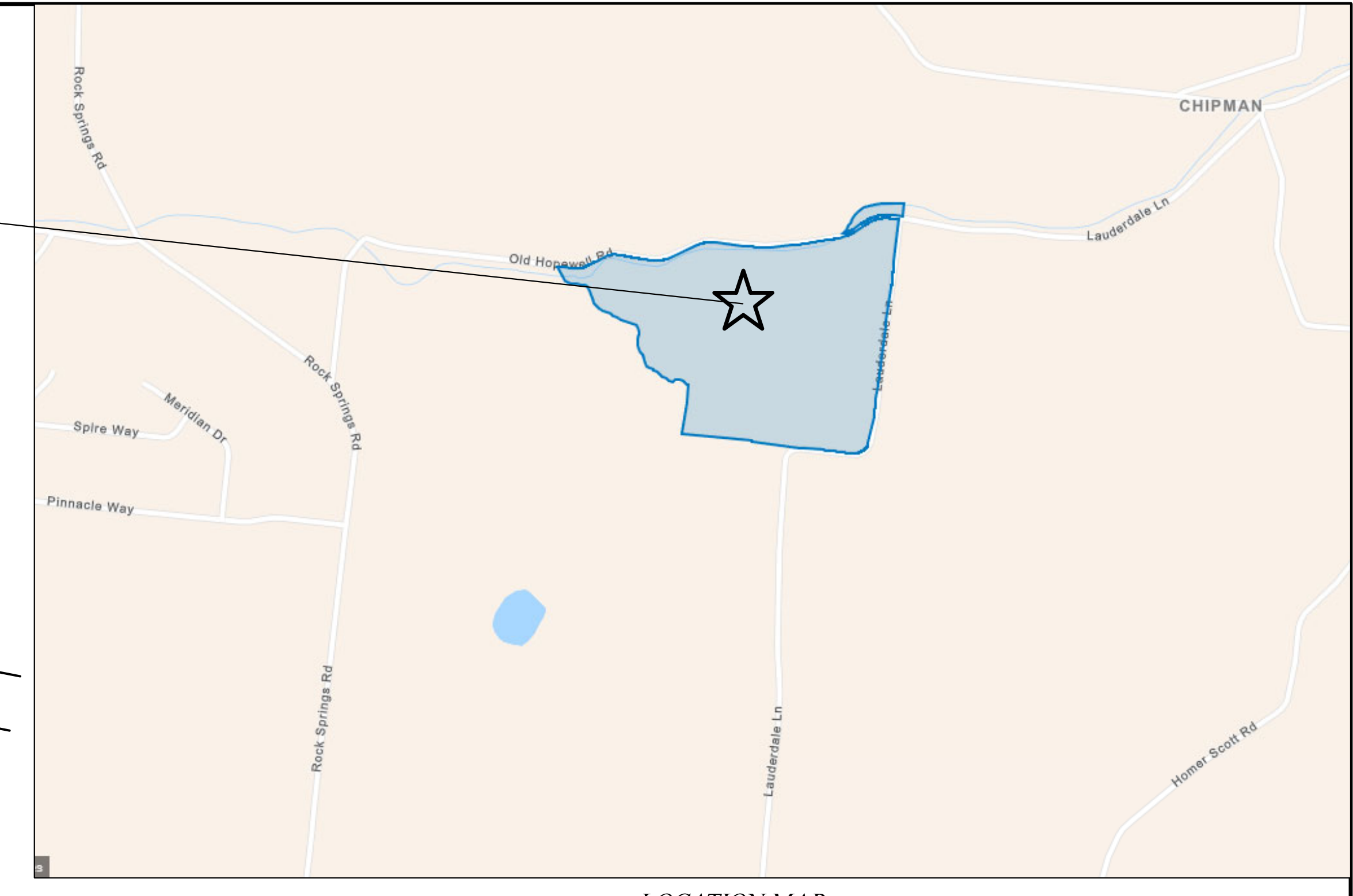


TOTAL CONTAINS: 57.43 ACRES ±

LEGEND

- IRON PIN OLD
- IRON PIN NEW
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- POWER POLE
- WATER LINE
- OVERHEAD POWER
- SANITARY SEWER
- GAS LINE
- LIGHT



- NOTES:
1. NORTH BASED ON TENNESSEE STATE PLANE (TN NAD83).
 2. PROPERTY BEING SHOWN ON TAX MAP AS PARCELS 022.00 IN THE SUMNER COUNTY, TENNESSEE TAX ASSESSORS OFFICE.
 3. BEING THE SAME PROPERTY COVERED BY THE MODERN DEVELOPMENT, LLC BY DEED IN RECORD IN R. 923 PG. 173, R. 434 C, TN.
 4. SUBJECT TO THE FINDINGS OF A TITLE REPORT. NO REPORT FURNISHED.
 5. ACCORDING TO L.R.M. 47160336 EFFECTIVE DATE 4/7/2012 PORTIONS OF THE SUBJECT PROPERTY ZONED RR.
 6. THE UTILITY INFORMATION SHOWN HEREON WAS TAKEN FROM ACTUAL FIELD EVIDENCE, UTILITY AGENCY RECORDS, OR ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN, OR MAY VARY FROM THOSE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED REGARDING THE UTILITY LOCATIONS SHOWN HEREON. THE OPERATOR ASSUMES COMPLETE RESPONSIBILITY TO VERIFY THE UTILITY LOCATIONS, SOIL, LOCATION, DEPTH AND AVAILABILITY OF SERVICE, AND BE SOLELY RESPONSIBLE FOR CONTACTING THE UTILITY AGENCY SURVEY BUREAU FOR CONCERNING CONSULTATION.
 7. SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OIL AND GAS RESOURCES, WELLS, WETLANDS, SANDHEDS, COMMERCE GRAVE SITES, OR OTHERS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 8. THIS SURVEYING WAS PREPARED IN ACCORDANCE WITH THE SURVEYING NOTES. IT SHOWS IMPROVEMENTS AS THEY EXIST TO THE BEST OF MY KNOWLEDGE, BUT IT IS NOT GUARANTEED TO BE CORRECT IN EVERY DETAIL.
 9. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD PERTAINING TO THIS PROPERTY.
 10. NO ACCESS SHALL BE PERMITTED TO OLD HOPEWELL ROAD.
 11. SUBJECT PROPERTY IS ZONED RR.
 12. SETBACKS AS FOLLOWS:
FRONT 30'
SIDE 20'
REAR 30'
 13. THE INTENT OF THE ROAD SHOWN HEREIN IS TO PURSUE THE REAL ESTATE CROSS SECTION, WHICH IS A NEW ROAD CROSS SECTION PENDING BEFORE THE PLANNING COMMISSION AT THIS TIME. ANY APPLICABLE PROVISIONS SHALL APPLY.
 14. TWO (2) HARDWOOD TREES PER LOT SHALL BE PLANTED PRIOR TO THE ISSUANCE OF C.O., 25" CALIBER OR GREATER.

- MSA STORMWATER NOTES:
1. PRIOR TO ANY FUTURE CONSTRUCTION, THE OWNER SHALL APPLY FOR A LAND DISTURBANCE PERMIT FROM SUMNER COUNTY.
 2. ANY LOT THAT IS TO HAVE A DISTURBED AREA OF 1 ACRE OR GREATER IS TO HAVE AN INDIVIDUAL NOTICE OF COVERAGE PROVIDED.
 3. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
 4. CURRENT AND SUBSEQUENT PROPERTY OWNERS MUST MAINTAIN ALL DRAINAGE DITCHES AND OTHER DRAINAGE OR EROSION CONTROL AND KEEP THEM FROM OBSTRUCTION.
 5. STREAM BUFFER, IF ANY, ARE TO BE KEPT IN A NATURAL VEGETATIVE STATE. NO BUILDINGS OR STRUCTURES ARE ALLOWED WITHIN THE BUFFER. SWATHWAYS OR UTILITY CROSSINGS ARE PERMITTED WITH WRITTEN CONSENT OF SUMNER COUNTY MSA MANAGER.

LINE TABLE

LINE	BEARING	LENGTH	AREA
L1	N 82° 52' 20" W	122.76	122.76
L2	N 82° 52' 20" W	122.76	122.76
L3	N 82° 52' 20" W	122.76	122.76
L4	N 82° 52' 20" W	122.76	122.76
L5	N 82° 52' 20" W	122.76	122.76
L6	N 82° 52' 20" W	122.76	122.76
L7	N 82° 52' 20" W	122.76	122.76
L8	N 82° 52' 20" W	122.76	122.76
L9	N 82° 52' 20" W	122.76	122.76
L10	N 82° 52' 20" W	122.76	122.76
L11	N 82° 52' 20" W	122.76	122.76
L12	N 82° 52' 20" W	122.76	122.76
L13	N 82° 52' 20" W	122.76	122.76
L14	N 82° 52' 20" W	122.76	122.76
L15	N 82° 52' 20" W	122.76	122.76
L16	N 82° 52' 20" W	122.76	122.76
L17	N 82° 52' 20" W	122.76	122.76
L18	N 82° 52' 20" W	122.76	122.76
L19	N 82° 52' 20" W	122.76	122.76

CURVE TABLE

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD ANGLE
C1	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C2	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C3	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C4	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C5	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C6	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C7	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C8	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C9	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C10	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C11	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C12	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C13	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C14	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C15	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C16	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C17	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C18	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76
C19	N 82° 52' 20" W	122.76	N 82° 52' 20" W	122.76

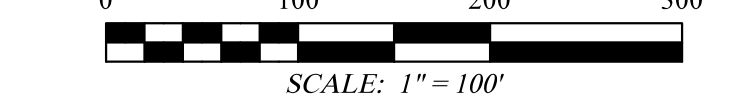
PRELIMINARY PLAT OF LAUDERDALE LANDING

BEING PROPERTY SITUATED ALONG THE NORTHERLY & WESTERLY MARGIN OF LAUDERDALE LANE, IN THE 1ST CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE.

OWNER: MODERN DEVELOPMENT, LLC
890 GALEN ROAD
LAFAYETTE, TN, 37083

PROPERTY ADDRESS: 1475 LAUDERDALE LANE
BEETHPAGE, TN, 37022

DATE: JULY 26, 2022
REVISED: AUGUST 9, 2022



THIS PRELIMINARY PLAT HAS BEEN APPROVED BY THE SUMNER COUNTY REGIONAL PLANNING COMMISSION, WITH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE PLANNING COMMISSION. PRELIMINARY APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL OF THE SUBDIVISION PLAT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:26,000 AS SHOWN HEREON.

THOMAS D. VESTER
IN R.S. 2010



294 BRATTONTOWN CIRCLE
LAFAYETTE, TN, 37083
tdv@vesterlandsurvey.com
615 - 633 - 1476