

Bearings referenced to surveys
by R. Chappelaine, RLS No. 1444
dated 6-13-2003 & 9-10-2009

CENTERLINE HI-LO ROAD
Points in Road along subject Deed Lines

A N60 deg 30'E 47.50'
B N44 deg 53'E 262.00'
C N50 deg 23'E 151.00'
D N61 deg 21'E 159.00'

Adjoining properties identified by
(Parcel) on Map 41
Owner & Deed Bk./pg. reference

This surveyor has not physically located all the utilities shown hereon
either above or under ground. Locations of utilities shown hereon
have been taken from visible appurtenances at the site, public records,
and/or maps prepared by others. Utilities shown hereon may not be all
such utilities in the area, either in service or abandoned, and may not be
in the exact location indicated. This is not an as-built survey, and
owners / developers shall be responsible for verifying and completing
all utility locations prior to any construction or grading.

CENTERLINE LOCUST CREEK

A N60 deg 00'E 12.00'
B N02 deg 30'W 152.00'
C N10 deg 30'E 62.00'
D N59 deg 00'E 120.00'
E N19 deg 00'E 108.00'
F N11 deg 00'E 71.00'
G N20 deg 20'E 163.50'
H N21 deg 30'E 113.50'
I N08 deg 03'E 324.10'

Southerly Boundary (10.01)
along fence south edge pond

A S68 deg 37'E 98.60'
B S77 deg 13'E 85.74'
C S72 deg 31'E 55.89'
D N78 deg 39'E 89.88'
E N71 deg 57'E 89.14'
F N83 deg 16'E 85.88'
G N76 deg 49'E 107.47'

CENTERLINE MCFARLIN ROAD

A S04 deg 21'W 70.95'
B S10 deg 55'W 137.40'
C S09 deg 48'W 116.72'
D S15 deg 22'W 89.57'
E S20 deg 57'W 46.84'

Portions of the boundary shown hereon is referenced to
surveys of Parcels 10.01, 8.02, and 8.04 made by
R. Chappelaine, RLS No. 1444 dated 6-13-2003 & 9-10-2009

This survey is subject to an accurate title search.
no title commitment or title policy has been provided
to this surveyor at this time.

CUMBERLAND SURVEY

BOYD B. GIBBS, RLS No.1598

PO Box 165 Centerville, Tn. 37033

615-390-6124

No. 21-24 05-14-2021

I hereby certify that this is a Category III survey with a ratio of precision
of 1:5000 and has been made using the latest recorded deeds and
other information in the public record; that there are no encroachments
or projections other than those shown; that the survey has been made
on the ground unless otherwise indicated; and that in my professional
opinion, the survey is correct to the best of my knowledge and belief.

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
Category I Land Survey as defined in Title 62, Chapter 18, Tennessee Code

Date _____ Boyd B. Gibbs, RLS
Registered Land Surveyor #1598

LOTS 1 & 2

CENTERLINE 50' EASEMENT

A S28 deg 00'E 50.00' R = 80.00'
B S13 deg 00'E 60.00' L = 88.99'
C S07 deg 44'E 175.00' Ch. = S24 deg 08'W
D S56 deg 00'W 100.00' 84.47'

Ingress-Egress EASEMENT
25' from center of driveway

EASTERLY BOUNDARY
along fence to Iron Rods #1444

A S15 deg 41'57"W 72.64'
B S13 deg 53'47"W 44.59'
C S15 deg 03'45"W 352.86'
D S15 deg 21'50"W 98.57'
E S13 deg 36'08"W 53.88'
F S11 deg 10'54"W 48.53'
G S14 deg 57'39"W 168.16'
H S13 deg 44'23"W 181.01'
I S13 deg 30'19"W 105.90'
J S15 deg 25'42"W 43.96'
K S15 deg 46'15"W 205.66'
L S19 deg 31'44"W 112.96'

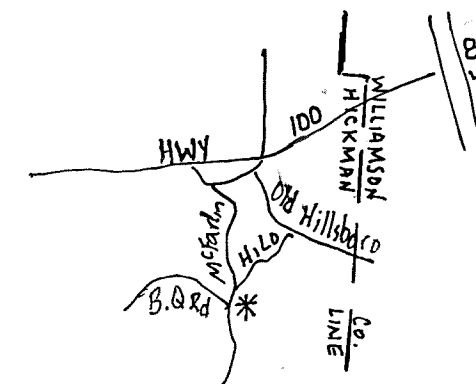
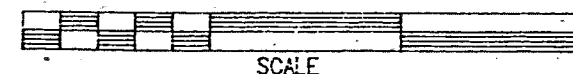
NEW IRON RODS
set 25' from CL

LOTS 3-7

CENTERLINE 50' EASEMENT

A N86 deg 30'E 40.00'
B S72 deg 30'E 40.00'
C N87 deg 30'E 40.00'
D N77 deg 00'E 110.00'
E N83 deg 00'E 40.00'
F S88 deg 20'E 95.00'
G S86 deg 00'E 90.00'
H S84 deg 40'E 130.00'
I N89 deg 55'E 155.00'

1" = 200'



VICINITY
MAP
N.T.S.

NO portion of this property lies within a Special Flood Hazard Zone
and is NOT subject to inundation by 100-year flood according to
FIRM Community Panel No. 47081 C 0115 D dated 8-4-2008

Any disturbance or alteration of wetland areas or streams
within the surveyed property are subject to federal, state,
and local guidelines. No attempt has been made to identify
or locate wetland areas within the bounds of this survey.

This property subject to County Right of Way for
McFARLIN ROAD & HI-LO ROAD
Acreage shown includes areas within County Road Easement

FINAL PLAT

HICKMAN COUNTY, TENNESSEE

Total Acres 35.07 Total Lots 7

Feet New Streets - 0 - Acres New St

Civil District 4TH Scale 1" = 200

Closure 1:10,000 Date 8-27-21

PRIVATE DRIVEWAY NOTATION

This Road is to be built and maintained jointly by all owners
taking access from this private driveway, and is not intended to
become a public road. The Hickman Highway Commission
May, at their discretion, agree to accept this road into the County
Highway System if all property owners agree to (1) petition the Highway
Commission for a public road and (2) build or pay for upgrading to
County specifications in effect at the time of the request.

Road Superintendent _____ Date _____

Any owner(s) of lots currently taking access from this private Driveway
Must sign below, thereby acknowledging awareness of the above
Maintenance statement and awareness that access via this private driveway is
limited to five (5) lots with a minimum of five (5) acres each.

Owner _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that we are the owners of the property shown and
described hereon as evidenced in book number _____ P. R.O.H.C.T.
and that we adopt this plan of subdivision with our free consent,
establish the minimum building restriction lines, and that offers of
irrevocable dedication for all public streets, utilities and other facilities,
have been filed.

Date _____ Owners _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify the subdivision plat shown hereon has been found
to comply with the Subdivision Regulations for Hickman County,
Tennessee, with the exception of such variances, if any, as are noted
on the minutes of the Planning Commission, and that it has been approved
for recording in the office of the county register.

Signed _____ date _____

This approval shall be invalid if not recorded by
(date)

PARCEL 10.00 PROPERTY MAP 41

4th Civil District Hickman County, Tennessee

Traceland Development Group, LLC

Owner of Record, Book 44 pg. 5349