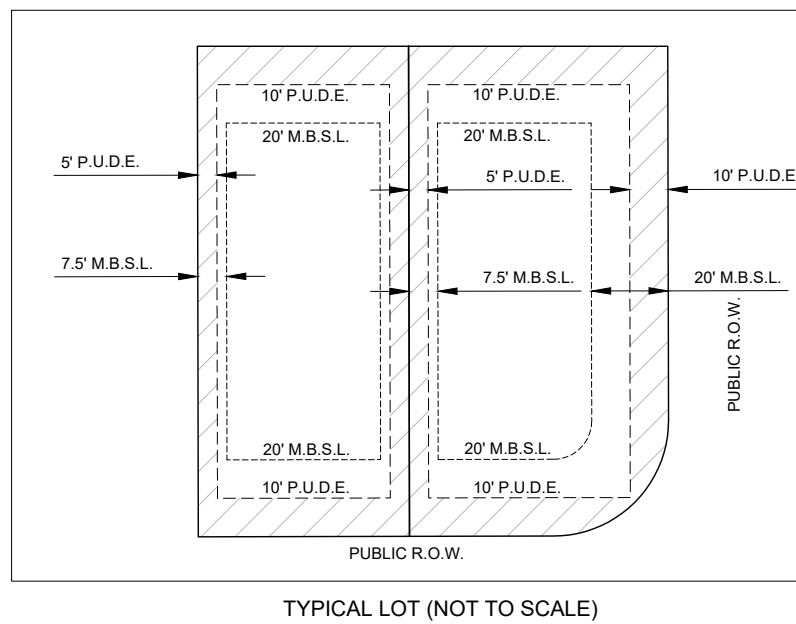


Parcel Line Table		Parcel Line Table			
Line #	Length	Direction	Line #	Length	Direction
L36	72.96	S10°34'02.45"W	L34	55.00	N70°30'00.75"W
L34	120.62	S83°00'48.45"E	L02	120.00	S10°34'02.45"W
L33	65.66	N10°29'59.25"E	L75	37.50	N79°30'00.75"W
L32	55.00	S10°34'02.45"W	L73	90.00	S10°29'59.25"E
L31	120.31	S79°30'00.75"E	L77	55.00	N79°30'00.75"W
L30	55.00	N10°29'59.25"E	L76	120.00	S10°29'59.25"E
L29	55.00	S10°34'02.45"W	L78	55.00	S79°30'00.75"E
L28	120.24	S79°30'00.75"E	L78	120.00	N10°29'59.25"E
L27	55.00	N10°29'59.25"E	L72	67.50	S79°30'00.75"E
L26	55.00	S10°34'02.45"W	L71	90.00	N10°29'59.25"E
L25	120.18	S79°30'00.75"E	L69	37.50	N79°30'00.75"W
L24	55.00	N10°29'59.25"E	L68	55.00	N79°30'00.75"W
L23	55.00	S10°34'02.45"W	L67	120.00	S10°29'59.25"E
L22	120.11	S79°30'00.75"E	L68	55.00	S79°30'00.75"E
L21	55.00	N10°29'59.25"E	L65	55.00	N10°30'00.75"W
L20	55.00	S10°34'02.45"W	L64	120.00	S10°29'59.25"E
L19	120.05	S79°30'00.75"E	L63	55.00	S79°30'00.75"E
L18	55.00	N10°29'59.25"E	L61	120.00	N10°29'59.25"E
L17	55.00	S10°34'02.45"W	L60	55.00	N79°30'00.75"W
L16	119.88	S79°30'00.75"E	L58	120.00	N10°29'59.25"E
L15	55.00	N10°29'59.25"E	L57	55.00	S79°30'00.75"E
L14	55.00	S10°34'02.45"W	L56	120.00	S10°29'59.25"E
L13	119.92	S79°30'00.75"E	L55	55.00	S79°30'00.75"E
L12	55.00	N10°29'59.25"E	L54	120.00	N10°29'59.25"E
L11	55.00	S10°34'02.45"W	L81	55.00	N79°30'00.75"W
L10	119.85	S79°30'00.75"E	L80	120.00	S10°29'59.25"E
L9	55.00	N10°29'59.25"E	L82	55.00	S79°30'00.75"E
L8	55.00	S10°34'02.45"W	L83	55.00	S79°30'00.75"E
L7	119.79	S79°30'00.75"E	L83	120.00	N10°29'59.25"E
L6	55.25	N10°29'59.25"E	L89	55.00	N79°30'00.75"W
L5	54.81	S7°44'31.74"W	L86	120.00	N10°29'59.25"E
L4	119.88	S79°30'00.75"E	L85	55.00	S79°30'00.75"E
L3	54.75	N10°29'59.25"E	L84	120.00	N10°29'59.25"E
L2	67.50	N79°30'00.75"W	L83	55.00	N79°30'00.75"W
L1	55.00	N79°30'00.75"W	L40	145.83	S10°29'59.25"E
L38	67.50	N79°30'00.75"W	L38	75.00	S79°30'00.75"E
L37	90.00	S10°29'59.25"E	L37	132.49	N10°29'59.25"E
L36	37.50	S79°30'00.75"E	L36	108.87	N83°00'48.17"W
L35	55.00	S79°30'00.75"E	L43	55.00	N83°00'48.17"W
L34	55.00	N79°30'00.75"W	L42	142.46	S10°22'30.38"W
L33	120.00	N10°29'59.25"E	L41	55.00	S79°30'00.75"E
L32	55.00	S79°30'00.75"E	L46	55.00	N83°00'48.20"W
L31	120.00	N10°29'59.25"E	L45	108.89	S10°34'02.45"W
L30	55.00	N79°30'00.75"W	L44	55.00	S79°30'00.75"E
L29	55.00	S79°30'00.75"E	L49	55.00	N83°00'48.40"W
L28	120.00	N10°29'59.25"E	L48	135.72	S10°27'22.21"W
L27	55.00	N79°30'00.75"W	L47	55.00	S79°30'00.75"E
L26	55.00	S79°30'00.75"E	L52	55.00	S83°00'48.45"E
L25	120.00	N10°29'59.25"E	L51	132.36	N10°29'59.25"E
L24	55.00	S79°30'00.75"E	L50	55.00	N79°30'00.75"W
L23	120.00	N10°29'59.25"E			

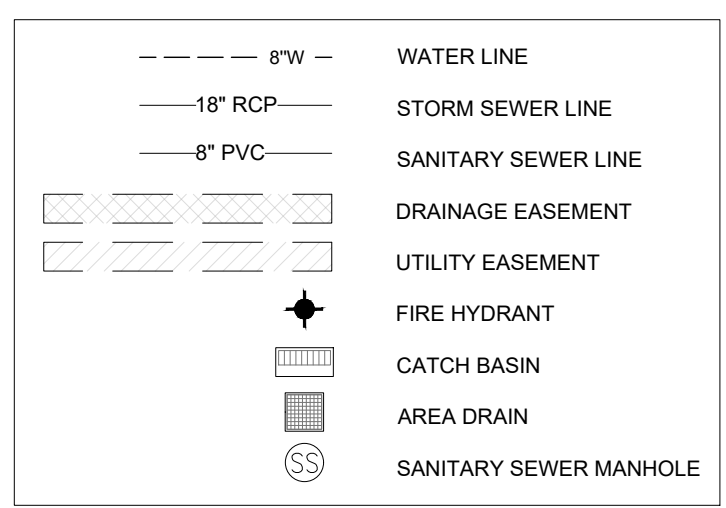
Curve Table			Lot Table		
Curve #	Length	Radius	Parcel #	Area SF	Area AC
C4	47.12	30.00	201	6634.68	0.15
C3	47.12	30.00	221	7906.86	0.18
C2	47.12	30.00	222	7906.86	0.18
C1	47.12	30.00	223	7906.86	0.18
			224	6600.00	0.15
			225	6600.00	0.15
			226	6600.00	0.15
			227	6600.00	0.15
			228	6600.00	0.15
			229	6600.00	0.15
			230	6600.00	0.15
			231	6600.00	0.15
			232	6600.00	0.15
			233	6600.00	0.15
			234	7906.86	0.18

SHARON BURNS  
D.B. 2379, PG. 457, R.O.M.C.  
MAP 073, PARCEL 017.02

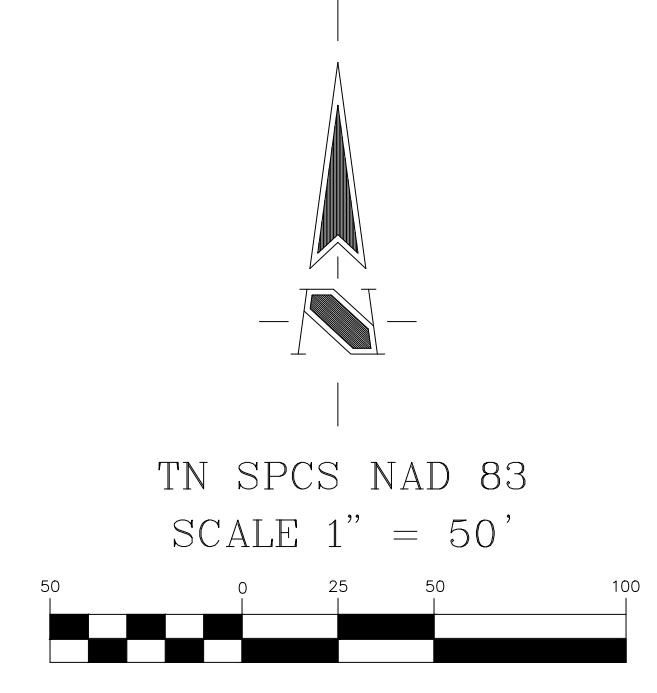
HULEN FAMILY PARTNERSHIP  
D.B. 2756, PG. 441, R.O.M.C.  
MAP 073, PARCEL 018.00



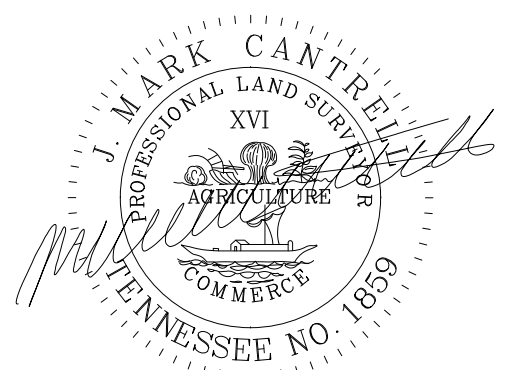
SITE DATA	
CURRENT ZONING:	R-6
MINIMUM BUILDING SETBACKS	
FRONT:	20'
REAR:	20'
SIDE:	7.5'
TOTAL PHASE AREA:	7.09 ACRES
NEW STREETS:	1.49 ACRES



IF YOU DIG TENNESSEE...  
CALL US FIRST!  
1-800-351-1111  
TENNESSEE ONE CALL  
IT'S THE LAW



OWNER OF RECORD  
QUAIL RUN DEVELOPMENT CO., LLC  
1804 WILLIAMSON COURT, SUITE 101  
BRENTWOOD, TN 37027  
D.B. 2772, PG. 992, R.O.M.C.  
MAP 073, PARCEL 017.04  
APPLICANT  
T-SQUARE ENGINEERING  
1329 WEST MAIN ST  
FRANKLIN, TN 37064  
615.678.8212



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 34 LOTS AND DEDICATE RIGHTS-OF-WAY AND EASEMENTS.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
- SUBJECT PROPERTY IS PARCEL 17.04 AS SHOWN ON MAURY COUNTY TAX MAP 73.
- DEED REFERENCE: RECORD BOOK 2772, PAGE 992, REGISTER'S OFFICE OF MAURY COUNTY, TN.
- THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83. DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
- NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- THE TOTAL AREA OF THE PROPERTY SURVEYED IS 7.09 +/- ACRES.
- THE NEW RIGHT-OF-WAY DEDICATION AREA IS 1.49 +/- ACRES.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47115C0195E WITH AN EFFECTIVE DATE OF 4/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 119C, PANEL NO. 0195 SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- THIS PROPERTY IS ZONED R6.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
- ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
- THIS SURVEY HAS BEEN SIGNED AND SEALED DIGITALLY.
- DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION IS THE POWER PROVIDER.
- STORM WATER MANAGEMENT OPERATION AND MAINTENANCE WILL BE GOVERNED BY THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORM WATER MANAGEMENT FACILITIES, DATED \_\_\_\_\_ IN RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ REGISTER'S OFFICE OF MAURY COUNTY, TN.

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DOWN TO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTANCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE. IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES  
SUBDIVISION NAME AND STREET NAMES ARE APPROVED BY THE CITY ENGINEERING DEPARTMENT AND MAURY COUNTY E911.  
DATE: 6-16-2022 MAURY E911

CERTIFICATE OF APPROVAL OF SEWER SYSTEM  
I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.  
DATE: 6-16-2022 DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT

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 RECORD BOOK NUMBER 2772, PAGE 992, 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 LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.  
DATE: 6-16-2022 OWNER

CERTIFICATE OF SURVEY ACCURACY  
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THAT THIS IS A CATEGORY 1 LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS LESS THAN OR EQUAL TO 1:10,000.  
DATE: 6-16-2022 MARK CANTRELL, R.L.S.

CERTIFICATE OF COMPLIANCE  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.  
DATE: 6-16-2022 CITY ENGINEER

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 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: 6-16-2022 NAME, TITLE, AGENCY OF AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES  
I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN QUAIL RUN MEADOWS SUBDIVISION (PHASE 2) HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF \$\_\_\_\_\_ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.  
DATE: 6-16-2022 CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEM  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA 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: 6-16-2022 NAME, TITLE, AGENCY OF AUTHORIZED AGENT

NO.	DATE	REVISIONS
1	6-16-2022	DATE: 6-16-2022
		SCALE: 1" = 50'
		DRAWN BY: DSW
		REVIEWER:

PHASE 2 FINAL PLAT  
LASEA ROAD  
COLUMBIA, TN 37174  
MAURY COUNTY, TENNESSEE

PROJECT  
17-0707

SHEET  
1 OF 1

QUAIL RUN MEADOWS SUBDIVISION