

SET 5/8" IRON PIN-
COMMENCEMENT POINT

LOT 1
1.000 ACRES

Boundaries and Measurements:

- Top Boundary: S88°08'12"E, 269.82'
- Right Boundary: N88°08'12"W, 10.44'
- Bottom Boundary: S18°30'36"W, 199.75'
- Left Boundary: N01°51'48"E, 166.90'
- Internal Boundary: N81°34'06"W, 214.00'

Other Features:

- SET 5/8" IRON PIN POINT OF BEGINNING
- HATCHED AREA: 10' RIGHT OF WAY DEDICATION
- Angles: 25°, 40°, 30°, 30°
- Labels: SIP, R/W

RICHARD LAMBIRTH
DB 696, PG 427
MAP 115, PARCEL 36

RICHARD LAMBIRTH
DB 696, PG 427
TAX MAP 115, PARCEL 36

RIGHT OF WAY _____ R/W _____
ROAD CENTER LINE _____
PROPERTY LINE _____
SET IRON PIN _____ SIP _____
BUILDING SETBACK LINE _____

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, establish the minimum building restriction lines, and dedicate all roads, alleys, walks, parks, and other open space to public or private use as noted.

Owner: Richard Lambirth Date: 8-19-19

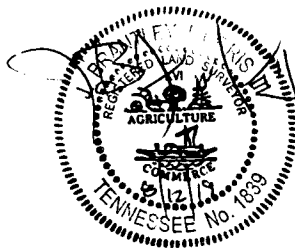
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Lauderdale County with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register.

Billy Webb 8-30-19
Secretary, Planning Commission Date

Greg Summar, Register
Lauderdale County Tennessee

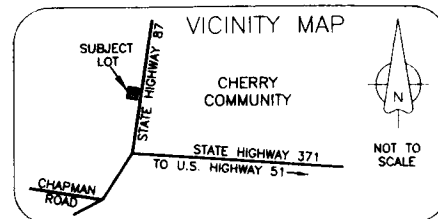
Rec #:	171590	Instrument #:	189678
Rec'd:	15.00	Recorded	
State:	0.00	8/30/2019 at 11:26 AM	
Clerk:	0.00	in Plat Cabinet	
Other:	2.00	3	
Total:	17.00		

Pgs 10B-10B



I hereby certify that the plan show and described hereon is a true and correct survey to the accuracy required by the Lauderdale County Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Subdivision Regulations.

I, J. Brantley Morris, III, Land Surveyor with Tennessee License No. 1839, do hereby certify, to the best of my knowledge, information and belief, and in my professional opinion, that this is a true and accurate survey and meets or exceeds the Tennessee Minimum Standards of Practice for a Category II survey and that the ratio of precision of the unadjusted survey is 1:7,500+, as shown hereon.



Subject lot is a portion of the property shown on Tax Map 115 as Parcel 36.

Lot 1 being a portion of the property conveyed to Richard D. Lambirth by deed recorded in Deed Book 696, page 427 Register's Office of Lauderdale County, Tennessee.

Lot corners are marked with 5/8 inch iron pins with a cap stamped "Morris 1839" and set flush with the ground, unless otherwise noted.

I have consulted the F.E.M.A. Flood Insurance Rate Map for Lauderdale County, Tennessee, Map Number 47097C0340D, dated September 28, 2007, and the described property is located in Zone X and is not in the designated flood hazard area, as shown thereon.

This survey was prepared without the benefit of an abstract title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property. This survey is based on the deeds of record as shown.

We have made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current abstract or title search may disclose.

Subject property is located in Zone FAR.

Owner and Developer: Richard Lambirth
8558 State Highway 87 West, Henning, TN. 38041

SUBSURFACE SEWAGE DISPOSAL SYSTEM

This plat of individual lot or tract has been approved by the Department of Health Division of Ground Water Protection, and a copy of the Permit for Construction of Subsurface Sewage Disposal System is permanently attached to this subdivision plat. Any cutting, filling or alterations of the soil conditions may void this approval.

FINAL PLAT-LOT 1
LAMBIRTH/STATE HIGHWAY 87 SUBDIVISION

STATE HIGHWAY 87 WEST, HENNING, TN.
13TH CIVIL DISTRICT OF LAUDERDALE COUNTY, TN.

SCALE: 1" = 60'	J. BRANTLEY MORRIS, III	DRAWN BY: JBM III
DATE: 8-12-2019	LAND SURVEYOR, TN LIC. NO. 1839	CAD-ID: 115P36
	309 BURKE DRIVE, RIPLEY, TN 38063	JOB # 126P102
	PHONE: 731-635-7712	