

VICINITY MAP
N.T.S.

UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY. THE SURVEYOR HAS TAKEN FROM USABLE APPURTENANCES AT THE SITE (PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISIONS RELATIVE TO THE UNDERGROUND UTILITIES. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE APPROPRIATE UTILITY COMPANY, IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT THE UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE, THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HARM AND OR CONFLICT, TENNESSEE ONE CALL 1-815-335-1587 OR 1-888-351-1111.

DEED REFERENCE
FROM PLAC DEVELOPMENT LLC
RECORD-DEED BOOK 2741, PAGE 772.R.O.M.C.

PROPERTY MAP REFERENCE
SUBJECT SITE MAY BE IDENTIFIED AS ALL OF PARCEL
24.04 ON MAURY COUNTY TAX MAP 42.

NOTES:
1. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY (ROW) AND DEDICATE A SEWER EASEMENT.
2. CHICAGO TITLE INSURANCE COMPANY, ORDER NO:9403881, COMMITMENT DATE: 4-26-2021 WAS USED TO VERIFY THE BOUNDARIES OF THE SURVEY.
3. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A CATEGORY I SURVEY AS ADOPTED BY THE TENNESSEE STATE BOARD OF SURVEYORS AND THE SURVEYORS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000.
4. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED AND USED TO DETERMINE THE DATE OF OBSERVATION. UTILIZING A TOPCON DUAL FREQUENCY RECEIVER, THE GPS DATA WAS COLLECTED USING 1001 GNSS REFERENCE NETWORK AND REFERENCED TO NAD 83 (2011), TENNESSEE ZONE 4100.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00	46.78	519.46	30° W	1519.02°



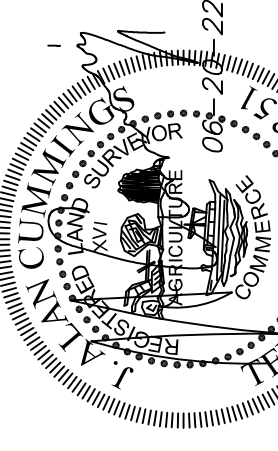
LINE	BEARING	DISTANCE
1	N 71° 07' 23" E	44.96
2	S 74° 18' 48" E	56.54
3	S 74° 18' 48" E	56.54
4	N 83° 37' 22" W	19.47
5	S 83° 37' 22" W	19.47
6	S 79° 47' 30" E	31.03
7	N 79° 50' 02" W	24.79
8	N 79° 50' 02" W	24.79
9	S 12° 08' 59" W	133.24

AREA
LOT 1: 694,368 SQUARE FEET± OR 15.94 ACRES±
ROW DEDICATION 13,216 SQUARE FEET± OR 0.30 ACRES±
TOTAL: 707,585 SQUARE FEET± OR 16.24 ACRES±

Certificate of Ownership and Dedication
I, the undersigned, as evidenced in Book Number _____, pages _____ of the property shown and described hereon as evidenced in Book Number _____, pages _____, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate the right of way and utility easements hereon for public use, and the dedication for all public ways, utilities, and other facilities have been filed.

Date _____ 20 _____
Owner _____

Certificate of Survey Accuracy
I hereby certify that I (we) have 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 Annotated, and that the ratio of precision is greater than or equal to 1:10000.



Certificate of Approval of Water System
I hereby certify that the water system shown or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ 20 _____
Name, Title, Agency of Authorized Approving Agent _____

Certificate of Approval of Streets, Drainage and Utilities
I hereby certify that the streets, drainage and utilities designated in this subdivision have been installed in accordance with city specifications, and that the proposed streets, drainage and utilities have been installed in accordance with the specifications of the City of Columbia, Tennessee, to assure completion of such improvements.

City Engineer _____
Columbia, Tennessee _____
Date _____

Certificate of Approval for Recording
I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exception of such errors as are herein specifically noted. It is the responsibility of the applicant that it has been approved for recording in the Office of the County Register.

Secretary, Planning Commission _____
Columbia, Tennessee _____
Date _____

Certificate of Approval of Subdivision Name and Street Names
Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.
Maury County E911 _____
Date _____

Certificate of Approval for Sewer System
I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Director of Wastewater Department _____
Columbia, Tennessee _____
Date _____

Certificate of Compliance
I hereby certify that this subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer _____
Columbia, Tennessee _____
Date _____

ENGINEER
CSAG
Planning | Engineering | Landscape Architecture
2305 Kline Avenue, Suite 350
Nashville, TN 37211
615.248.9999
csag@tn.com

OWNER/DEVELOPER
PAC DEVELOPMENT
2000 FRANKLIN, TN 37067
1-753-350-1175

FINAL PLAT
MCS APARTMENTS
COLUMBIA
2513 NASHVILLE HIGHWAY,
3RD CIVIL DISTRICT,
CITY OF COLUMBIA,
MAURY COUNTY, TENNESSEE

DATE: 6/20/22 CCPC JOB NO.20-081(PLAT)