

RESTRICTIONS:  
1. NO TRACTS SHALL BE USED EXCEPT FOR PRIVATE SINGLE-FAMILY RESIDENTIAL PURPOSES, AND TRACTS SHALL NOT BE RE-SUBDIVIDED INTO SMALLER LOTS.

2. NO MODULAR HOMES, MANUFACTURED HOMES, MOBILE HOMES, TRAILER HOMES, OR TRAVEL TRAILERS WILL BE PERMITTED AS A RESIDENCE, ALLOWED ON THE PROPERTY.

3. THE GROUND FLOOR OF THE MAIN STRUCTURE OF A SINGLE-STORY HOME SHALL NOT BE LESS THAN 1,600 SQ. FT. LIVING AREA SHALL EXCLUDE PORCHES, BREEZEWAYS, BASEMENTS, AND GARAGES.

#### NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE, TAX MAP 183, PARCEL 28.00, DEED BOOK R2808, PAGE 1023, PLAT BOOK P23, PAGE 7 (TRACT-5). THIS SURVEY IS PROVIDED TO PAUL STECHYN.

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM A CATEGORY IV GPS SURVEY 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 18  
E. DATUM/EPOCH: NAD83(2011)  
F. DIST: GRID (USFT)  
G. GPS: CARLSON BRX7  
H. COMBINED SCALE FACTOR: 1.0000546823

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C040E DATED 4/16/2007.

4. PROPERTIES ARE ZONED A2 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 OWNER (DEVELOPER):

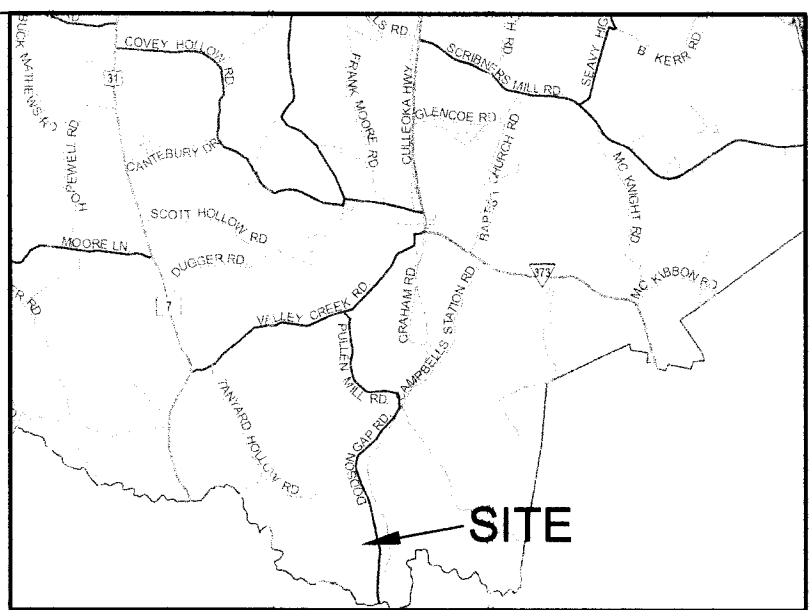
PAUL STECHYN  
3182 DODSON GAP RD  
CULLEOKA, TN 38451

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.

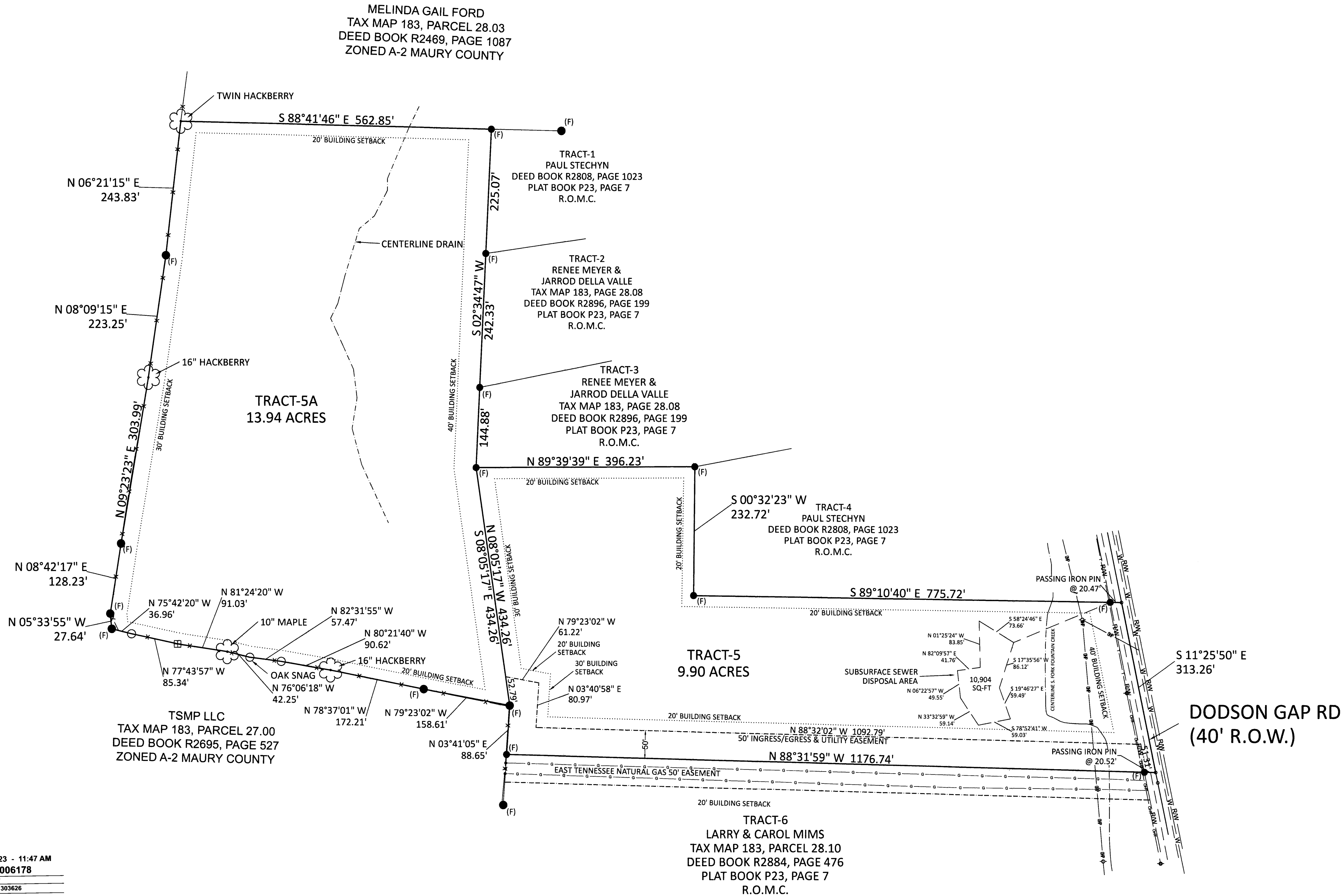
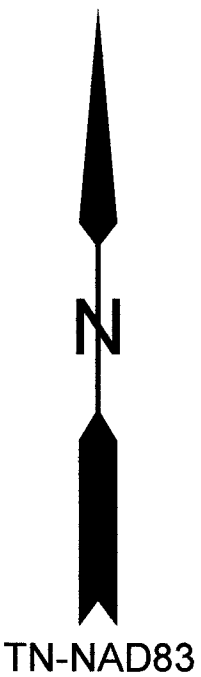
8. THE 50-FT. PRIVATE DRIVEWAY INGRESS/EGRESS & UTILITY EASEMENT FOR THE COMMON DRIVEWAY SHALL RUN WITH THE LAND AND SHALL BE BINDING ON AND SHALL INURE TO THE BENEFIT OF ALL PARTIES FOR WHOM THE COMMON DRIVEWAY EXISTS, THEIR HEIRS, SUCCESSORS AND ASSIGNS. THE ACCESS EASEMENT IS NOT A PUBLIC ROAD. THE ACCESS EASEMENT AND COMMON DRIVEWAY ARE FOR THE BENEFIT OF AND SHALL BE MAINTAINED ON A SHARED BASIS BY TRACT-5 (50%) & TRACT-5A (50%).

## SUBDIVISION PLAT TRACT-5 OF THE PAUL STECHYN JR. SUBDIVISION

5TH CIVIL DISTRICT OF MAURY COUNTY  
TAX MAP 183, PARCEL 28.00  
DEED BOOK R2808, PAGE 1023  
PLAT BOOK P23, PAGE 7  
R.O.M.C.



VICINITY MAP  
(NOT TO SCALE)



#### 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: 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.

5/11/2023

DATE

TRACY SEIBER, RLS 2397

05/11/2023 - 11:47 AM

23006178

1 POS-AL-PLAT  
JANE BATCH: 303626

PLAT BOOK: P23  
PAGE: 216

REC FEE 15.00  
DP FEE 2.00  
TOTAL 17.00

STATE OF TENNESSEE, MAURY COUNTY  
JOHN FLEMING  
REGISTER OF DEEDS

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon as evidence recorded in Deed Book R2808, Page 1023 as recorded in the 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.

05/11/2023

DATE

PAUL STECHYN

#### LEGEND

- TREE  
○ WOOD POST  
●(F) IRON PIN FOUND  
●(S) IRON PIN SET  
□ IRON POST  
◇ WATER METER  
○ UTILITY POLE  
— OHP — OVERHEAD POWER  
— T — UNDERGROUND TELE  
— OHT — OVERHEAD TELE  
— C — CREEK CENTERLINE  
— X — FENCE  
— — — EASEMENT

TRACY  
SEIBER

102 AVALON DRIVE  
COLUMBIA, TN 38401  
SEIBERSURVEYING@GMAIL.COM (931)446-6677  
DRAWING BY: T. SEIBER DATE: 5/10/2023  
SCALE: 1"=100' JOB NO. 25-2022A  
RD

