



VICINITY MAP  
(NOT TO SCALE)

NOTES:

- THIS PROPERTY IS ZONED "R-2". THE DYERSBURG MUNICIPAL ZONING ORDINANCE SHOULD BE CONSULTED FOR REGULATIONS.
- THIS SURVEY WAS BASED UPON THE AFORESAID DEEDS AND THE BEST AVAILABLE EVIDENCE (MONUMENTATION AND POSSESSION) FOUND IN THE FIELD.
- DISTANCES AND BEARINGS SHOWN HEREON BASED ON THE TENNESSEE STATE PLANE GRID (TN 4100 ZONE, NAD 83).
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS IF ANY EXIST.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THERE IS A 5' UTILITY EASEMENT RESERVED ALONG ALL PROPERTY LINES.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE ON THE COMMON OPEN SPACE.
- BUILDING SETBACKS:  
FRONT - 30 FT.  
SIDE - 10 FT.  
REAR - 30 FT.  
SIDE STREET - 22.5 FT.

PROPERTY INFORMATION:

DEED REFERENCE:  
BEING A PORTION OF THE PROPERTY CONVEYED TO DUCKLAND VENTURES BY WARRANTY DEED AS OF RECORD IN RECORD BOOK 865, PG. 749, R.O.D.C.

TAX MAP REFERENCE:  
BEING A PORTION OF PARCEL NO. 020.02 AS SHOWN ON DYER COUNTY TAX MAP NO. 074.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	24.69'	24.69'	S 02°13'21" W	4°21'12"
C2	325.00'	24.69'	24.69'	S 02°07'51" E	4°21'12"
C3	15.50'	14.37'	13.86'	S 22°15'27" W	53°07'48"
C4	52.00'	14.76'	14.71'	S 40°41'33" W	16°15'37"
C5	15.50'	14.37'	13.86'	S 59°07'39" W	53°07'48"
C6	25.00'	39.27'	35.36'	S 49°18'27" E	90°00'00"
C7	40.00'	30.55'	29.81'	S 17°34'24" W	43°45'42"
C8	50.00'	64.04'	59.75'	S 00°24'02" E	73°23'05"
C9	50.00'	49.93'	47.88'	S 65°42'01" E	57°12'52"
C10	50.00'	49.93'	47.88'	N 57°05'07" E	57°12'52"
C11	50.00'	64.04'	59.75'	N 08°12'51" W	73°23'05"
C12	40.00'	30.55'	29.81'	N 26°11'18" W	43°45'42"
C13	25.00'	39.27'	35.36'	N 40°41'33" E	90°00'00"
C14	15.50'	14.37'	13.86'	S 67°44'33" E	53°07'48"
C15	52.00'	14.76'	14.71'	S 49°18'27" E	16°15'37"
C16	15.50'	14.37'	13.86'	S 30°52'21" E	53°07'48"
C17	40.00'	20.61'	20.38'	S 10°27'16" W	29°31'25"
C18	50.00'	66.80'	61.94'	S 01°10'50" W	78°32'50"
C19	50.00'	49.93'	47.88'	S 65°42'01" E	57°12'52"
C20	50.00'	49.93'	47.88'	N 57°05'07" E	57°12'52"
C21	50.00'	66.80'	61.94'	N 09°47'44" W	76°32'50"
C22	40.00'	20.61'	20.38'	N 19°04'09" W	29°31'25"
C23	15.50'	14.37'	13.86'	N 22°15'27" E	53°07'48"
C24	52.00'	14.76'	14.71'	N 40°41'33" E	16°15'37"
C25	15.50'	14.37'	13.86'	N 59°07'39" E	53°07'48"
C26	15.50'	14.37'	13.86'	N 67°44'33" W	53°07'48"
C27	52.00'	14.76'	14.71'	N 49°18'27" W	16°15'37"
C28	15.50'	14.37'	13.86'	N 30°52'21" W	53°07'48"
C29	275.00'	39.58'	9.58'	N 03°18'36" W	1°59'42"
C30	275.00'	39.58'	9.58'	N 01°02'36" E	6°42'42"
C31	90.50'	6.32'	6.32'	S 87°41'11" W	4°00'15"
C32	109.50'	7.65'	7.65'	S 87°41'11" W	4°00'15"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 04°18'27" E	40.29'
L2	N 04°18'27" W	40.29'
L3	S 85°41'33" W	36.50'
L4	S 89°41'48" W	32.25'
L5	S 85°41'33" W	11.50'

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.

OWNER \_\_\_\_\_ 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 DYERSBURG 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 \_\_\_\_\_

CERTIFICATE OF APPROVAL OF STREETS & UTILITIES

I HEREBY CERTIFY: (1) THAT STREETS AND UTILITIES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (2) THAT A SURETY BOND IN THE AMOUNT OF \$50,000 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

SURVEYORS CERTIFICATE

I (WE) HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE DYERSBURG REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT THIS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.

CRAIG J. BARRON  
TN RLS 2639

LEGEND

- BOUNDARY
- RECORD
- CENTER OF ROAD
- EASEMENT
- BUILDING SETBACK
- FENCE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- UNDERGROUND GAS
- UNDERGROUND WATER

- 1/2" IRON ROD SET W/ ID CAP STAMPED "BARRON RLS 2639"
- IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ PK NAIL (FOUND)
- ANGLE POINT (NO MONUMENT SET)



FINAL PLAT  
COBBLESTONE VILLAGE  
SUBDIVISION

PHASE II  
LOTS 15-53

5th CIVIL DISTRICT,  
DYER CO., TN

OWNER/DEVELOPER

DUCKLAND VENTURES  
1250 MILLSFIELD HWY.  
DYERSBURG, TN 38024  
731-445-9998

**b** BARRON SURVEYING & MAPPING  
LAND SURVEYING • MAPPING • PLANNING

312 N. CHURCH AVE. DYERSBURG, TN 38024  
(731) 285-LAND cbarron@tnsurveyor.com

SCALE: 1" = 50' DATE: 08/17/22

JOB NO. 16-140 DRAWN BY: CJB



REMAINDER OF  
DUCKLAND VENTURES  
074-020.02  
RB 865, PG. 749  
FUTURE  
DEVELOPMENT