

**DEED REFERENCE:**  
BEING A PORTION OF TRACT 2 AS CONVEYED TO DUCKLAND VENTURES BY WARRANTY DEED IN RECORD BOOK 642, PAGE 097. R.O.D.C. TRACT 2 CONTAINS 64.50 ACRES PER THE DEED.

**PROPERTY MAP:**  
BEING A PORTION OF PARCEL NO. 16.03 AS SHOWN ON DYER COUNTY PROPERTY MAP NO. 63.

**BUILDING SETBACKS:**  
FRONT - 85 FEET  
SIDE - 15 FEET  
REAR - 30 FEET

**OWNER:**  
DUCKLAND VENTURES  
2455 LAKE RD.  
731-285-5505

JOHN & MARTHA LANNOM  
MAP 63, PARCEL 17.01  
DB 246, PG. 390

**SURVEYORS CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON; THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYS AS OF THE DATE OF THIS PLAT.

CRAIG J. BARRON, R.L.S. TENN. NO. 2639  
DATE: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DYER 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 REGISTRAR.

DATE: \_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

**OWNER'S CERTIFICATE**  
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 STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

**TENNESSEE DEPT. OF ENVIRONMENT & CONSERVATION (DIVISION OF GROUNDWATER PROTECTION)**  
PLAT APPROVAL IS HEREBY GRANTED FOR THIS PROPERTY, OWNED BY DUCKLAND VENTURES AND DEFINED AS STONECREEK SUBDIVISION, DYER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. ANY CUTTING, FILLING, AND/OR ALTERATION OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

BILL NEAL, ENV. SPEC. IV DIVISION OF GROUND WATER PROTECTION DATE: \_\_\_\_\_

- RESTRICTIONS**
- LOTS 1, 3, AND 4 ARE RESTRICTED TO AT MOST A SINGLE FOUR (4) BEDROOM DWELLING, UNLESS PRIOR APPROVAL IS GIVEN BY THE DIVISION.
  - LOT 2 IS RESTRICTED TO AT MOST A SINGLE THREE (3) BEDROOM DWELLING, UNLESS PRIOR APPROVAL IS GIVEN BY THE DIVISION.
  - THE SHADING INDICATES THE AREA SET ASIDE FOR THE ORIGINAL AND DUPLICATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS. ANY DISTURBANCE AND/OR ENCROACHMENT INTO THESE AREAS WILL VOID THIS APPROVAL AND RESULT IN THE DENIAL OF THE SSDS INSTALLATION PERMIT. ENCROACHMENTS INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, SHEDS, GARAGES, AND SWIMMING POOLS. DISTURBANCE INCLUDES, BUT IS NOT LIMITED TO, GRADING, FILLING, AND CROSSING WITH UNDERGROUND UTILITIES.
  - AN INTERCEPTOR AND/OR CURTAIN DRAIN WILL BE REQUIRED ON EACH OF THE LOTS TO REMOVE THE EXCESS GROUND WATER FOUND IN THE SOIL DURING THE WET TIMES OF THE YEAR. EACH OF THESE LOTS HAS A POSITIVE DRAINAGE OUTLET AVAILABLE FOR THE DISCHARGE OF THE COLLECTED GROUND WATER.
  - DEPENDING ON THE EXACT LOCATION OF EACH DWELLING, ANY OF THESE LOTS COULD REQUIRE THE ADDITION OF A SEWAGE EFFLUENT PUMP TO BE ABLE TO ACCESS THE USEABLE SOIL AREA AND STILL BE ABLE TO KEEP THE DISPOSAL TRENCHES AT A MAXIMUM OF 24" - 30".
  - PRIOR TO BEGINNING CONSTRUCTION OF ANY OF THESE LOTS, THE RESPONSIBLE PARTY MUST APPLY AND RECEIVE A SUBSURFACE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT FROM THE DIVISION OF GROUND WATER PROTECTION.

- NOTES:**
- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
  - BEARINGS SHOWN BASED ON THE TN STATE PLANE GRID (NAD 83).
  - PROPERTY ZONED 'F.A.R.'
  - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY, IF ANY EXIST.
  - THIS PROPERTY IS LOCATED IN ZONE 'X' (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47045C02052 DATED 10/15/2008.
  - BARRON SURVEYING & MAPPING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. RELYING ON PUBLIC RECORDS AND UTILITIES SHOWN ON MAPS PREPARED BY OTHERS, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. WHEREBY IN SOURCE OR RECORDS, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE, BE FORECAUTION, SEE AND LOCATE THE LOCATION OF THE UTILITIES SHOWN SURVEYED BY OTHERS WITH THE APPROPRIATE COMPELLED, DETAILED VERIFICATION OF EXISTENCE. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT AN OWNER WHO ENCOUNTERS EXISTING UTILITIES MUST NOTIFY ALL APPROPRIATE UNDERGROUND UTILITY OWNERS, NO LESS THAN 48 HOURS BEFORE THE DATE OF WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE DAMAGE OR DAMAGE TO TENNESSEE ONE CALL 1-800-366-1967.
  - NO UTILITY REPORT WAS SUBMITTED TO BARRON SURVEYING & MAPPING.

LOT	AREA
1	1.73 AC. +/-
2	1.09 AC. +/-
3	1.84 AC. +/-
4	1.40 AC. +/-

REMAINDER OF:  
DUCKLAND VENTURES  
MAP 63, PARCEL 16.03  
RB 642, PG. 097

**LEGEND**

- ⊙ MONUMENT FOUND AS NOTED
- ⊙ 1/2" IRON ROD SET W/ ID CAP STAMPED "BARRON RLS 2639"
- ANGLE POINT (NO MON. SET)
- BOUNDARY RECORD
- FENCE

STONECREEK SUBDIVISION  
LOTS 1-4

MINOR SUBDIVISION PLAT  
PARTITION SURVEY OF THE  
DUCKLAND VENTURES  
PROPERTY

5TH CIVIL DISTRICT, DYER CO., TN

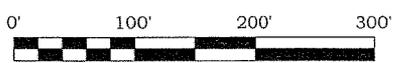


**BARRON SURVEYING & MAPPING**

LAND SURVEYING • MAPPING • PLANNING

108 N. CHURCH AVE.  
(731) 285-LAND

DYERSBURG, TN 38024  
cbarron@tnsurveyor.com



SCALE 1"=100'  
DATE 02/28/10  
JOB NO. 10-012  
DRAWN BY: CJB

**SURVEYOR'S NOTE:**  
SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.