

MEMORANDUM

TO: Cannon County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: May 18, 2026

SUBJECT: May 26, 2026 Planning Commission Meeting

The Cannon County Regional Planning Commission will hold its regular monthly meeting on Tuesday, May 26, 2026 at 5:30 P.M. in the Cannon County Courthouse. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of the agenda.
3. Public comment period pertaining to items on the agenda.
4. Consideration of approval of the April 28, 2026 minutes.
5. Consideration of final subdivision plat for property located on Old McMinnville Highway (Fann Division)*
6. Consideration of final subdivision plat for property located on Old McMinnville Highway and Pleasant View Road (Jones Division)*
7. Consideration of final lot line adjustment for property located on McBride Lane and Kelsie Drive (Estes Adjustment) *
8. Consideration of preliminary subdivision plat for property located on Heather Heights (Kimmig Division) *
9. Discussion regarding a zoning amendment to allow single wide mobile homes in the A-1 district.
10. Discussion regarding special exceptions in the A-1 district.
11. Staff Report—Griva Division.
12. Other business as necessary.
13. Adjourn.

***See agenda review**

Members:

____ Boyd Barker-Chairperson ____ Richie Hunter ____ Randy Gannon ____ Lacey Buchanan ____ Carolyn Jennings

____ Patricia Weiland ____ Greg Goff ____ Greg Mitchell-County Executive ____ Tony Cain-County Attorney

Others: _____

Agenda Review

Fann Division—Final

Jonathan Fann submitted a final subdivision plat for the purpose of subdividing 1.36 acres into two (2) proposed new lots located on Old McMinnville Highway. Lot 1 would consist of 0.69 acres, an existing residential structure and two (2) existing accessory structures. Lot 1 would require a field line easement from Lot 2. Lot 2 would consist of 0.67 acres and is currently vacant. Lot 2 was granted a 773 square foot lot size variance from the Board of Zoning Appeals at the April 27, 2026 BZA meeting. The proposed new lots are zoned R-1 (Residential), would be served by an existing six (6) inch water line and would comply with all other requirements of the subdivision regulations and the zoning ordinance.

Jones Division—Final

Mary Jones submitted a final subdivision plat for the purpose of subdividing 8.54 acres into three (3) proposed new lots located on Old McMinnville Highway and Pleasant View Road. Lot 1 would consist of 1.00 acre and an existing residential structure. Lot 2 would consist of 3.77 acres, an existing residential structure and two (2) existing accessory structures. Lot 1 would require a field line easement from Lot 2. Lot 3 would consist of 3.77 acres and an existing residential structure. The proposed new lots are zoned A-1 (Agriculture), would be served by an existing three (3) inch water line and would comply with all requirements of the subdivision regulations and the zoning ordinance. A portion of Lots 2 and 3 are located within the 100-year flood zone.

Estes Adjustment-Final

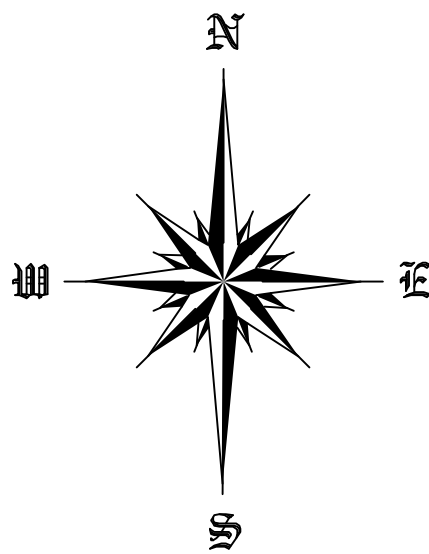
Lexie Estes submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on McBride Lane and Chelsie Drive. After the adjustment, Lot 1 (shown as 15A) would consist of 2.15 acres, an existing residential structure and four (4) existing accessory structures. Lot 2 (shown as Lot 15B) would consist of 1.41 acres and an existing residential structure. The proposed new lots are zoned R-1 (Residential) and would be served by an existing six (6) inch water line.

Griva Division—Final

Darwin Griva submitted a final subdivision plat for the purpose of subdividing 5.009 acres into two (2) proposed new lots located on Northcutt Road. Lot 1 would consist of 2.517 acres and is currently vacant. Lot 2 would consist of 2.492 acres and is currently vacant. The proposed new lots are zoned A-1 (Agriculture), would be served by an existing six (6) inch water line and would comply with all requirements of the subdivision regulations and the zoning ordinance.

Kimmig Division—Preliminary

Ben Kimmig submitted a final subdivision plat for the purpose of subdividing 108.25 acres into thirteen (13) proposed new lots located on Heather Heights. The proposed new lots are all larger than five (5) acres and are all currently vacant with the exception of Lot 8 which would consist of two (2) existing structures. Lots 1 and 8 would have access to Heather Heights and the remaining lots would have access to Heather Heights via a fifty (50) foot ingress/egress easement. The proposed new lots are zoned A-1 (Agriculture)..



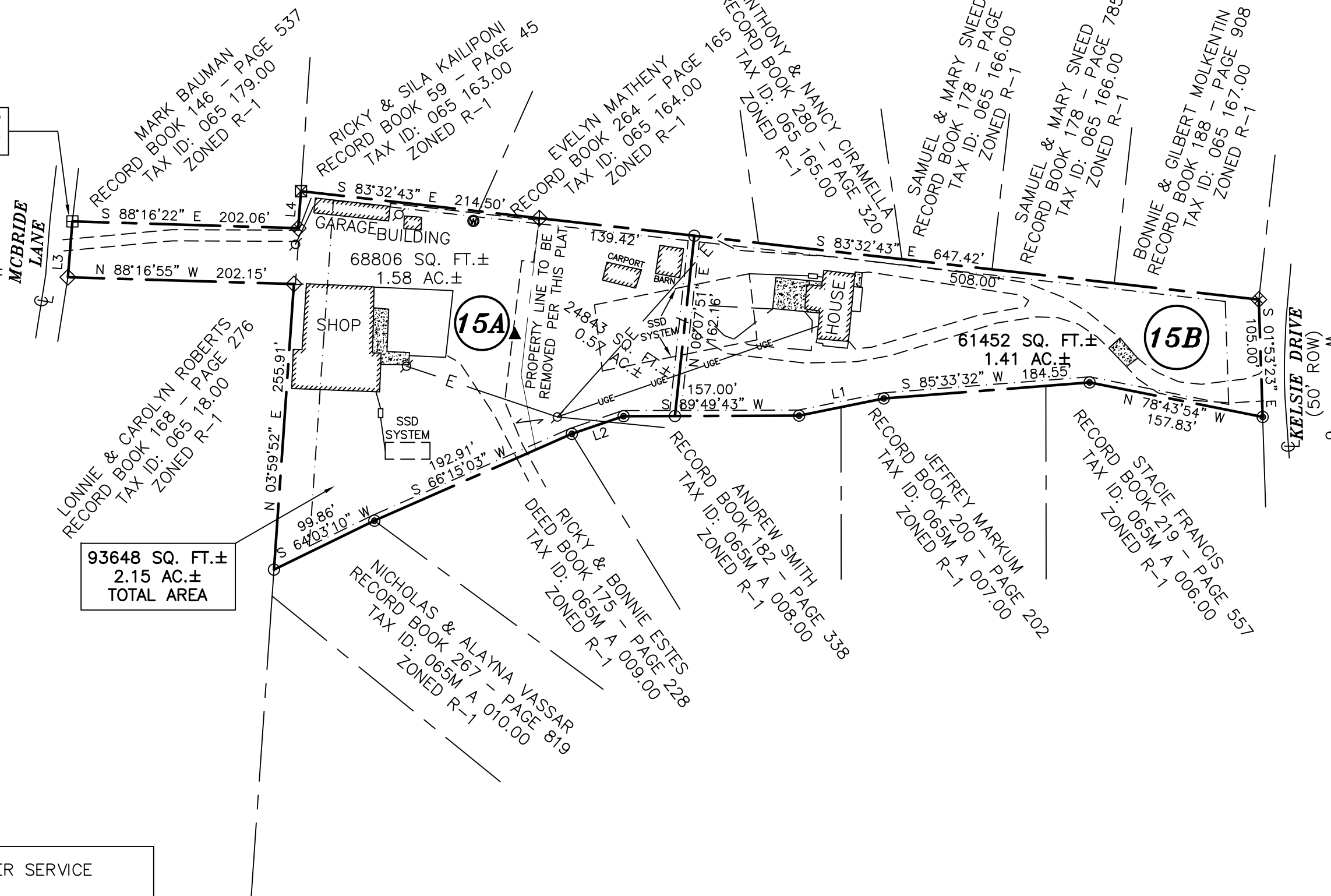
LINE	BEARING	DISTANCE
L1	S 78°30'00" W	77.24'
L2	S 71°12'21" W	48.85'
L3	N 04°32'30" E	50.12'
L4	N 04°14'55" E	33.15'

TN GRID NORTH

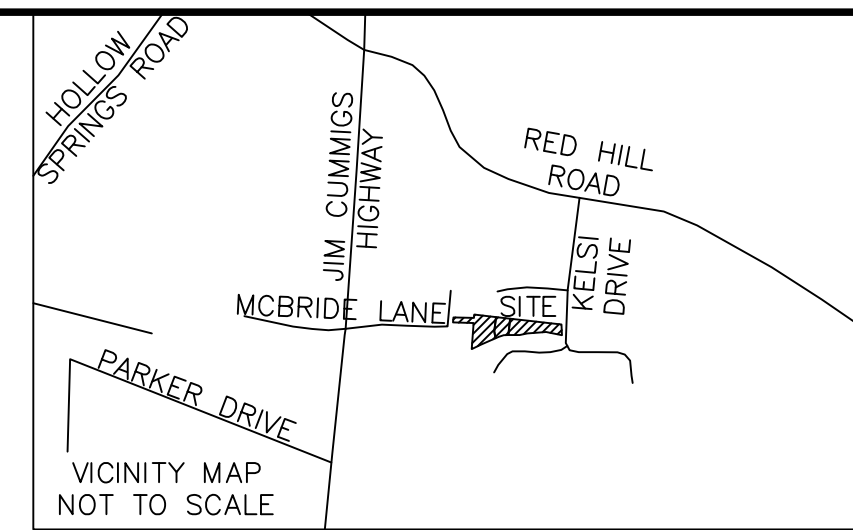
LEGEND

- 5/8" CAPPED REBAR (NEW) RLS # 2712
- ◊ 1/2" CAPPED REBAR (OLD) RLS # 2328
- 1/2" CAPPED REBAR (OLD) RLS # 968
- △ MONUMENT NEITHER SET NOR FOUND
- ⊠ 5/8" UNCAPPED REBAR (OLD)
- ⊞ 1/2" UNCAPPED REBAR (OLD)
- ◊ 1/2" CAPPED REBAR (OLD)
- ◇ 3/4" IRON PIPE (OLD)
- ▲ CONTROL POINT
- ⊙ WATER METER
- ⊘ POWER POLE
- W — WATER LINE
- - - - SETBACK LINE
- — — — EDGE OF GRAVEL
- E — OVERHEAD ELECTRIC
- - - - PROPERTY BOUNDARY
- ▨ CONCRETE

N:510867.70
E:1953153.92
POINT OF BEGINNING



93648 SQ. FT. ±
2.15 AC. ±
TOTAL AREA

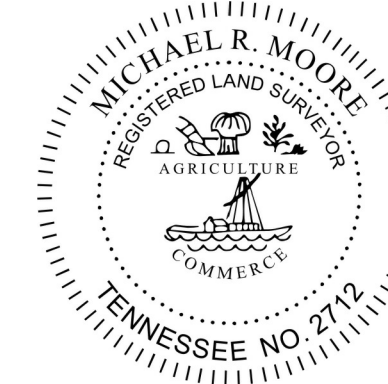


GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINES BETWEEN THE PROPERTIES OF RICKY AND BONNIE ESTES OF RECORD IN RECORD BOOK 263 - PAGE 593 AND LEXIE ESTES OF RECORD IN 266 - PAGE 378 IN THE REGISTER OF DEEDS OFFICE OF CANNON COUNTY, TENNESSEE.
2. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE FLOOD INSURANCE PROGRAM MAP, 47015C0200E, DATED MAY 9, 2023.
3. ALL UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE IN THE FIELD. THIS SURVEY MAKES NO GUARANTEE AS TO LOCATION OF UNDERGROUND UTILITIES. APPROPRIATE UTILITY DEPARTMENTS SHOULD BE CONTACTED BEFORE DIGGING.
4. THE PROPERTY SHOWN HEREON IS ZONED R-1 (SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT). SETBACKS SHOWN HEREON ARE 30' FRONT YARD, 5' SIDE YARD, 5' REAR YARD.
5. LOT ONE (1) AND LOT TWO (2) HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW, FOR AN SSD SYSTEM AND DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM. THE LOCATION OF THE EXISTING SSD SYSTEMS HAVE BEEN SHOWN APPROXIMATELY.
6. THERE SHALL BE AN EASEMENT ON LOT 15A FOR THE BENEFIT OF LOT 15B FOR THE PURPOSE OF MAINTENANCE AND/OR REPAIR OF THE SSD SYSTEM ASSOCIATED WITH LOT 15B.

NOTE: This survey was performed with RTK GPS positional data observed between the dates of 3/25/26 and 4/8/26 utilizing a Carlson BRx7 multi frequency receiver. The grid coordinates of the control point (N: 510766.47, E: 1953549.53, hub nail with plastic disc) shown were derived using a VRS network of CORS stations projected to TN SPC83; Datum: NAD 83; Geoid: ContinentalUS_NGS2018. The positional accuracy of the GPS vectors does not exceed H: 8 mm + 0.5 ppm. The combined grid factor used for this survey is 0.99989926 centered upon the control point listed herein.

SURVEYOR'S CERTIFICATE



I hereby certify, to the best of my knowledge and belief, that the survey shown hereon represents a Category IV Survey and is in compliance with the current Tennessee Minimum Standards of Practice.

Date _____ Registered Land Surveyor _____



1 INCH = 100 FEET

CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE

Middle Tennessee Electric Membership Corporation (MTE) will provide electric service to the subject property according to the normal operating practices of MTE as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTE, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTE website at mte.com (collectively the "Requirements"). No electric service will be provided until MTE's requirements have been met and approved in writing by an authorized representative of MTE. Any approval is, at all times, contingent upon continuing compliance with MTE's requirements.

Date Signed _____ Middle Tennessee Electric _____

CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the water lines shown hereon are in place and are operated and maintained by the Woodbury Water Department and will adequately serve the property herein described.

Date Signed _____ Signature of Applicable Water Utility District Representative _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature _____

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Category I survey, and the ratio or precision is 1:10,000, performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the specifications of the Cannon County Planning Commission.

Date Signed _____ Surveyor's Signature _____

CERTIFICATION OF EXISTING COUNTY ROAD

I hereby certify that the road shown on this plat has the status of an accepted road regardless of current condition.

Date Signed _____ Cannon County Road Superintendent _____

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cannon County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cannon County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cannon County, Tennessee.

Date Signed _____ Secretary, Cannon County Planning Commission _____

FINAL PLAT FOR RICKY ESTES REDIVISION PRESENTED TO CANNON COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: LEXIE ESTES	SURVEYOR: MICHAEL R. MOORE
ADDRESS: 226 KELSIE DRIVE	ADDRESS: 208 N CHANCERY STREET
WOODBURY, TN 37190	MCMINNVILLE, TN 37110
	TELEPHONE: 931-473-1088
RB 263 - P 593 & RB 266 - P 378	ACREAGE: 3.56 ACRES ±
TAX ID: 065M A 005.01 & 065M A 005.02	NUMBER OF LOTS: TWO (2)
SCALE: 1" = 100'	DATE: 4/8/26
PROJECT # 26097	5TH CIVIL DISTRICT CANNON COUNTY



208 N. CHANCERY ST.
MCMINNVILLE, TN
931.473.1088
MICHAEL@
MOORELANDSURVEYS.COM



NORTHCUTT & ASSOCIATES LAND SURVEYING, INC.

409 WOODBURY HIGHWAY
MANCHESTER, TN 37355
PHONE # (931) 728-9500
northcuttandassociates@gmail.com

KIMMIG & MORGAN, TRACTS 1-5, HEATHER HEIGHTS

PREPARED FOR: JORDAN MORGAN	CIVIL DISTRICT / COUNTY: 5th, CANNON Co.	TAX MAP / PARCEL: MAP = 071 PARCEL = 153.00
OWNER / DEVELOPER: KIMMIG BEN & KAYLA & JORDAN & MERI MORGAN 3157 NASHVILLE HWY MC MINNVILLE TN 37110	DEED REFERENCES: WDB. 264, pg. 671, ROCCtn.	JOB # / DATE: 25C-073 05-09-2025

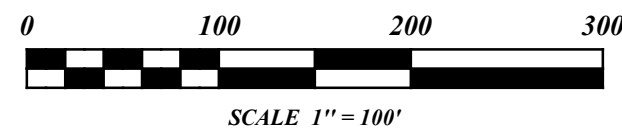
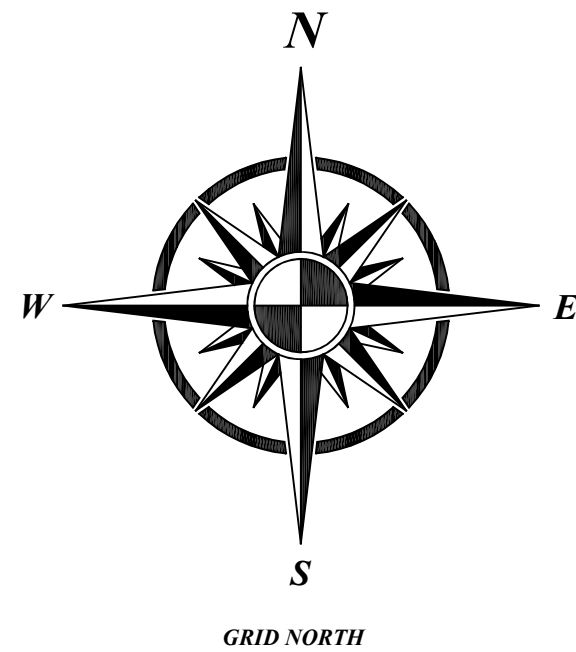
SURVEYORS NOTES:

(1) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND / OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.

(2) THERE IS NO CERTIFICATION MADE AS TO THE LOCATION, SIZE, TYPE, DEPTH, OR EXISTENCE OF ANY UNDERGROUND UTILITIES. BEFORE ANY DIGGING OCCURS, PLEASE CONTACT THE "TENNESSEE-ONE-CALL" SYSTEM BY DIALING 811.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2199.00'	199.86'	199.79'	N 80°46'39" W	5°22'27"
C2	50.50'	13.09'	13.05'	N 85°40'44" W	14°50'58"
C3	2501.88'	199.89'	199.84'	S 89°06'37" W	4°34'40"

LINE	BEARING	DISTANCE
L1	N 83°20'32" W	50.00'
L2	N 83°20'32" W	50.00'
L3	N 83°20'32" W	18.67'
L4	N 08°47'11" E	12.25'
L5	S 86°49'35" W	97.90'
L6	S 65°22'16" W	10.98'



LEGEND

- ▲ 1/2" CAPPED REBAR SET
- ▼ CAPPED REBAR FOUND
- ▽ REBAR FOUND
- WOOD FENCE POST
- COMPUTED POINT
- ⊙ UTILITY POLE
- x—x— FENCE
- - - - - ADJOINER PROPERTY LINE
- ◆ STAKE ON LINE

BANKS
(WDB. 70, pg. 107)

UNDERWOOD
(WDB. 252,
pg. 107)

HEATHER HEIGHTS
(50' R/W)

GREENWOOD
(WDB. 162, pg. 643)

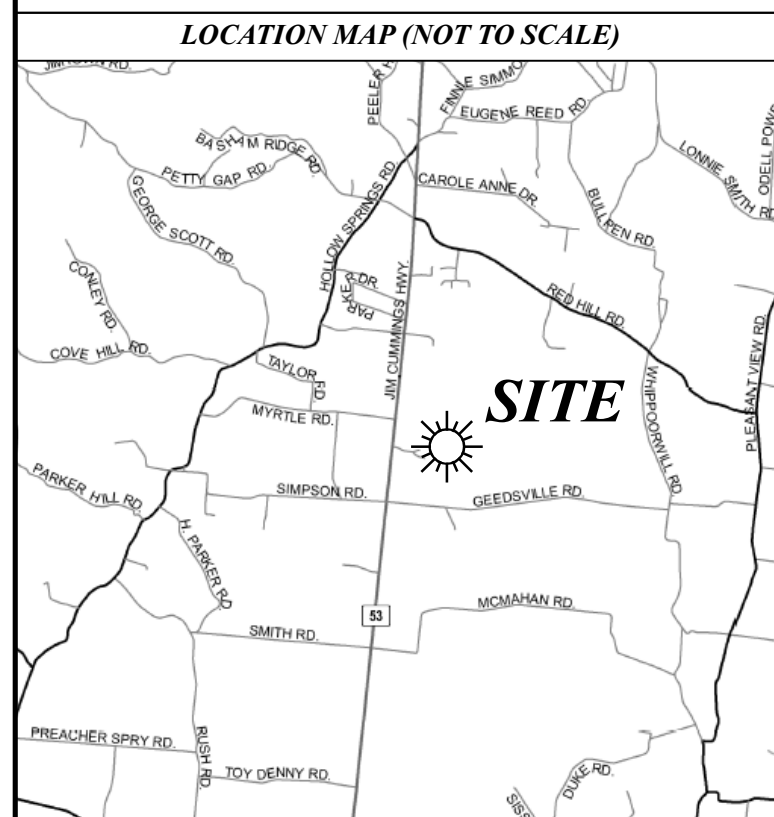
5.01 Acres
218235.60 Sq. Ft.

5.01 Acres
218235.60 Sq. Ft.

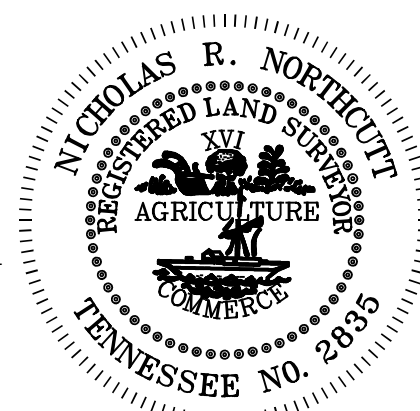
5.01 Acres
218235.60 Sq. Ft.

6.49 Acres
282877.81 Sq. Ft.

**REMAINING
KIMMIG &
MORGAN**
(WDB. 264,
pg. 671)
82 Acres +/-



I, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, CERTIFY: (1) THAT TO THE BEST OF MY KNOWLEDGE, THIS IS A TRUE AND ACCURATE SURVEY, (2) THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS AND APPLICATIONS OF A CATEGORY IV (REMOTE SENSING) SURVEY AS SET FORTH BY RULE T.C.A. 0820-03-.07C (5), (3) HORIZONTAL DATUM IS NAD 1983, WHICH WAS DERIVED USING GPS NETWORK RTK OBSERVATION TAKEN BY A DUAL FREQUENCY TOPCON Hiper SYSTEM, WITH A PUBLISHED RELATIVE POSITIONAL ACCURACY OF 10mm + 1ppm HORIZONTAL AND 15mm + 1ppm VERTICAL, (4) THAT THE UNADJUSTED RATIO OF PRECISION OF THE DATA SHOWN HEREON IS AT LEAST 1 / 10000, AND (5) THAT IT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN TENNESSEE.



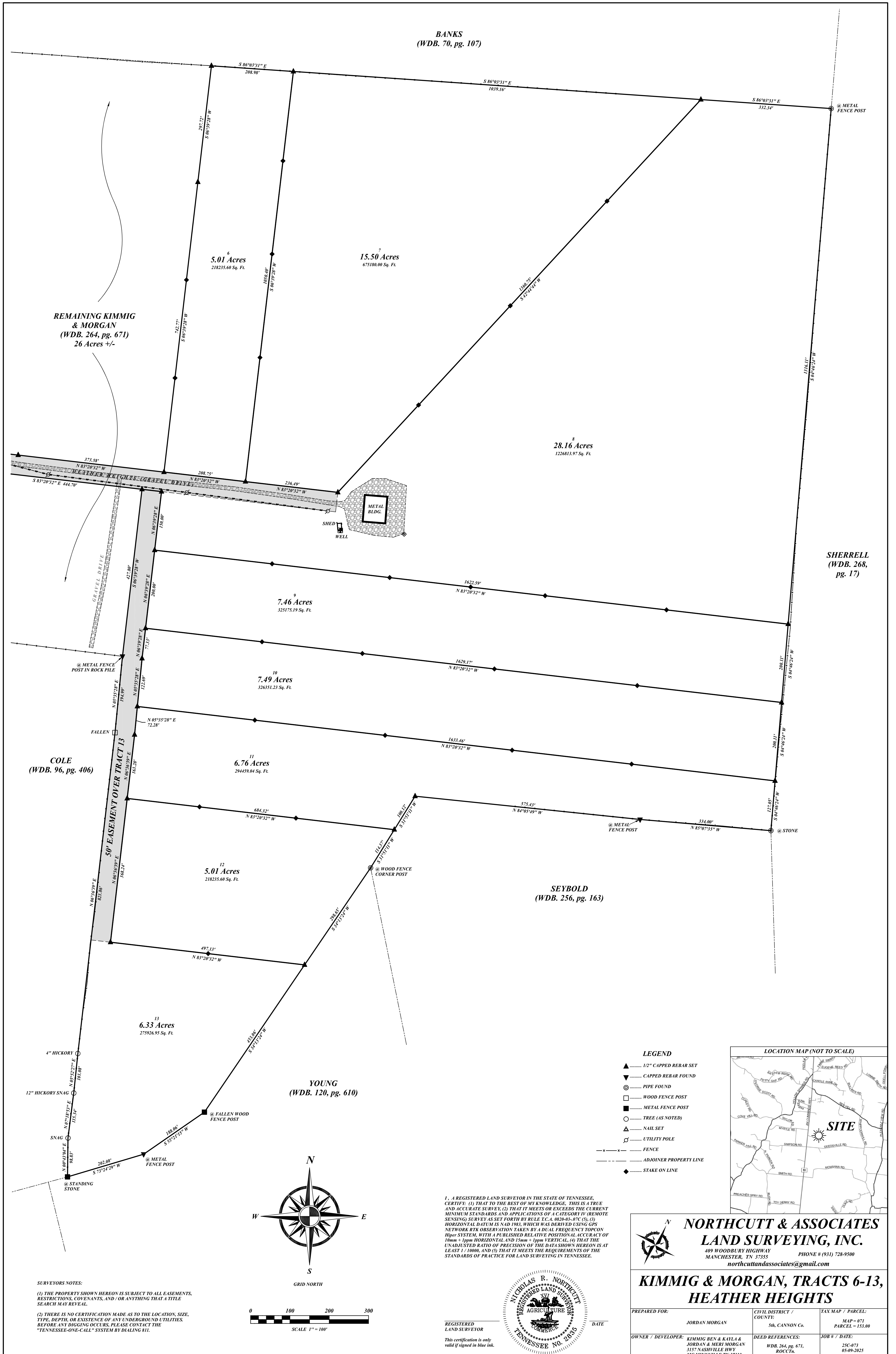
REGISTERED
LAND SURVEYOR

This certification is only
valid if signed in blue ink.

DATE

COLE
(WDB. 96, pg. 406)

BANKS
(WDB. 70, pg. 107)



REMAINING KIMMIG & MORGAN
(WDB. 264, pg. 671)
26 Acres +/-

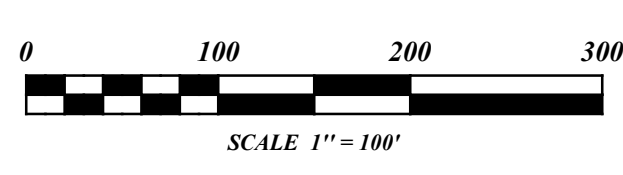
SHERRELL
(WDB. 268, pg. 17)

COLE
(WDB. 96, pg. 406)

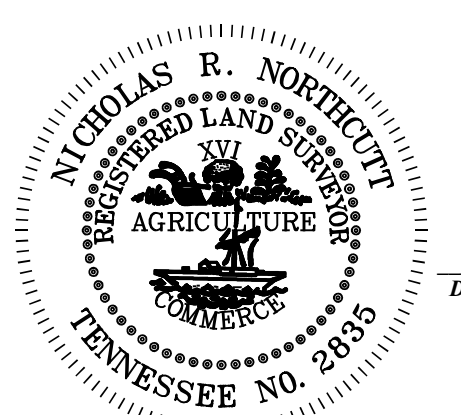
SEYBOLD
(WDB. 256, pg. 163)

YOUNG
(WDB. 120, pg. 610)

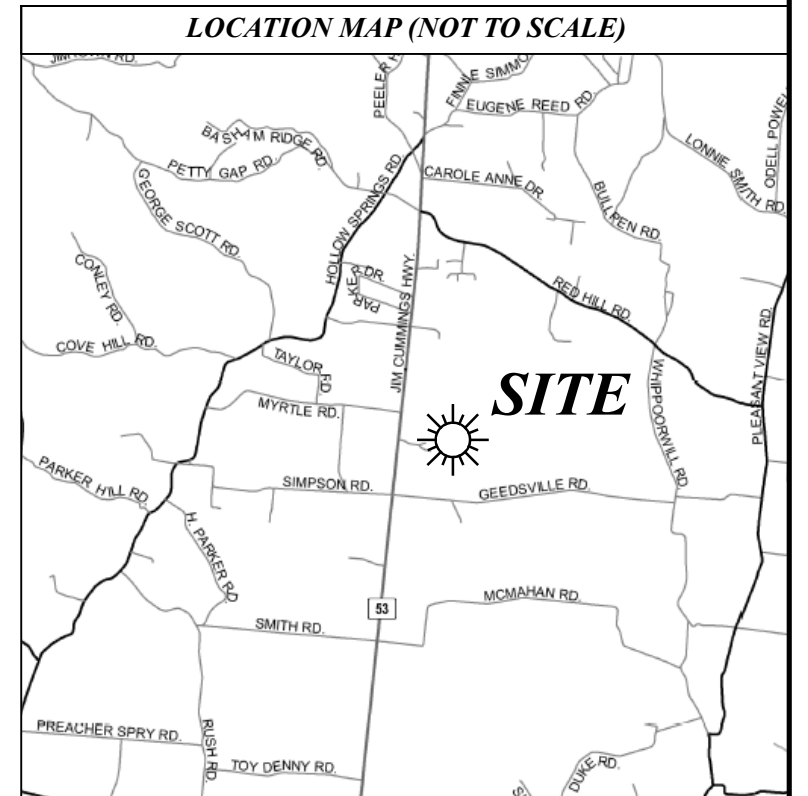
SURVEYOR'S NOTES:
(1) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND / OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.
(2) THERE IS NO CERTIFICATION MADE AS TO THE LOCATION, SIZE, TYPE, DEPTH, OR EXISTENCE OF ANY UNDERGROUND UTILITIES. BEFORE ANY DIGGING OCCURS, PLEASE CONTACT THE "TENNESSEE-ONE-CALL" SYSTEM BY DIALING 811.



I, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, CERTIFY: (1) THAT TO THE BEST OF MY KNOWLEDGE, THIS IS A TRUE AND ACCURATE SURVEY; (2) THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS AND APPLICATIONS OF A CATEGORY IV (REMOTE SENSING) SURVEY AS SET FORTH BY RULE T.C.A. 0820-03-07C (5), (5), (3) HORIZONTAL DATUM IS NAD 1983, WHICH WAS DERIVED USING GPS NETWORK RTK OBSERVATION TAKEN BY A DUAL FREQUENCY TOPCON Hyper SYSTEM, WITH A PUBLISHED RELATIVE POSITIONAL ACCURACY OF 10mm + 1ppm HORIZONTAL AND 15mm + 1ppm VERTICAL; (4) THAT THE UNADJUSTED RATIO OF PRECISION OF THE DATA SHOWN HEREON IS AT LEAST 1 / 10000; AND (5) THAT IT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN TENNESSEE.



- LEGEND**
- ▲ 1/2" CAPPED REBAR SET
 - ▼ CAPPED REBAR FOUND
 - ⊙ PIPE FOUND
 - WOOD FENCE POST
 - METAL FENCE POST
 - TREE (AS NOTED)
 - △ NAIL SET
 - ⊕ UTILITY POLE
 - x - FENCE
 - - - ADJOINER PROPERTY LINE
 - ◆ STAKE ON LINE



NORTH CUTT & ASSOCIATES
LAND SURVEYING, INC.
409 WOODBURY HIGHWAY
MANCHESTER, TN 37355
PHONE # (931) 728-9500
northcuttandassociates@gmail.com

KIMMIG & MORGAN, TRACTS 6-13, HEATHER HEIGHTS

PREPARED FOR: JORDAN MORGAN	CIVIL DISTRICT / COUNTY: 5th, CANNON Co.	TAX MAP / PARCEL: MAP - 071 PARCEL - 153.00
OWNER / DEVELOPER: KIMMIG BEN & KAYLA & JORDAN & MERI MORGAN 3157 NASHVILLE HWY MC MINNVILLE TN 37110	DEED REFERENCES: WDB. 264, pg. 671, ROCCTr.	JOB # / DATE: 25C-073 05-09-2025

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify 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, established the minimum building restriction lines, and dedicate all roads, utility lines and easements as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed _____ 2026
 Date Signed _____ 2026
 Owner's Signature _____
 Owner's Signature _____

CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the waterlines shown hereon are in place and are operated and maintained by the Consolidated Utility District and will adequately serve the property herein subdivided.

Date Signed _____ 2026
 Date Signed _____ 2026
 Signature of Applicable Water Utility District Representative _____
 Signature of Applicable Water Utility District Representative _____

CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

I hereby certify that the road shown on this plat has the status of an accepted road regardless of current condition.

Date Signed _____ 2026
 Date Signed _____ 2026
 Signature of Cannon County Road Superintendent _____
 Signature of Cannon County Road Superintendent _____

CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE

Middle Tennessee Electric Membership Corporation (MTE) will provide electric service to the subject property according to the normal operating practices of MTE as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTE, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTE website at mte.com (collectively the "Requirements"). No electric service will be provided until MTE's requirements have been met and approved in writing by an authorized representative of MTE. Any approval is, at all times, contingent upon continuing compliance with MTE's requirements.

Date Signed _____ 2026
 Date Signed _____ 2026
 Signature of Applicable Electric Power System Official _____
 Signature of Applicable Electric Power System Official _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cannon County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cannon County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cannon County, Tennessee.

Date Signed _____ 2026
 Date Signed _____ 2026
 Secretary, Cannon County Planning Commission _____
 Secretary, Cannon County Planning Commission _____

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

Approval is hereby granted for Lot(s) 1 & 2 defined as Sienna Rae Subdivision located in Cannon County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

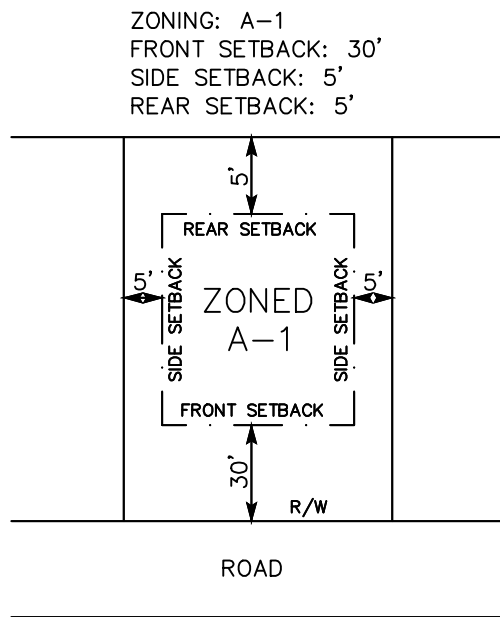
If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Subsurface drainage is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Lot 2 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Subsurface drainage is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

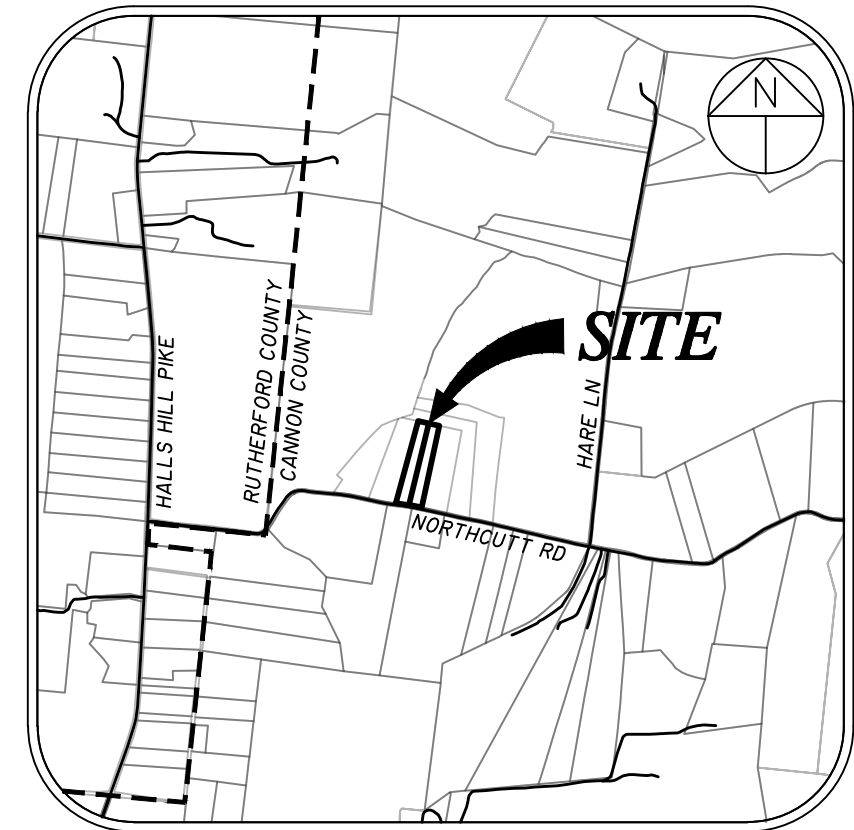
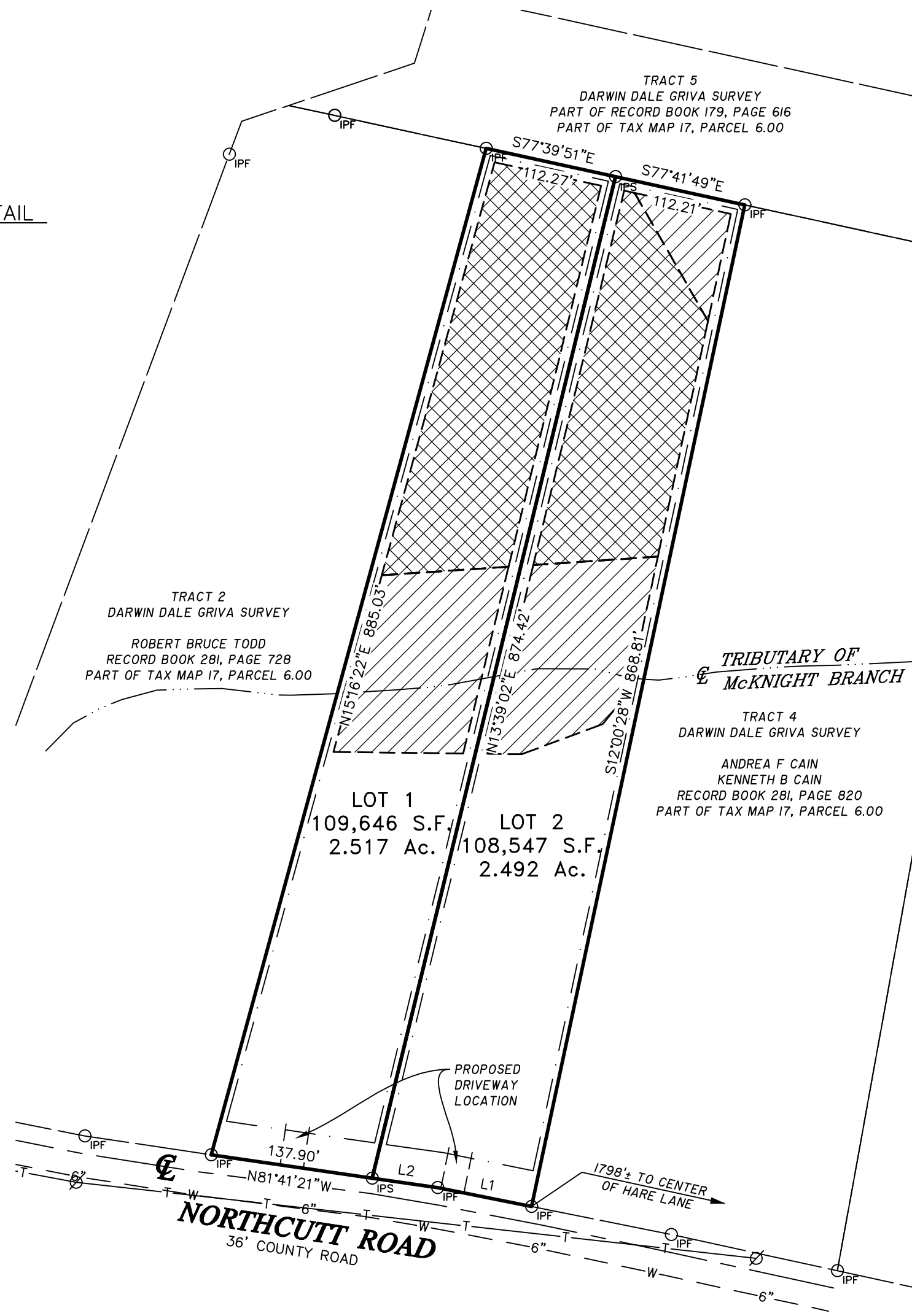
Date Signed _____ 2026
 Date Signed _____ 2026
 Environmental Specialist
 TN Division of Water Resources _____
 Environmental Specialist
 TN Division of Water Resources _____



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

LINE	BEARING	DISTANCE
L1	N78°36'01"W	81.31'
L2	N81°52'42"W	56.10'

LOT	45-60 MPI	75 MPI	TOTAL
1	16,652 S.F.	33,879 S.F.	50,531 S.F.
2	19,882 S.F.	26,376 S.F.	46,258 S.F.

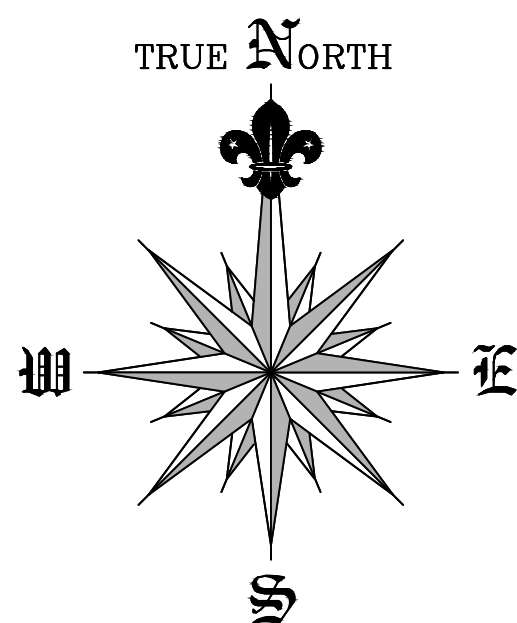


LOCATION MAP
N.T.S.

PLAT NOTES

- 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 three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- This parcel is not included in areas designated as "Special Flood Hazard" on the National Flood Insurance Program Community Panel No. 470368 0025 E, Dated 5/9/2023, Zone X.
- This survey was performed using a survey grade dual frequency Real Time Kinematics (RTK) Global Positioning System (GPS). Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983 derived using the T.D.O.T. Tennessee Geodetic Reference Network (TGRN) consisting of multiple reference stations tied to NAD83 (1995) (Epoch 2010), Geoid 12B, and NAVD88. Horizontal and vertical positional accuracy does not exceed ±0.05' based on a 95% confidence level with the allowable tolerance being 0.07' + 50.0ppm. The combined scale factor for the initial point of this survey is 0.999969981673 Ground to Grid.

OWNER: BLAKE BOWMAN
 CANDACE BOWMAN
 ADDRESS: 7057 BEVERLY CT
 CHRISTIANA, TN. 37129
 RECORD BOOK: 281, PAGE: 722
 TAX MAP: 17, PARCEL: 6.00



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



CERTIFICATE OF ACCURACY - I hereby certify that this is a Category IV survey done in accordance with the current Tennessee Minimum Standards of Practice for Land Surveyors set forth in Chapter 0820-03-.07. I further certify that the monuments have been placed as shown hereon, to the specifications of the Cannon County Planning Commission.

FINAL PLAT
Sienna Rae Subdivision
SUBDIVISION

1st CIVIL DISTRICT, CANNON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
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PROJ. # 26134	DATE: REV.:	FILE: 26134 Darwin Dale Griva 3.dwg	DRAWN BY: MCR	SCALE: 1" = 100'	SHEET 1 OF 1
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