

## NOTES:

1. NORTH DIRECTION BASED ON TENNESSEE STATE PLANE (GRID).

2. THIS SURVEY IS A PROFESSIONAL OPINION AND DOES NOT CONVEY OR WARRANT TITLE. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR ABSTRACT OF TITLE. THEREFORE EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RESTRICTIVE COVENANTS, SUBDIVISION REGULATIONS, ZONING OR OTHER LAND USE REGULATIONS; AND/OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.

4. ALL IRON PINS SET ARE 1/2" REBAR AND SHOULD BE CAPPED WITH "GARNER RLS # 3349" ON CAP. THIS SURVEY IS ONLY VALID IF THE PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

5. DECLARATION IS MADE TO THE NEW PURCHASER OF THIS TRACT AND THEIR LENDING INSTITUTION. IT IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTION OR SUBSEQUENT OWNER WITHOUT THE WRITTEN CONSENT OF THIS SURVEYOR.

6. TOTAL ACREAGE OF PLAT: 245.91 ACRES, 9 LOTS.

7. 40' GENERAL UTILITY EASEMENT ON BOTH SIDES OF OLD MAIL ROAD FOR THE BENEFIT OF ALL LOTS.

8. RTK GPS WAS USED ON 100% OF THIS SURVEY. DATUM IS NAD 83 CORS 86 (TDOT NETWORK CORRECTION). THE GPS RECEIVER WAS A CARLSON BRX7 AND EXCEEDS DUAL FREQUENCIES. ALL GPS MEASURED POINTS WERE REDUCED TO GROUND WITH A GRID TO GROUND FACTOR OF 0.99991600. HRMS VALUES RECORDED WERE LESS THAN 0.01 FT AT EACH CORNER.

GPS Field Procedure: Static/Online Position User Service

Duration of Operation: 5 Hours

Number of Observations Used: 12948 of 14561, 89%

Number of Fixed Ambiguities: 84 of 92, 91%

Overall RMS Value: 0.020 Meters

Date(s) of Survey: 02/28/2025, 03/13/2025, 03/21/2025 03/25/2025

Datum: NAD\_83(2011)

Epoch: 2010.00

Designation of Reference: TDOT District 39 CORS ARP, PID=DM4145

Latitude = 351129.046N, Longitude = 0870026.748W

Geoid Used: GEOID18

Combined Scale Factor: 0.99991600 Computed at Survey Control Point

Equipment: Carlson BRX7 Dual Frequency Receiver

Surveyed by:

Robert E. Lee Garner, RLS, TN #3349

Garner Scientific, LLC, 108 Public Square N,

Waynesboro TN 38485

This Survey is Certified Category I, > 1:10,000

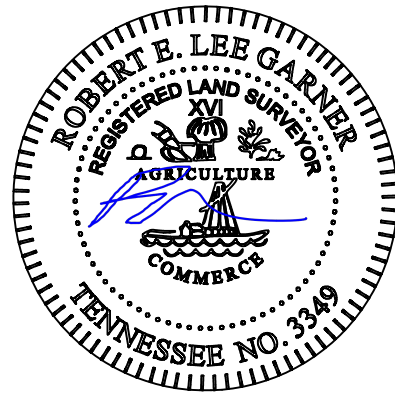
Precision is approx. 1:30,000

This property is contained wholly within Hickman County Tennessee

This Survey was completed in compliance with

Current Tennessee Minimum Standards of Practice.

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 and this survey was done in compliance with current Minimum Standards for the State of Tennessee.



Robert E. Lee Garner, RLS, TN #3349

## LEGEND

These standard symbols will be found in the drawing.

Iron Pin Found

1/2" Iron Pin Set W/Cap

Corner Tree

Point in the center of the Road

Manhole

Fence Corner

Adjacent Property Line

Existing Fence

Electric Power

Existing Property Line

Creek or River

## Line Data:

LINE	BEARING	DISTANCE
L1	S 04°00'30" E	221.39
L2	S 18°14'10" E	87.81
L3	S 38°28'00" E	80.19
L4	S 38°28'00" E	80.19
L5	S 70°52'30" E	55.59
L6	N 70°52'30" W	55.11
L7	S 58°04'00" E	66.17
L8	S 43°42'30" E	139.30
L9	S 58°04'00" E	66.17
L10	S 79°58'27" E	78.47
L11	S 22°12'20" E	54.38
L12	S 89°17'48" E	89.31
L13	S 22°12'20" E	54.38
L14	S 30°11'00" E	42.79
L15	S 43°42'30" E	139.30
L16	S 58°04'00" E	66.17
L17	S 30°11'00" E	42.79
L18	S 58°04'00" E	66.17
L19	S 43°42'30" E	139.30
L20	S 58°04'00" E	66.17
L21	S 58°04'00" E	66.17
L22	S 81°08'26" E	77.45
L23	S 68°13'40" E	41.83
L24	N 68°13'40" W	41.83
L25	S 79°58'27" E	78.47
L26	S 74°16'30" E	187.85
L27	S 58°04'00" E	66.17
L28	S 58°04'00" E	66.17
L29	S 22°12'20" E	54.38
L30	S 22°12'20" E	54.38
L31	S 21°52'24" E	116.35
L32	S 43°42'30" E	139.30
L33	S 19°58'00" E	63.98
L34	S 08°11'40" E	63.98
L35	N 01°09'53" E	89.64
L36	S 01°11'40" W	89.64
L37	S 19°58'00" E	63.98
L38	S 43°42'30" E	139.30
L39	S 58°04'00" E	66.17
L40	S 22°12'20" E	54.38
L41	S 68°04'00" E	66.17
L42	N 79°58'27" E	78.47
L43	N 79°58'27" E	78.47
L44	S 79°58'27" E	78.47
L45	S 58°04'00" E	66.17
L46	S 58°04'00" E	66.17
L47	S 22°12'20" E	54.38
L48	S 07°06'00" E	46.17
L49	S 04°11'00" W	72.39
L50	S 01°45'31" W	65.10
L51	S 01°45'31" W	65.10
L52	S 19°58'00" E	63.98
L53	S 19°58'00" E	63.98
L54	S 19°58'00" E	63.98
L55	S 11°09'00" E	60.92
L56	S 08°11'40" E	63.98
L57	S 07°06'00" E	46.17
L58	S 08°11'40" E	63.98
L59	S 17°57'00" E	58.18
L60	S 24°42'30" E	59.39
L61	S 24°42'30" E	59.39
L62	S 24°42'30" E	59.39
L63	S 43°42'30" E	139.30
L64	S 22°12'20" E	54.38
L65	S 22°12'20" E	54.38
L66	S 07°06'00" E	46.17
L67	S 19°58'00" E	63.98
L68	S 19°58'00" E	63.98
L69	S 19°58'00" E	63.98
L70	S 19°58'00" E	63.98
L71	S 19°58'00" E	63.98
L72	S 19°58'00" E	63.98
L73	S 19°58'00" E	63.98

## Line Data:

LINE	BEARING	DISTANCE
L131	S 22°00'30" W	107.28
L132	N 5°23'10" E	119.84
L133	S 79°31'31" W	195.89
L134	N 83°40'00" E	255.24
L135	S 81°31'37" E	250.80
L136	N 5°23'10" E	119.84
L137	S 22°21'10" E	220.76
L138	S 22°42'15" E	185.26
L139	S 55°42'12" W	109.24

## Certificate of Ownership and Dedication:

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 51, Page 6912, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent; establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Signature(s) \_\_\_\_\_ Owner(s) \_\_\_\_\_

Date \_\_\_\_\_

## Certification of Survey:

I, Robert Garner, Lincensed Land Surveyor, do hereby certify that this plat was prepared under my direction, that it is my opinion that this survey meets or exceeds the standards of practice for a Category I survey, and that the ratio of precision of the unadjusted survey was 1:10,000 + as shown hereon.

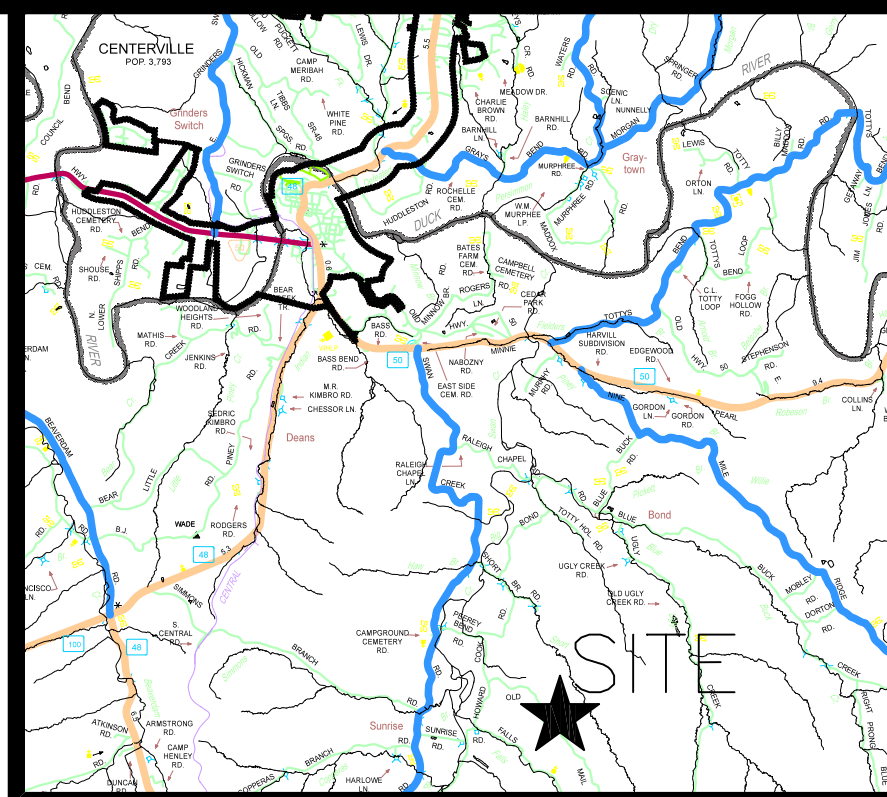
Robert Garner, Tenn. Reg No. 3349

## Plat of Subdivision Phase 3B

Owner: Duck River Heights, LLC.  
Deed Book Reference 51, Page 6912  
Hickman County, Tennessee  
Map 155; Parcel 002.01

See other plat for Phase 3B

See other plat for Phase 3C



LOCATION MAP (N.T.S.)

TENNESSEE STATE PLANE GRID



Scale: 1"=300'



PROPERTY OF  
Duck River Heights, LLC.  
Old Mail Road  
Duck River, Tennessee

DIST NO. CIVIL 12 HICKMAN CO., TN.	SCALE 1"=300'	DRAWN BY G. ARRINGTON	CHECKED BY R. GARNER
REFERENCE(S): DB 51 PG 6912 / PLAT: N/A	PROJECT No. 112-0016-2025	DATE 03/27/2025	