



R-1A-C SETBACK REQUIREMENTS (LOTS 9-10)
 FRONT- 30'
 SIDE- 10'
 SIDE STREET- 22.5'
 REAR- 30'

R-1 SETBACK REQUIREMENTS (LOTS 1-8)
 FRONT- 40'
 SIDE- 15'
 SIDE STREET- 30'
 REAR- 30'

LEGEND

- CONCRETE ROW MARKER SET
- REBAR SET W/ BWSC CAP
- GEOMETRY TRANSITION

NOTES:

1. THERE IS A 5' PUBLIC UTILITY EASEMENT RESERVED ALONG ALL PROPERTY LINES OUTSIDE PUBLIC EASEMENTS. ALL OTHER EASEMENTS ARE SHOWN.
2. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DESIGNATED ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 4700470005 C FEBRUARY 3, 1993.
3. TOTAL AREA: 13.11 ACRES (INCLUDES ROW DEDICATIONS)

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: David W. Wagoner DATE: 11-26, 2009

OWNER: _____ DATE: _____, 20__

ACKNOWLEDGEMENT OF OWNER'S SIGNATURE

STATE OF TENNESSEE
 COUNTY OF Dyers

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND FOR THE STATE AND COUNTY AFORESAID, David W. Wagoner, THE WITHIN NAMED BARGAINER, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING AND ATTACHED INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, WITNESS MY HAND AND NOTARIAL SEAL OF OFFICE IN Dyers, COUNTY, TENNESSEE, THIS 26 DAY OF NOVEMBER, 2009.

NOTARY PUBLIC
 MY COMMISSION EXPIRES July 19, 2013

ACKNOWLEDGEMENT OF OWNER'S SIGNATURE

STATE OF TENNESSEE
 COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND FOR THE STATE AND COUNTY AFORESAID, _____, THE WITHIN NAMED BARGAINER, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING AND ATTACHED INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, WITNESS MY HAND AND NOTARIAL SEAL OF OFFICE IN _____, COUNTY, TENNESSEE, THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision shown herein has been found to comply with the subdivision regulations for _____, Tennessee, 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.

Date: Jan 21, 20__
 Secretary Regional Planning Commission

CERTIFICATION OF APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that streets, utilities, and other improvements have been installed in an acceptable manner and according to the City specifications in the subdivision entitled: Dogwood Estates Subdivision, Section D, or (2) that a security bond in the amount of _____ has been posted with the planning commission to insure completion of all required improvements in case of default.

Date: 11/26/09, 2009
 City Engineer

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the water supply and sewage disposal utility systems installed, or proposed for installation in the subdivision plat entitled: Dogwood Estates Subdivision Section D fully meet the requirements of the Tennessee State Health Department, and are hereby approved as shown.

Date: 11/26/09, 2009
 City Engineer

CERTIFICATE OF ACCURACY

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

Date: _____, 20__
 Registered Surveyor



08-0203

**FINAL PLAT
 DOGWOOD ESTATES SUB'D
 SECTION 'D'**

DYERSBURG, TENNESSEE

DATE: 1-24-00 SCALE: 1" = 60'

DEVELOPER: AMI, INC. COMPANY

ENGINEER: BARGE, WAGGONER, SUMNER AND CANNON

U.S. HWY NO. 51
 (100' ROW)

CL CURVE DATA
 R=250.00
 DELTA=5°34'42"
 L=24.34'
 T=12.18'