IPD

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) _____, HEREBY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTADLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, ARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED

SIGNATURE _____ PRINTED NAME _____ DATE _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE TOWN OF MASON PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

REGISTERED SURVEYOR _____ DATE _____

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE SURVEY IS 1:10,000+, AS SHOWN

PRINTED NAME _____ DATE _____

NOTARY'S CERTIFICATE

STATE OF _____, COUNTY OF _____

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AN FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____ AND HE/SHE (THEY) AS SUCH OWNERS EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED IN WITNESS WHEREOF, I HEREUNTO TO SET OUT MY HAND AND AFFIX MY SEAL THIS THE _____ DAY OF _____, 20_____

SIGNATURE OF NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SEAL

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I, HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND _____, HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (2) THAT A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

CITY MANAGER OR OTHER APPROVING AGENT _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER AND SEWAGE

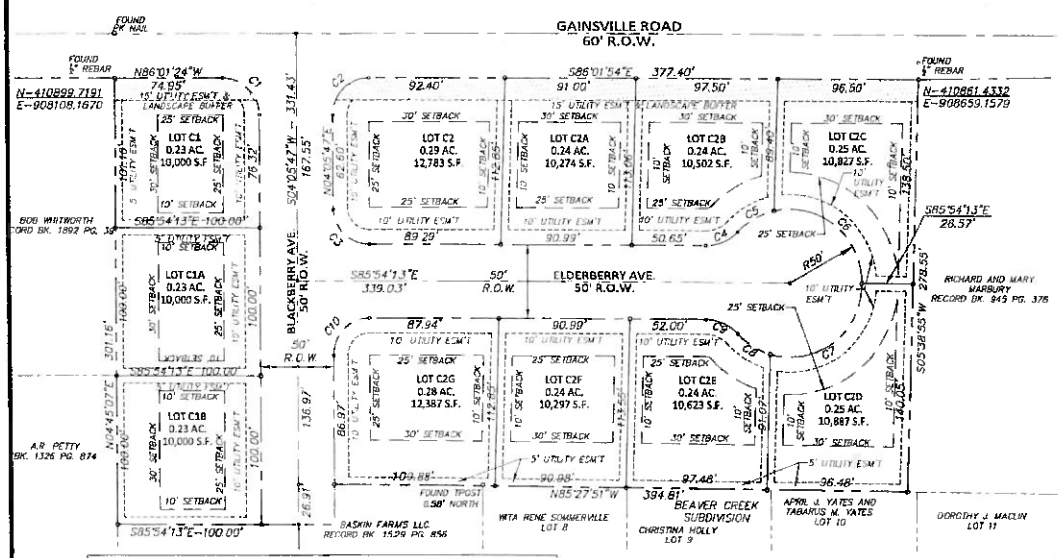
I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY SYSTEM AND/OR SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

CITY MANAGER OR OTHER APPROVING AGENT _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE TOWN OF MASON, TENNESSEE, 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.

SECRETARY PLANNING COMMISSION _____ DATE _____



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	Ch. L	Ch. Brg
C1	90°07'11"	25.00'	39.32'	25.05'	35.39'	S40° 57' 49"E
C2	89°53'07"	25.00'	39.22'	24.95'	35.32'	S49° 01' 57"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	N40° 54' 13"W
C4	46°34'03"	30.00'	24.38'	12.91'	23.72'	N70° 48' 45"E
C5	34°19'30"	50.00'	29.95'	15.44'	29.51'	N84° 41' 29"E
C6	102°14'33"	50.00'	89.22'	62.01'	77.85'	S47° 01' 30"E
C7	105°20'48"	50.00'	91.93'	65.57'	79.52'	S56° 46' 11"W
C8	31°13'14"	50.00'	27.25'	13.97'	26.91'	N54° 56' 48"W
C9	46°34'02"	30.00'	24.38'	12.91'	23.72'	N62° 37' 12"W
C10	90°00'00"	25.00'	39.27'	25.00'	35.36'	S49° 05' 47"W

NOTES:

1. MINIMUM SET BACKS ARE AS SHOWN:
   A. FRONT – 25'
   B. SIDE – 10'
   C. REAR – 30'
2. UTILITY EASEMENTS ARE AS SHOWN:
   A. FRONT – 10'
   B. REAR – 5'
   C. SIDE – 5' UTILITY AND DRAINAGE EASEMENT
3. THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE FOR THE SOLE BENEFIT OF THE TOWN OF MASON, MILLINGTON TELEPHONE, INC., MILLINGTON CATV, INC., AND SOUTHWEST TENNESSEE ELECTRIC MEMBERSHIP COOPERATIVE. NO PERSON MAY ERECT AND STRUCTURE WITHIN THE EASEMENTS, ENCROACH UPON THE EASEMENTS, OR OBSTRUCT ACCESS TO THE EASEMENTS IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF EACH OF THE COMPANIES LISTED ABOVE.
4. ALL NEW CORNERS SET BY THIS FIRM WILL BE 1/2" (#4) REBAR WITH PLASTIC CAPS READING E-28599, RLS 1181.
5. ALL BEARINGS ARE REFERENCED TO TENNESSEE STATE PLANE STATE PLANE COORDINATES (TN, NAD 83) GRID NORTH BY GPS OBSERVATION.

FINAL PLAT

DIVISION OF LOT C1 & C2 OF RICHARD & MARY MARBURY SUBDIVISION

9th CIVIL DISTRICT
TOWN OF MASON
TIPTON COUNTY, TENNESSEE
1" = 50'
MAY, 2023

ZONING: R-2
TOTAL AREA: 3.22 ACRES
TOTAL LOTS: 11
OWNER/DEVELOPER:
EDDIE NEOMAN

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

IPD
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CIVIL ENGINEERING
8180 AIRWAYS BOULEVARD, SUITE 6 SOUTHAVEN, MISSISSIPPI 38671
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FAX 662-326-6163

IPD