NOTE .

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER INFORMATION (IF ANY) FURNISHED BY THE TITLE ATTORNEY ; THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN , AND THAT THE SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF . THIS CERTIFICATION IS NOT MEANT TO IMPLY 'PERFECTION' RATHER THAN 'FREE OF NEGLIGENCE'. THIS CERTIFICATION IS MEANT TO CONVEY THAT THE STANDARD OF 'REASONABLE, ORDINARY AND CUSTOMARY CARE' HAS BEEN FOLLOWED THROUGHOUT THE SURVEY.

BOUNDARY / CORNER MARKER INFORMATION :

1.) 1/2 INCH DIA. IRON RODS, 18 TO 24 INCHES LONG WITH SURVEYOR IDENTIFICATION PLASTIC CAP SET AT ALL BOUNDARY CORNERS AND ALONG BOUNDARY LINES AS NOTED ON PLAT.

2.) IF INGRESS-EGRESS EXIST, IRON RODS HAVE BEEN SET ON CORNERS AT EACH END AND IF INNER CORNERS ALONG SAID INGRESS-EGRESS EXIST, ONLY ONE BOUNDARY SIDE OF THE INGRESS-EGRESS HAVE IRON RODS SET OR AS NOTED ON DRAWING.

3.) McCLURE ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE LOCATION OF, (OR) THE INCIDENTAL INFORMATION FOR THE WATER LINES OR ANY OTHER UNDERGROUND UTILITY THAT IS NOT CLEARLY VISIBLE TO THE EYE , SUCH DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.

4.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY, IF ANY EXIST.

5.) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

PREPARED BY LAND SURVEYORS McCLURE & ASSOCIATES
LICENSED IN TN ; KY AR & MS
731-285-5316
FAX 7312865316

CERTIFICATE OF SURVEY

I CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY THAT MEETS THE ACCURACY REQUIRED BY DYERSBURG PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT THIS IS A CLASS __I___ SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 / ___10,000___ OR BETTER, AS SHOWN HEREON.

MARCH - 2ND , 20 18

1376
SURVEYOR'S NAME & LICENSE NUMBER

GRID AZIMUTH
US STATE PLANE 1983
DATUM NAD 1983 (CONUS)
ZONE TENNESSEE 4100
GEOID MODEL : GEOID99 (CONUS)

NOTE : THIS DRAWING IS REFERENCED TO NAD 83 (CITY OF DYERSBURG DATA) ALSO DRAWN IN NAD 83

N

SOUTHWEST CORNER OF 29.25 ACRE PARCEL SHOWN BY DEED IN DEED BK 406, PG 129

N 12°44'27"E 102.62'

N 04°16'27"E 550.12'

N 03°03'27"E 500.62'

110'

15.989

PARR AVENUE

EDGE OF PAVEMENT

EDGE OF BLACKTOP

EDGE OF PAVEMENT

DRAINAGE DITCH

FLOOD ELEVATION 305 APPROXIMATE LOCATION

FLOOD ELEVATION 305.5 APPROXIMATE LOCATION

PARR AVENUE CHURCH OF CHRIST RECORD BK 386, PG 851-856 TAX MAP 74 ; PARCEL 60.04

CURTIS COLBERT ET AL RECORD BK. 845, PG 176 TAX MAP 74 ; PARCEL 60

INVERT 301.4

FIRE HYDRANT

28 INCH CONCRETE PIPE

INVERT 301.0

EXISTING SEWER MANHOLE RIM (TOP) ELEV. 304.26 INVERT ELEV. 290.9

OVERHEAD ELECTRIC

P.O.B. IRON ROD SET

42.58'

N 02°36'33"W (TOTAL 193.43')

TRACIE VOODARD RECORD BK. 825, PG. 793 TAX MAP 74 ; PARCEL 60.05

BM IS TIP OF FIRE HYDRANT ELEV. 307.14

MALL BLVD.

48.4'±

EDGE OF PAVEMENT

16 INCH P.V.C. WATER LINE

EDGE OF BLACKTOP

FLOOD ELEVATION 306 APPROXIMATE LOCATION

2 INCH P.E. GAS LINE

N 06°08'27"E 70.00'

15.91'

250.91'

P.O.B. IRON ROD SET

UTILITY POLE

SECURITY LIGHT POLE

90.00'

N 06°08'27"E (TOTAL 340.91')

EXISTING CENTERLINE

LEWIS CREEK

RICK HILL RECORD BK 487, PG 794 TAX MAP 74 PARCEL 60.02

150.85' N 02°36'33"W

165.00' N 06°08'27"E

50'

SEWER EASEMENT

20'

ZONING BLDG SETBACK LINE

N 89°51'53"W 280.00'

S 89°51'53"E 222.85'

LOT - 2 (A) 48788.8 Sq. Feet OR 3007.7 SQ. FT.

LOT - 1 (A) 41699.2 Sq. Feet 0.957 ± Acres

264.00'

S 89°51'53"E 264.00'

OVERHEAD ELECTRIC

BLACKTOP SURFACE

165.00' S 06°08'27" W

25'

20'

S 06°08'27"W 165.00'

S 89°51'53"E 264.00'

CONCRETE CORNER MONUMENT "TOTAL" 387.20'

UTILITY POLE ANCHOR

SEWER MANHOLE

323.60'

S 89°51'53"E

25'

BLDG SETBACK LINE

TEMP. CAL-DE-SAC

70'

S 89°51'53"E 708.82' "TOTAL"

EXISTING SEWER LINE

RIM (TOP) ELEV. 303.6

REMAINDER - LOT 2 ORIGINAL - LOT 2 RECORD BK 527, PG 573 TAX MAP 74 PARCEL 60.03 CONTAINS 7 ACRES OR 306802.2 SQ. FT.

REMAINDER - LOT 1 ORIGINAL - LOT 1 RECORD BK 527, PG 573 TAX MAP 74 PARCEL 60.03 CONTAINS 7 ACRES OR 62840.4 SQ. FT.

RICK CARMICHAEL PLAT CARMICHAEL HWY MINOR SUBD. REMAINDER - LOT 1 RESERVE RECORD BK 527, PG 573 TAX MAP 74 PARCEL 60.03 CONTAINS 7 ACRES OR 62840.4 SQ. FT.

N 89°51'53"W 661.71'

S 89°51'53"E 442.82'

S 89°51'53"E 323.60'

50'

BLDG SETBACK LINE

ZONING

MALL BLVD. ASPHALT 51312.8 Sq. Feet 1.178 Acres

MALL BLVD.

EXISTING SEWER MANHOLE RIM (TOP) ELEV. 304.3

S 30°58'33"E 170.23'

S 22°58'33"E 33.49'

87.76'

S 30°58'33"E 206.92'

S 30°58'33"E

CITY OF DYERSBURG PERMANENT SANITARY SEWER EASEMENT RECORD BK 289, PG 805

SEWER MANHOLE RIM (TOP) ELEV. 302.9

20'

SEWER LINE - EXISTING

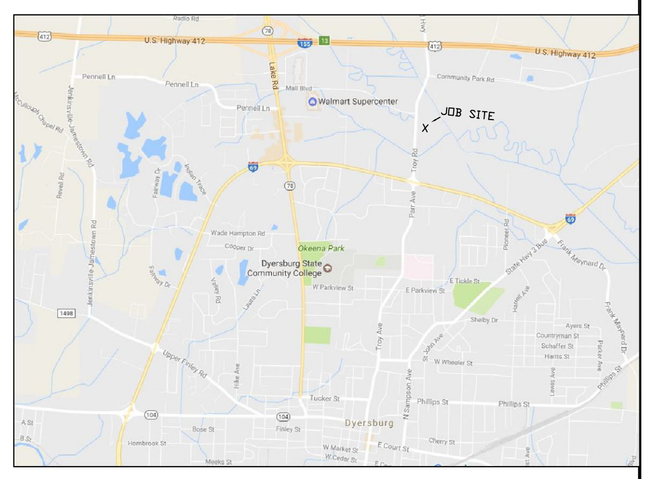
DRAINAGE DITCH

LEWIS CREEK

CHARLES H. HUGHES JR. DEED BK 409, PG 719 TAX MAP 74 ; PARCEL 61.02

DOTTED AREA INDICATES UTILITY / DRAINAGE EASMENT CONTAINS : 0.669 ± ACRES

NORMAN TARRENT DEED BK 288, PG 651 TAX MAP 74 ; PARCEL 61



75 37.5 0 75 150 225
SCALE IN FEET

LEGEND :

- UTILITY POLE
- FIRE HYDRANT
- SEWER MANHOLE
- SECURITY LIGHT POLE
- FLOW DIRECTION (DRAINAGE)
- ZONING BLDG SETBACK LINE
- EASEMENT LINE
- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- CENTERLINE
- FIRM FLOOD ELEVATION LINE
- WATER LINE
- GAS LINE

THIS PROPERTY IS ZONED P.B.
BUILDING SETBACKS ARE : FRONT 50'
SIDE 20'
REAR 25'

ACKNOWLEDGEMENT OF OWNERS SIGNATURE

STATE OF TENNESSEE

COUNTY OF _____
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND FOR THE STATE AND COUNTY AFORESAID ,

_____ ,
THE WITHIN NAMED BARGAINER WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING AND ATTACHED INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.
WITNESS MY HAND AND NOTARIAL SEAL OF OFFICE IN

_____ COUNTY , TENNESSEE

THIS _____ DAY OF _____ 20 18

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AS NOTED.

_____ , 20 18

_____
OWNER

ACKNOWLEDGEMENT OF OWNERS SIGNATURE

STATE OF TENNESSEE

COUNTY OF _____
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND FOR THE STATE AND COUNTY AFORESAID ,

_____ ,
THE WITHIN NAMED BARGAINER WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING AND ATTACHED INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.
WITNESS MY HAND AND NOTARIAL SEAL OF OFFICE IN

_____ COUNTY , TENNESSEE

THIS _____ DAY OF _____ 20 18

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NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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_____ , 20 18

_____
OWNER

CERTIFICATION FOR APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE MINOR SUBDIVISION REGULATIONS FOR DYERSBURG , TENNESSEE , WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY AS ARE NOTED IN THE MINUTES OF THE DYERSBURG PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DYER COUNTY REGISTER.

_____
SECRETARY, DYERSBURG PLANNING COMMISSION

FLOOD INFORMATION NOTE :

THIS PROPERTY IS LOCATED IN ZONE ' AE ' OF THE FIRM FLOOD INSURANCE RATE MAP FOR DYER COUNTY, TN. MAP NUMBER 47045C0192E ; PANEL 192 OF 375 EFFECTIVE DATE OCT. 16, 2008.

VERTICAL INFORMATION :

BM IS (SHOWN ON FIRM MAP AS BM 13) BRASS DISK IN SOUTHWEST CORNER OF CONCRETE HEADWALL IN BRIDGE OVER LEWIS CREEK ON HWY 78 JUST NORTH OF I-155. (MSL ELEVATION 325.16)

CERTIFICATE OF CITY ENGINEER

THERE IS A PUBLIC STREET, A PUBLIC WATER LINE, AND A PUBLIC SEWER LINE ABUTTING THIS SUBDIVISION WHICH MEETS THE REQUIREMENTS OF THE DYERSBURG PLANNING COMMISSION FOR MINOR-SUBDIVISIONS. , AND/OR THE ABOVE ISSUES HAVE BEEN RESOLVED WITH APPROPRIATE DOCUMENTS.

_____ _____ , 20 18
CITY ENGINEER (OR) APPROVING AGENT

OWNER :
CURTIS COLBERT ET AL
2490 PARR AVENUE-SUITE 9
DYERSBURG, TN. 38024
731-285-0844

MINOR SUBDIVISION
'BOUNDARY SURVEY'

((REVISION - 03-02-2018))

RICE - MILLSFIELD HWY MINOR SUBD.

PARR AVENUE - MINOR SUBD. NO. 1
4TH CIVIL DISTRICT DYER COUNTY, TENNESSEE

SCALE :	1" = 75'	CAD - ID	DRAWN BY : M.M.M.
DATE :	01-31-2018	EN030218	REVISED :

McCLURE ASSOCIATES
LAND SURVEYORS LICENSED IN TN, KY, ARK & MS

317 WEST MARKET
DYERSBURG, TN 38024

TELEPHONE
(731) 285-5316
FAX 7312865316