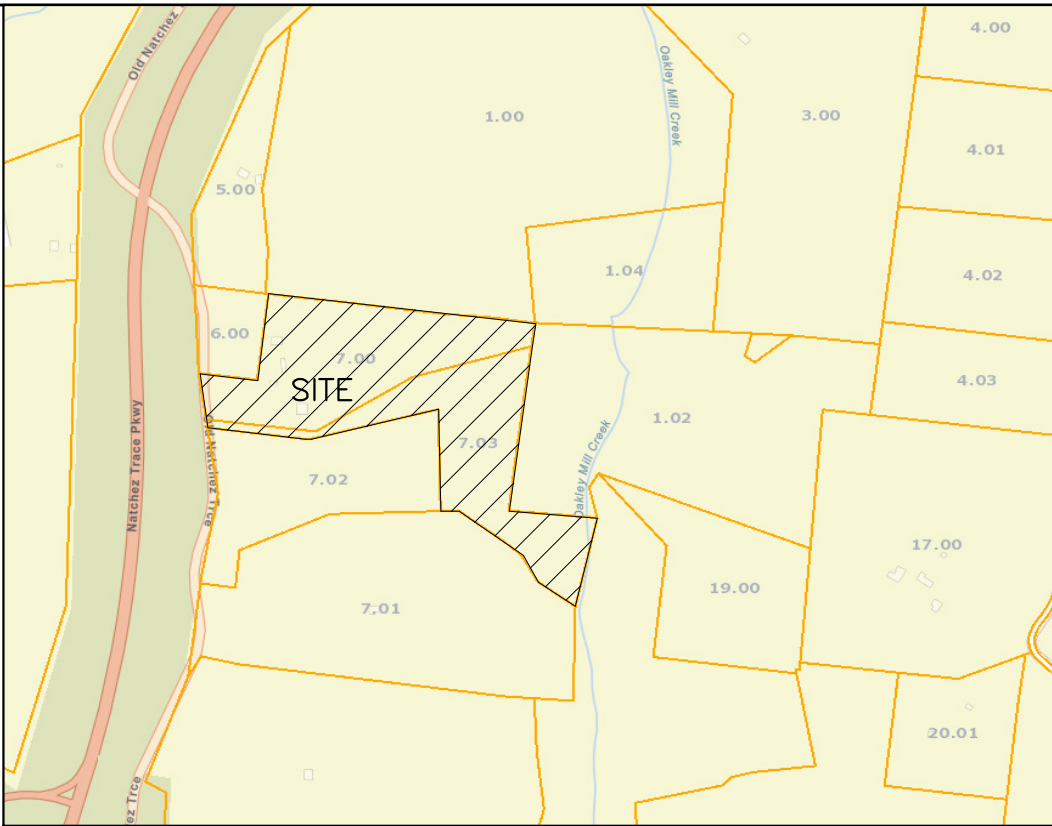
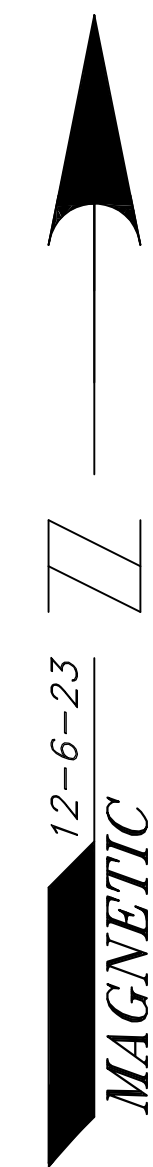
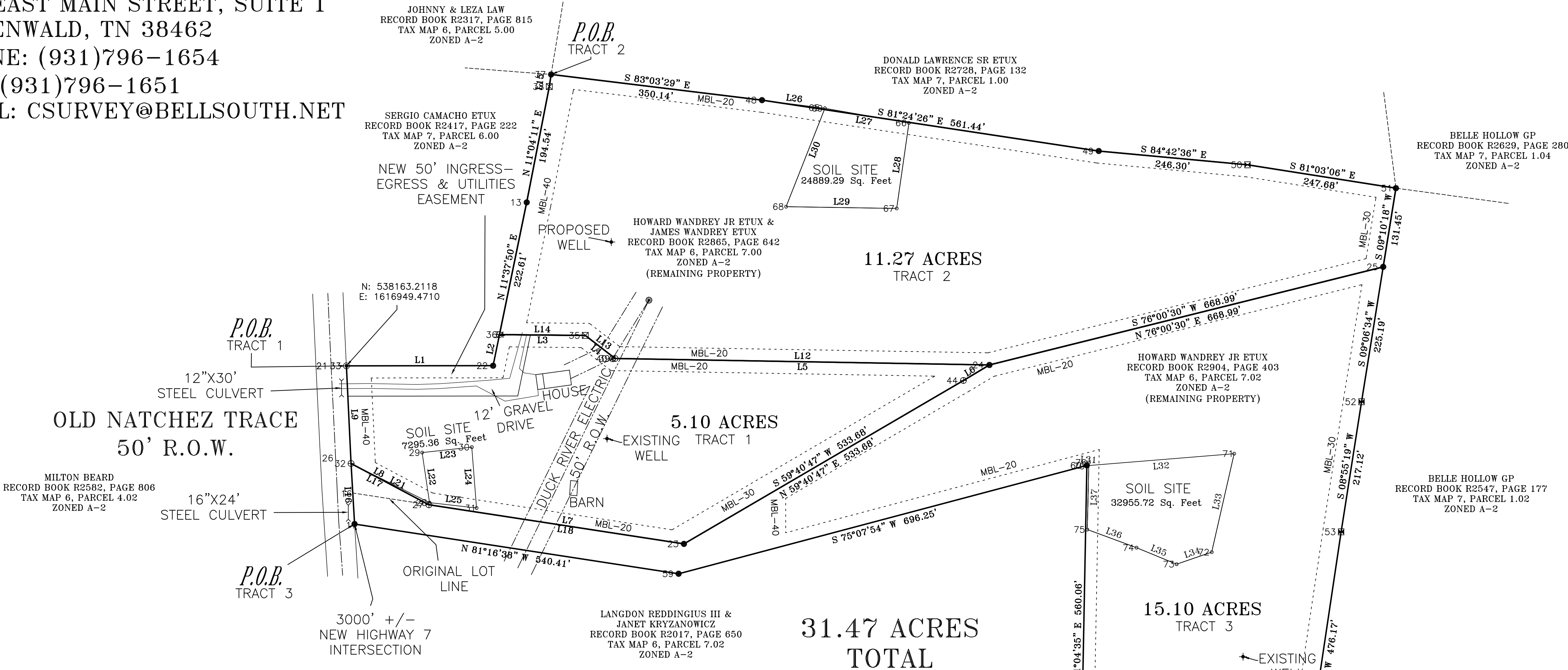


CARROLL LAND SURVEYING  
495 EAST MAIN STREET, SUITE 1  
HOHENWALD, TN 38462  
PHONE: (931)796-1654  
FAX: (931)796-1651  
EMAIL: CSURVEY@BELLSOUTH.NET



VICINITY MAP  
(NOT TO SCALE)



LINE	BEARING	DISTANCE
L1	N 89°56'10" E	241.99'
L2	N 11°37'50" E	52.27'
L3	S 89°27'42" E	141.49'
L4	S 52°15'23" E	62.07'
L5	S 89°00'41" E	617.20'
L6	S 59°11'53" W	49.95'
L7	N 81°16'13" W	425.28'
L8	N 62°05'21" W	145.28'
L9	N 02°48'03" W	161.14'
L12	N 89°00'41" W	617.20'
L13	N 52°15'23" W	62.07'
L14	N 89°27'42" W	141.49'
L15	N 08°14'59" E	20.24'
L16	N 03°18'42" W	100.00'
L17	S 62°05'21" E	145.28'
L18	S 81°16'13" E	425.28'
L20	S 08°46'12" W	64.37'

LINE	BEARING	DISTANCE
L21	S 63°27'34" E	144.46'
L22	N 08°20'37" W	83.42'
L23	N 83°46'12" E	82.41'
L24	S 04°27'50" E	100.63'
L25	N 83°30'28" W	78.15'
L26	S 82°37'03" E	104.06'
L27	S 80°07'09" E	140.52'
L28	N 08°06'29" W	142.48'
L29	N 89°04'43" W	182.35'
L30	N 21°31'33" E	174.40'
L31	S 86°31'01" E	3.27'
L32	N 85°21'26" E	240.45'
L33	S 12°51'45" W	166.46'
L34	S 71°01'48" W	61.19'
L35	N 67°35'37" W	71.43'
L36	N 69°45'25" W	86.51'
L37	N 01°20'18" E	105.58'
L38	S 88°53'51" W	191.94'
L39	S 07°16'03" W	175.55'
L40	N 51°05'38" W	131.38'
L41	N 27°05'00" E	119.03'
L42	S 78°27'17" E	71.70'

E-911 CERTIFICATION OF APPROVAL  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND IS IN COMPLIANCE WITH THE MAURY COUNTY E-911 PROGRAM  
DATE \_\_\_\_\_ E-911 DIRECTOR \_\_\_\_\_

IN ACCORDANCE WITH THE MAURY COUNTY SUBDIVISION REGULATIONS FOR DRIVEWAYS WITHIN THE PUBLIC ROAD RIGHT-OF-WAY, ALL PORTIONS OF THE DRIVEWAY WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE PAVED WITH CONCRETE OR ASPHALT, GRAVEL OR DBST ARE NOT ACCEPTABLE.

NOTE: MY REVIEW OF THE "FEMA" FLOOD HAZARD MAP AVAILABLE INDICATES THAT THIS PROPERTY IS IN ZONE "X" AS INDICATED BY MAP

47119C0020E  
AS DATED APRIL 16TH, 2007.

THE GRAPHIC AREAS SHOWN ARE PROVIDED FOR INFORMATIONAL PURPOSES TO OWNERS AND BUILDERS. IF THE SOILS ARE DISTURBED OR ENCHROACHED UPON, THE OWNERS AND/OR BUILDERS SHALL COORDINATE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION TO OBTAIN APPROVALS FOR ON-SITE SEWAGE DISPOSAL SYSTEMS PRIOR TO BEING ISSUED A BUILDING PERMIT OR A CERTIFICATE OF OCCUPANCY.

**SURVEYOR'S CERTIFICATE**  
I hereby certify that to the best of my knowledge and belief the herein shown subdivision plat represents a Category "1" Survey having an unadjusted ratio of precision of 1":10,000 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.

(Date) \_\_\_\_\_ Registered Land Surveyor Number 1335

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 12855, PAGE 642, AND BOOK NUMBER 12904, PAGE 403, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT; ESTABLISH THE MINIMUM RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____	HOWARD L. WANDREY JR.
DATE _____	JAMES MICHAEL WANDREY
DATE _____	WILLIAM DEREK FRENZEL

NO PUBLIC WATER AVAILABLE

**CERTIFICATE OF APPROVAL OF PRIVATE SUBSURFACE SEWAGE DISPOSAL**  
General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

(Date) \_\_\_\_\_ Local Health Authority \_\_\_\_\_

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.

DATE \_\_\_\_\_ SECRETARY MAURY COUNTY REGIONAL PLANNING COMMISSION

LEGEND

- ☒ = WOOD FENCE POST
- ⊙ = UTILITY POLE
- = STEEL FENCE POST
- = IRON PIN FOUND
- ⊕ = IRON PIN SET
- ⊕ = WELL
- ⊙ = CONCRETE MONUMENT



ALL DRIVEWAYS AND CONNECTIONS TO EXISTING COUNTY ROADS ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPROVALS AND STANDARDS/SPECIFICATIONS SET FORTH BY THE MAURY COUNTY SUBDIVISION REGULATIONS AND THE MAURY COUNTY HIGHWAY DEPARTMENT.

TYPE 1 EASEMENT

THE COST OF MAINTENANCE AND REPAIR OF THE COMMON DRIVEWAY SHALL BE SHARED EQUALLY AMONG ALL PARTIES FOR WHOSE BENEFIT THE COMMON DRIVEWAY EXISTS. THE ACCESS EASEMENT FOR THE 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 EXISTS; THEIR HEIRS, SUCCESSORS AND ASSIGNS. THE ACCESS EASEMENT IS NOT A PUBLIC ROAD.

THE ACCESS EASEMENT FOR THE 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 EXISTS; 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 THE FOLLOWING LOTS: 1 & 2

CCS 2019 TRUST 12-23-2019  
RECORD BOOK R2604, PAGE 1222  
TAX MAP 7, PARCEL 19.01  
ZONED A-2



FINAL PLAT FOR <b>HOWARD L WANDREY JR ETAL</b>		
SCALE: 1" = 100'	APPROVED BY: <b>KENNETH CARROLL</b>	DRAWN BY: <b>STEVEN C</b>
DATE: 12-6-23		
1ST CIVIL DISTRICT - MAURY COUNTY, TN		
REF: RECORD BOOK R2865, PAGE 642 RECORD BOOK R2904, PAGE 403 TAX MAP 6, PARCELS 7.00 & 7.03		JOB NAME: FREN1223 (JC)