

**LEGEND**

- CONCRETE MONUMENT, NEW
- IRON ROD, NEW
- IRON ROD, OLD
- CENTERLINE OF ROAD
- - - PROPERTY LINE
- E - ELECTRIC LINE
- - 6" W - 6" WATER LINE

**CURVE TABLE**

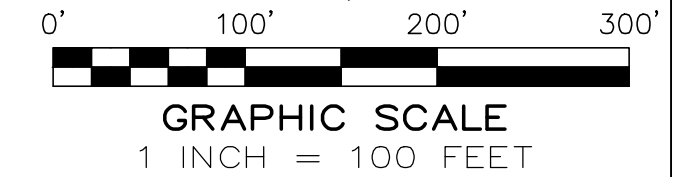
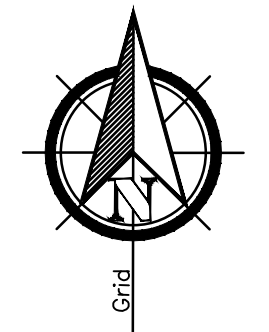
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2935.57'	79.45'	S 68°18'39" W	79.45'
C2	2935.57'	258.42'	S 72°36'29" W	258.34'
C3	954.94'	130.19'	S 71°13'27" W	130.09'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 75°07'48" W	50.52'

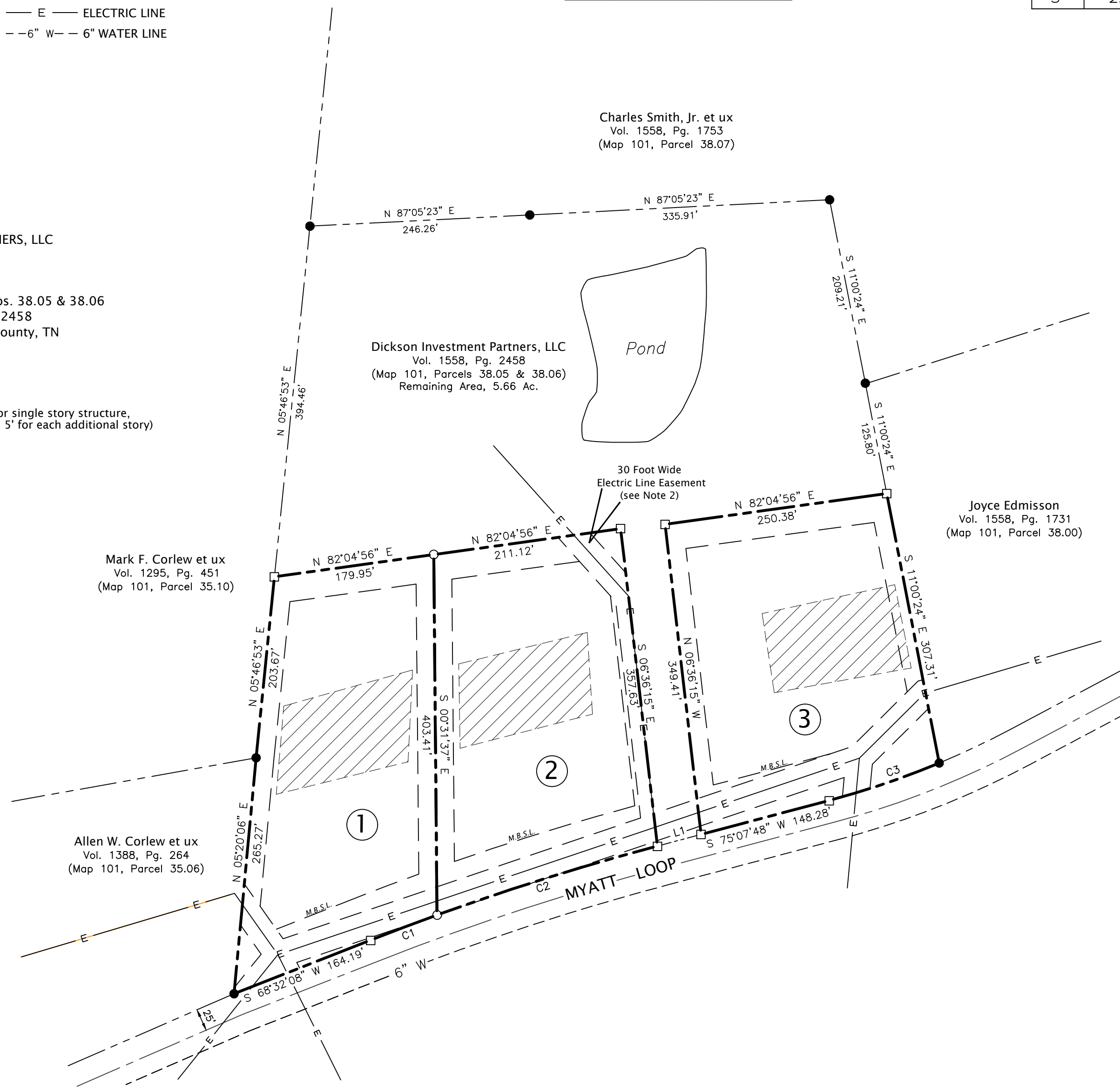
**AREA OF LOTS**

LOT NO.	ACREAGE(±)	SQ.FEET(±)
1	2.00	87,120.0
2	2.00	87,120.0
3	2.00	87,120.0



- **OWNER** - DICKSON INVESTMENT PARTNERS, LLC  
P.O. Box 1651  
Dickson, TN 37056
- **RECORDS** - TAX MAP No. 101, PARCEL Nos. 38.05 & 38.06  
VOLUME No. 1558, PAGE No. 2458  
Register's Office of Dickson County, TN
- **ZONING** - THIS PROPERTY IS ZONED **A-1**  
SETBACKS: FRONT = 50'  
REAR = 30'  
SIDE = 20' (for single story structure,  
add additional 5' for each additional story)

**GPS CERTIFICATION:**  
For boundary aspects of this survey, RTK GPS positional data was observed on June 26, 2023 utilizing a Carlson BRx7 with a region of US-SPC 83, a zone of TN4100, a datum of NAD1983(CONUS), and a GEOID2018(CONUS). Positional accuracy of the GPS vectors does not exceed for the Horizontal 0.04 feet. Combined Grid Factor: 0.99993293 centered on the fixed station.



STATE OF TENNESSEE  
**DEPARTMENT OF ENVIRONMENT AND CONSERVATION**  
Division of Water Resources

Approval is hereby granted for Lots 1 - 3 defined as Myatt Farms Subdivision, Dickson County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions.

Prior to any construction of a structure, mobile or permanent, the plan for the exact house /structure location must be approved and an SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or other alterations of the soil conditions may void this approval.

Due to the limited area available on these lots for sewage disposal system construction, the initial and duplicate sewage disposal system areas are designated by the hatched areas. These areas must not be disturbed.

- A. No proposed basement cut shall be located closer than 25' to the designated disposal system areas.
- B. No part of the house foundation, deck, porch, etc., or other underground utility shall be located closer than 10' to the designated disposal system areas.

Lots 1 - 3 are approved for a maximum of four (4) bedrooms (600 g.p.d.) utilizing a Conventional Gravel Disposal System.

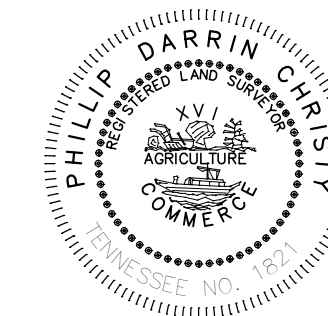
Lots 1 and 2 will require a curtain drain.

Richard Robinson  
Environmental Specialist III  
Division of Water Resources

Date

**SURVEYOR'S NOTES:**

- THE LOTS SHOWN ARE SUBJECT TO A 20 FOOT WIDE PUBLIC UTILITY EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. SAID EASEMENT IS ADJACENT AND PARALLEL TO THE NORTH RIGHT-OF-WAY MARGIN OF MYATT LOOP.
- LOTS 1, 2, & 3 ARE SUBJECT TO A 30 FOOT WIDE (15 FEET EACH SIDE FROM CENTERLINE) ELECTRIC LINE EASEMENT IN FAVOR OF THE DICKSON ELECTRIC SYSTEM.
- THE LOTS SHOWN ARE NOT LOCATED WITHIN A "SPECIAL FLOOD AREA" AS SHOWN ON FEDERAL INSURANCE RATE MAP NO. 47043C0256C (effective date: 9/25/2009).
- EACH LOT IS TO HAVE PROPER DITCHING ALONG THE ROAD FRONTAGE OF THE LOT AND APPROPRIATE DRIVEWAY CULVERTS AS SIZED BY THE DICKSON COUNTY HIGHWAY DEPARTMENT.
- NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, INCLUDING EASEMENTS, WHICH WOULD AFFECT THE PROPERTY SHOWN.



**FINAL PLAT**  
**MYATT FARMS**  
**SUBDIVISION**

**CHRISTY SURVEYING, LLC**

1201 Hwy. 70E Suite 102  
P.O. Box 1412  
Dickson, Tennessee 37056-1412  
phone: (615) 375-1029  
christysurveying@comcast.net

LAND SURVEYING & PLANNING SERVICES

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING	DICKSON COUNTY PLANNING COMMISSION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Volume No. 1558, Page No. 2458 of the Dickson 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 that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.  Date _____ Owner _____ Date _____ Owner _____	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 Class "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code, and that the ratio of precision is greater than or equal to 1:10,000.  By: _____ Date _____ Tennessee Registered Land Surveyor No. 1821	I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Dickson County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements.  Date _____ Appropriate Governmental Representative	I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Myatt Farms Subdivision" has/have 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 _____ Water System: Name, Title and Agency or Authorized Approving Agent	I hereby certify that the subdivision plat shown hereon has been found to comply with the Dickson County 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 _____ Secretary, Planning Commission	<b>5TH. CIVIL DISTRICT - DICKSON COUNTY, TN.</b> TOTAL ACRES 6.00 ± TOTAL LOTS 3 ACRES NEW ROAD N/A MILES NEW ROAD N/A OWNER Dickson Investment Partners, LLC CIVIL DISTRICT 5th. SURVEYOR Darrin Christy CLOSURE ERROR 1:10,000 + SCALE: 1" = 100' DATE 08/03/2023 ZONING A-1 Project No. 1007-205A DWG. No. 23-80S SHEET 1 OF 1