

PARCEL NUMBER:
TAX MAP 089D, GROUP "C", PARCEL 001.00

DEED BOOK:
R2841, PAGE 1219

PLAT BOOK:
P2, PG.86 & P2, PG.126, BLOCK C, LOT 1, ROYAL OAKS SUBDIVISION

PARCEL ADDRESS:
721 POPLAR STREET
COLUMBIA, TN 38401

EXISTING ZONING:
CD-3L
Must comply with district standards

BUILDING SETBACKS:
FRONT - 30'
CORNER - 30'
SIDE - 12'
REAR - 30' OR 15' MIN FROM C. OF REAR ALLEY

MINIMUM LOT WIDTH
100'

ACREAGE OF PARCEL:
±0.82 ACRES

PROPERTY OWNER:
JMC PROPERTIES INC
435 DUE LANE
COLUMBIA, TN 38401
JIMMY@JMCREALTOR.COM

PURPOSE NOTE:
The purpose of this plat is to subdivide the existing residential lot into three residential lots.

GENERAL NOTE:
The recording of this plat vacates, voids, and supercedes previous plat of record, P2 Page 86 & P2 Page 126 for Lot 1.

WALL NOTE:
The property owner of Tax Map 089D, Group "C", Parcel 001.00 is responsible for inspections and maintenance of the retaining wall and assumes all liability for any issues associated with wall failure or lack of maintenance.

DRIVEWAY NOTE:
The driveway locations as shown on Lot 2 are the only approved driveway locations and only one will be permitted, either A or B. Driveway's are 10' wide.

Denotes a critical lot and a Critical Lot Plan will be required to submit to the City of Columbia to obtain a building permit.

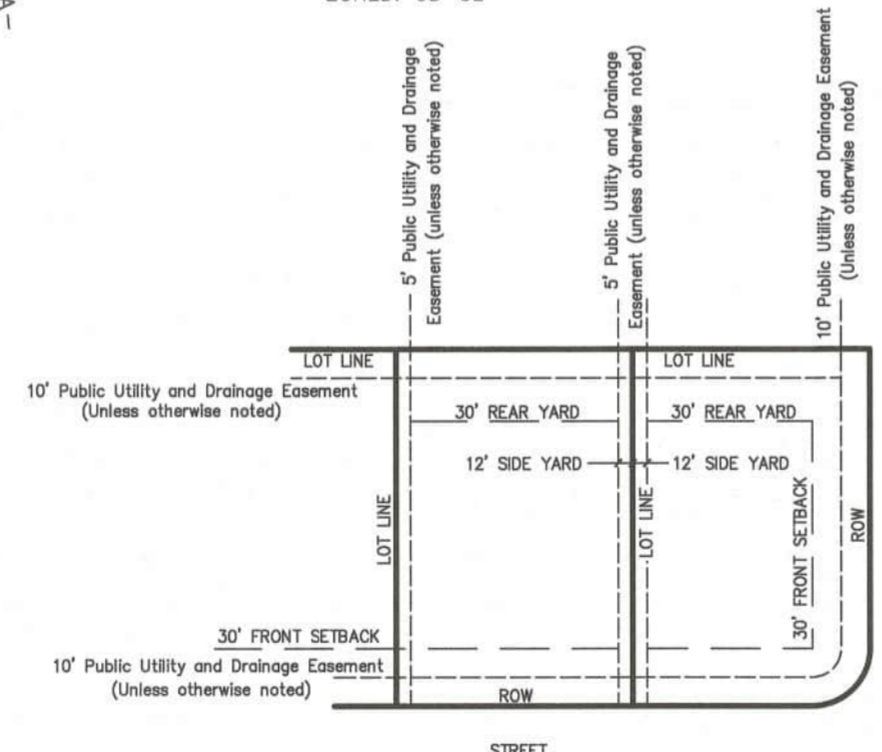
- Surveyor's Notes**
- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
 - The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
 - Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
 - Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
 - The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
 - The area of the parcels as shown hereon.
 - This property currently identified as Tax Map No. 089D, Group "C" Parcel No. 001.00, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
 - Plot reference: P2, PG.86 & P2, PG.126, BLOCK C, LOT 1, Royal Oaks Subdivision
 - Deed reference: Book R2841, Page 1219
 - Bearings based on: Tennessee State Plane, NAD 83(2011).
 - This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
 - This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
 - This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certification does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
 - The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
 - The certification is not an expressed or implied warranty or guarantee.
 - This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0170E, dated April 16, 2007, and shown hereon graphically.
 - All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
 - All property corners are 1/2" rebar with cap reading "WES 1987" unless otherwise noted.

CURVE TABLE

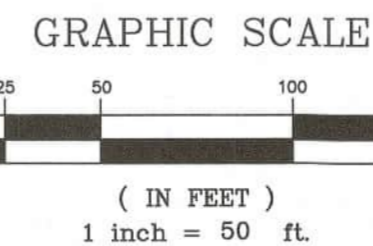
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	9.08'	9.07'	N 13°02'26" E	5°12'00"
C2	100.00'	58.49'	57.66'	N 32°23'53" E	33°30'54"
C3	100.00'	179.71'	156.48'	S 79°21'44" E	102°57'52"
C4	100.00'	9.35'	9.35'	S 25°12'00" E	5°21'36"

LOT AREA TABLE

LOT	SQ. FT.	ACRES
1A	13,236.8	0.30
1B	12,280.4	0.28
1C	11,359.6	0.26

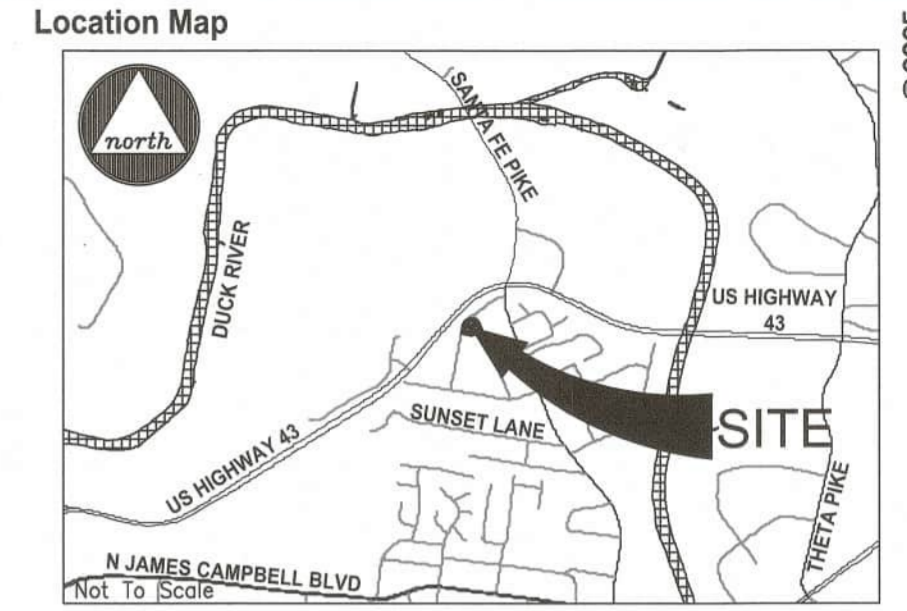


SUBDIVISION TYPICAL LOT LAYOUT



Legend

<ul style="list-style-type: none"> ● EIP ○ IPS ⊙ I.P.F. ⊙ AXLE ⊙ ECM ⊙ P.K.F. ⊙ P.K.S. ⊙ R.R.S. ⊙ R.R.S.S. 	<ul style="list-style-type: none"> ● Iron Rod Found ● Iron Pipe Found ● Axle Found ● Fence Post ● Concrete Monument Existing ● PK Nail Found ● P.K.S. Railroad Spike Found ● R.R.S.S. Railroad Spike Set 	<ul style="list-style-type: none"> ⊙ Bench Mark ⊙ Stake Found ⊙ Fire Hydrant ⊙ Water Meter ⊙ Water Valve ⊙ Water Reducer ⊙ Clean Out ⊙ Sanitary Sewer Manhole ⊙ Storm Sewer Manhole 	<ul style="list-style-type: none"> ⊙ Catch Basin ⊙ Curb Inlet ⊙ Storm Pipe ⊙ Cable Manhole ⊙ Electric Manhole ⊙ Telephone Manhole ⊙ Water Manhole ⊙ Electric Meter ⊙ Cable Riser 	<ul style="list-style-type: none"> ⊙ Electric Riser ⊙ Telephone Riser ⊙ Telephone Booth ⊙ Gas Meter ⊙ Gas Valve ⊙ Light Pole ⊙ Power Pole ⊙ Telephone Pole ⊙ Guy Pole 	<ul style="list-style-type: none"> ⊙ Power Pole ⊙ Flag Pole ⊙ Guy Wire ⊙ Mailbox ⊙ Parking Block ⊙ Satellite Dish ⊙ Handicap Parking ⊙ Water Spigot ⊙ Bollard ⊙ Evergreen Tree ⊙ Deciduous Tree ⊙ Bush ⊙ Sign
<ul style="list-style-type: none"> — Adjoining Property Line — Subject Property Line — Easement Line — Building Setback Line — Centerline — Edge of Pavement — Edge of Gravel — Fence Line — Landscape — Woods / Tree Line 	<ul style="list-style-type: none"> — Edge of Water — Ditch / Creek Centerline — Minor Contour Line — Index Contour Line — Gas Line — SA Sanitary Sewer Line — W Water Line — ST Storm Sewer Line — OH Overhead Utility Line — OHC Overhead Cable Line 	<ul style="list-style-type: none"> — OHE Overhead Electric Line — OHT Overhead Telephone Line — UG Underground Utility Line — UGC Underground Cable Line — UGE Underground Electric Line — UGT Underground Telephone Line — FM Forced Main Line 			



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 R2841, Page 1219, Maury 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.

Date: 6-13-25
Signature: James D. Campbell
JMC Properties INC

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date: 6-17-2025
Signature: Crystal Gideon
Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.

Date: 06/13/2025
Signature: Donald Blum
Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Revision to Lot 1, Royal Oaks Subdivision, Final Plat has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: 6-15-2025
Signature: Steve Anderson
Columbia Power & Water Systems
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date: 6/17/25
Signature: [Signature]
City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, 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: 6/17/25
Signature: Austin Brase
Secretary, Planning Commission
Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date: 6/12/25
Signature: Allen B. O'Leary
TN RLS #1987
Number

06/17/2025 - 11:13 AM
25008668

1 PGS:AL-PLAT
NANCY BATCH: 364383

PLAT BOOK: P24
PAGE: 63

REC FEE 15.00
DP FEE 2.00
TOTAL 17.00

STATE OF TENNESSEE, MAURY COUNTY
REGISTER OF DEEDS
JOHN FLEMING



Register of Deed Recording Stamp

WES ENGINEERS & SURVEYORS
208 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (615) 886-2929
www.wesengineers.com

Client: JMC PROPERTIES INC.
435 DUE LANE
COLUMBIA, TN 38401

FINAL PLAT
REVISION TO LOT 1, ROYAL OAKS SUBDIVISION
COLUMBIA, TN 38401

DATE	REVISIONS
05-19-2025 <td></td>	

Drawn: CS
Checked: AD
Approved: AO
Date: 6-21-2025

Scale: 1" = 50'
Vertical: Horizontal:

1 of 1