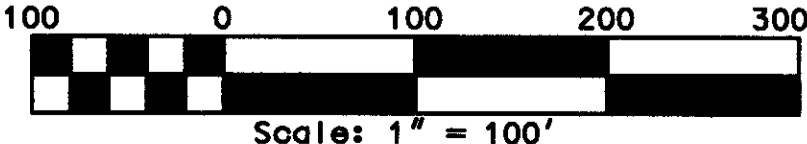
**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY 1 SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:114,864 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED. MARK E. SAWYER, RLS, TENNESSEE LICENSE 1649.

**SAWYER LAND SURVEYING, LLC**  
P.O. BOX 215  
SPRING HILL, TENNESSEE 37174  
TEL: (931) 486-1580  
e-mail mark@sawyerlandsurveying.com  
SLS FILE 019-007  
DATE: 04-27-2020 ISSUE TO SOIL SCIENTIST  
DATE: 05-12-2020 SOILS LETTER  
ISSUE TO PLANNING FOR REVIEW  
DATE: 05-25-2020 ISSUE FOR SIGNATURES

06/02/2020 - 02:50 PM  
20009009  
1 POS AL PLAT  
NANCY BATCH: 229673  
PLAT BOOK: P22  
PAGE: 179  
REC FEE \$16.00  
DP FEE \$2.00  
TOTAL \$18.00  
STATE OF TENNESSEE, MAURY COUNTY  
JOHN FLEMING  
REGISTER OF DEEDS

**FINAL PLAT**  
**SHIRLEY ANN KOELSCH PROPERTY**  
SOUTH SIDE OF LEE ROAD  
THIRD CIVIL DISTRICT  
MAURY COUNTY, TENNESSEE

DEED REFERENCES:  
MAP 072, PARCEL 001-01  
JAMES WILLIAM KOELSCH (DECEASED)  
AND WIFE, SHIRLEY ANN KOELSCH  
BOOK 593, PAGE 710, R.O.M.C.  
MAP 073, PARCEL 009-08  
SHIRLEY ANN KOELSCH  
BOOK R2533, PAGE 1099, R.O.M.C.  
PLAT REFERENCE: PLAT OF SURVEY FOR MRS. GRACE PICKARD,  
TRACT 9, PLAT BOOK 5, PAGE 144, R.O.M.C.



- LEGEND**
- GPS1 MONUMENT (SET)
  - MONUMENT (FOUND)
  - GPS2 MONUMENT (SET)
  - MONUMENT (FOUND)
  - PIPER TELEPHONE POLE
  - COP WIRE
  - UTB UNDERGROUND TELEPHONE BOX
  - FH FIRE HYDRANT
  - WV WATER VALVE
  - WM WATER METER
  - GV GAS VALVE
  - P PROPERTY LINE
  - E EASEMENT LINE
  - X-X-X-X FENCE LINE
  - SA SAN SEWER LINE
  - W WATER LINE
  - OE OVERHEAD ELECTRIC
  - DE OVERHEAD ELECTRIC/TELEPHONE
  - UT UNDERGROUND TELEPHONE
  - LE UNDERGROUND POWER
  - G GAS LINE
  - 1/2" REBAR SET WITH CAP MARK SAWYER RLS#149
  - IRON PIN (FOUND)
  - MONUMENT (SET)
  - MONUMENT (FOUND)
  - PIPER TELEPHONE POLE
  - COP WIRE
  - UTB UNDERGROUND TELEPHONE BOX
  - FH FIRE HYDRANT
  - WV WATER VALVE
  - WM WATER METER
  - GV GAS VALVE
  - P PROPERTY LINE
  - E EASEMENT LINE
  - X-X-X-X FENCE LINE
  - SA SAN SEWER LINE
  - W WATER LINE
  - OE OVERHEAD ELECTRIC
  - DE OVERHEAD ELECTRIC/TELEPHONE
  - UT UNDERGROUND TELEPHONE
  - LE UNDERGROUND POWER
  - G GAS LINE