

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO REVERSE PLAT BOOK P23, PAGE 485. THIS PLAT COMBINES LOTS 10-11 AND REMOVED 1 ACRE FROM TRACT-1. THIS SURVEY IS PROVIDED TO USA LAND GROUP (DEVELOPER).

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. GPS: CARLSON BRX7 (BASE/ROVER)
G. DIST: GRID (GRID TO GROUND FACTOR 1.0000807604178)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0005E DATED 4/16/2007.

4. PROPERTY IS 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 ADDRESS:
SLAUGHTER RD.
PRIMM SPRINGS TN 38476

7. OWNERS & ADDRESS
119 MAURY TENNESSEE 24 LLC
1901 HUGENOT RD STE 310
RICHMOND VA 23235

8. 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.

9. THE GRAPHICALLY SHOWN SEPTIC AREAS ARE PROVIDED FOR INFORMATIONAL PURPOSES TO OWNERS & BUILDERS. IF THE SOILS 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.

10. THE 50-FT. PRIVATE DRIVEWAY INGRESS/EGRESS 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 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: TRACT-15 & TRACT-10 WILL MAINTAIN SHARED MAINTENANCE (50/50 PERCENT).

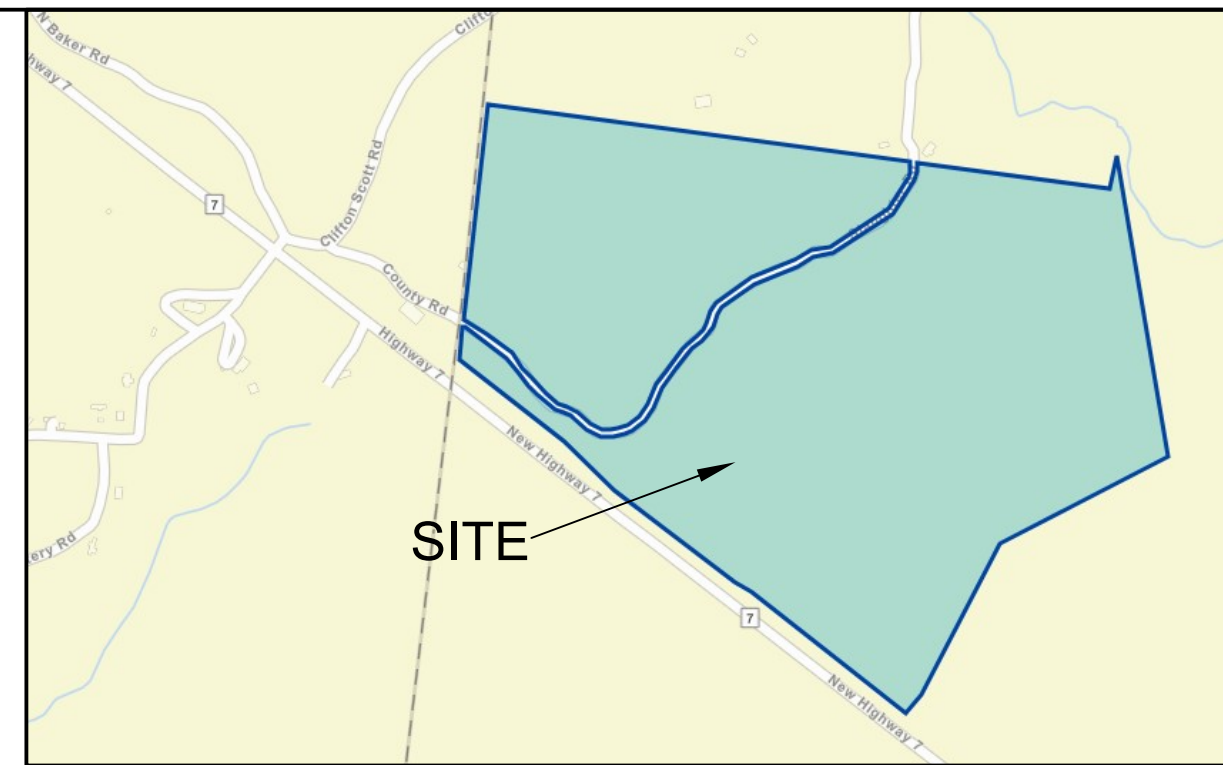
11. THIS SURVEY IS BASED ON FIELD EVIDENCE AND CURRENT DEEDS OF RECORD. A TITLE SEARCH WAS NOT PROVIDED AT TIME OF SURVEY. THE CERTIFICATION PROVIDED ON THIS SURVEY IS A STATEMENT OF PROFESSIONAL OPINION BASED ON FIELD EVIDENCE, EXPERIENCE, AND DOCUMENTS OF RECORD AT THE COUNTY REGISTER OF DEEDS OFFICE.

12. THERE IS A 40' UTILITY EASEMENT ACROSS TRACTS 1-5 PARALLEL TO THE NORTH RIGHT OF WAY OF SLAUGHTER RD.

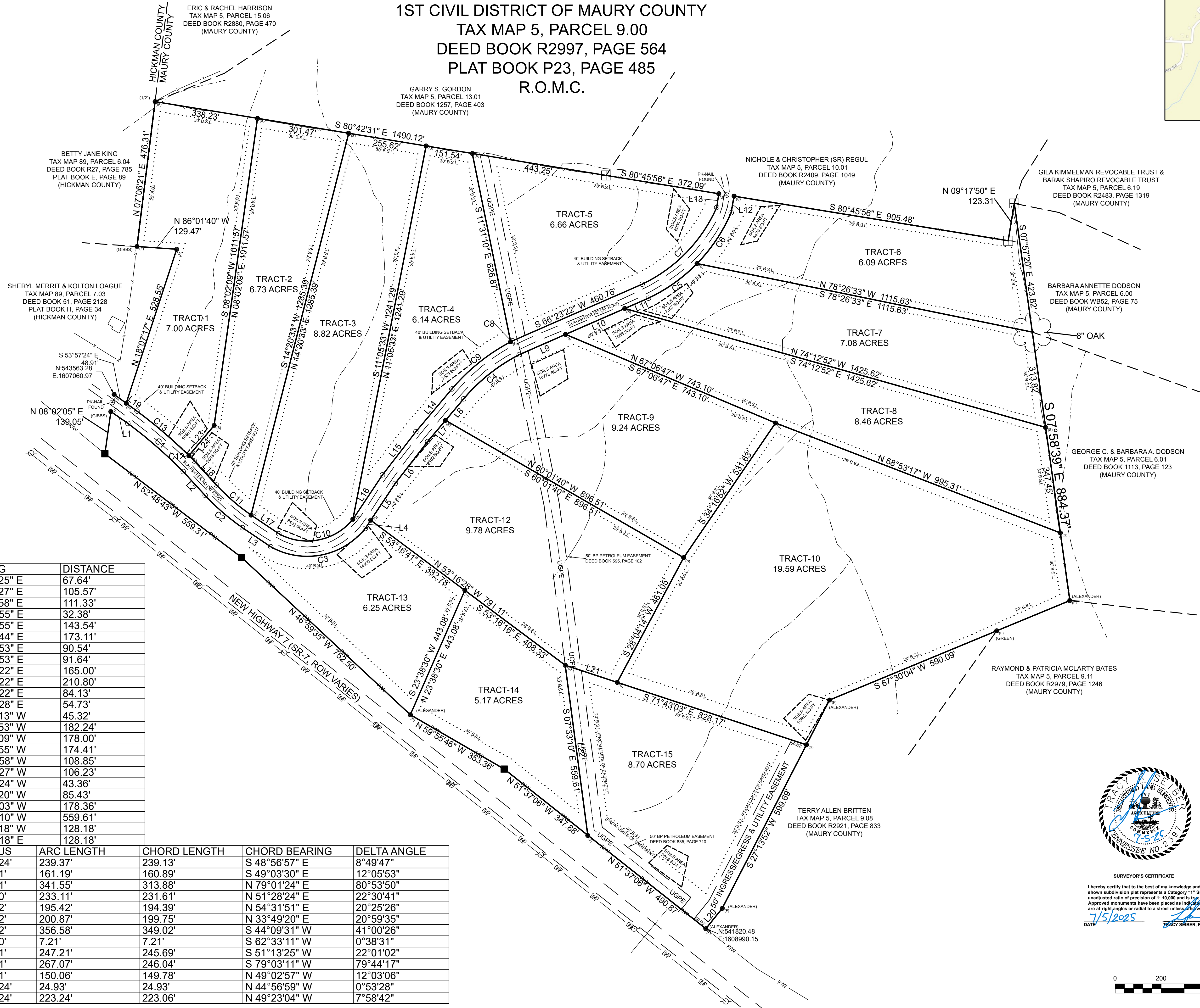
13. ALL IRON PINS (SET) ARE 1/2" REBAR WITH CAP STAMPED SEIBER 2397.

SURVEY PLAT

REVISED SUBDIVISION OF THE
119 MAURY TENNESSEE 24 LLC. PROPERTY
1ST CIVIL DISTRICT OF MAURY COUNTY
TAX MAP 5, PARCEL 9.00
DEED BOOK R2997, PAGE 564
PLAT BOOK P23, PAGE 485
R.O.M.C.



VICINITY MAP
(NOT TO SCALE)



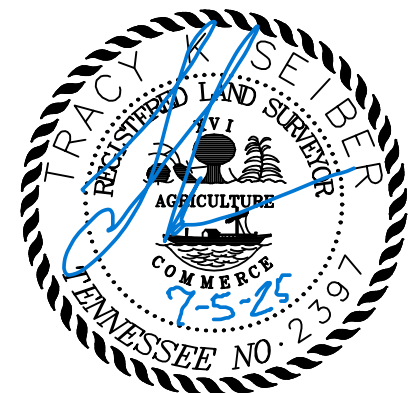
TN-NAD83

LINE	BEARING	DISTANCE
L1	S 55°10'25" E	67.64'
L2	S 42°36'27" E	105.57'
L3	S 56°02'58" E	111.33'
L4	N 33°36'55" E	32.38'
L5	N 33°36'55" E	143.54'
L6	N 37°43'44" E	173.11'
L7	N 40°08'53" E	90.54'
L8	N 40°08'53" E	91.64'
L9	N 66°23'22" E	165.00'
L10	N 66°23'22" E	210.80'
L11	N 66°23'22" E	84.13'
L12	N 10°00'28" E	54.73'
L13	S 08°40'13" W	45.32'
L14	S 40°08'53" W	182.24'
L15	S 37°43'09" W	178.00'
L16	S 33°36'55" W	174.41'
L17	N 56°02'58" W	108.85'
L18	N 42°36'27" W	106.23'
L19	N 53°57'24" W	43.36'
L20	S 38°52'20" W	85.43'
L21	N 71°43'03" W	178.36'
L22	N 07°33'10" W	559.61'
L23	S 39°51'18" W	128.18'
L24	N 39°51'18" E	128.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1553.24'	239.37'	239.13'	S 48°56'57" E	8°49'47"
C2	763.41'	161.19'	160.89'	S 49°03'30" E	12°05'53"
C3	241.91'	341.55'	313.88'	N 79°01'24" E	80°53'50"
C4	593.30'	233.11'	231.61'	N 51°28'24" E	22°30'41"
C5	548.22'	195.42'	194.39'	N 54°31'51" E	20°25'26"
C6	548.22'	200.87'	199.75'	N 33°49'20" E	20°59'35"
C7	498.22'	356.58'	349.02'	S 44°09'31" W	41°00'26"
C8	643.30'	7.21'	7.21'	S 62°33'11" W	0°38'31"
C9	643.31'	247.21'	245.69'	S 51°13'25" W	22°01'02"
C10	191.91'	267.07'	246.04'	S 79°03'11" W	79°44'17"
C11	713.41'	150.06'	149.78'	N 49°02'57" W	12°03'06"
C12	1603.24'	24.93'	24.93'	N 44°56'59" W	0°53'28"
C13	1603.24'	223.24'	223.06'	N 49°23'04" W	7°58'42"

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- IRON POST FOUND
- POINT AS DESCRIBED
- TDOT MONUMENT
- TREE
- UTILITY POLE
- DRAIN CENTERLINE
- EASEMENT
- SOILS AREA
- PETROLEUM LINE
- OVERHEAD POWER
- RIGHT-OF-WAY



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 7/5/2025

TRACY SEIBER, RLS 2397



TRACY
SEIBER

102 AVALON DRIVE
COLUMBIA, TN 38401
SEIBERSURVEYING@GMAIL.COM (931)446-6677
DRAWING BY: T. SEIBER DATE: 8/10/2024
SCALE: 1"=200' JOB NO. 65-2024
RS