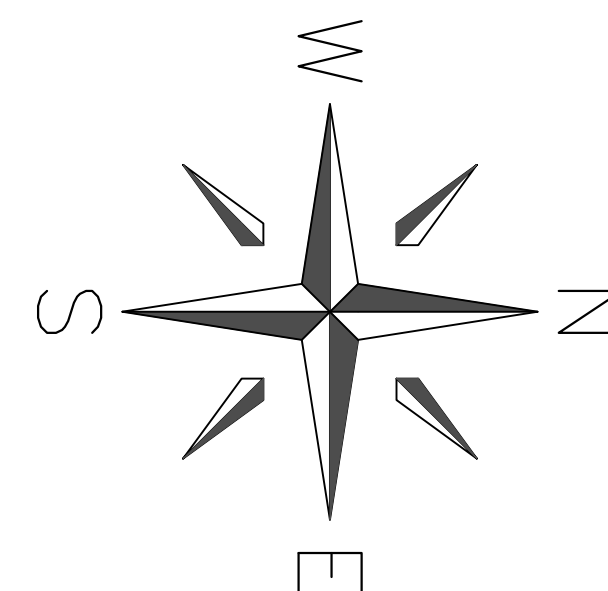
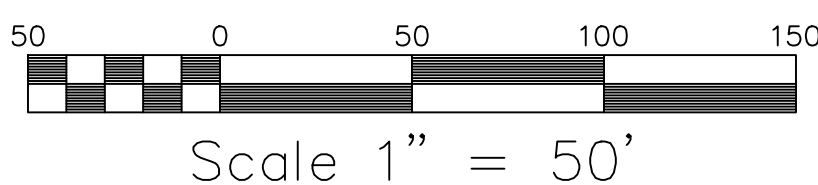


GENERAL NOTES AND CONDITIONS:

- NO PRIVATE ACCESS (DRIVEWAYS) ALLOWED ONTO ROSEMARK ROAD
- THERE IS A 15' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS IN THIS SUBDIVISION UNLESS OTHERWISE NOTED.
- THERE IS A 5' UTILITY EASEMENT ALONG THE SIDE AND REAR OF ALL LOTS IN THIS SUBDIVISION UNLESS OTHERWISE NOTED.
- CURBS, SIDEWALKS AND UNDERGROUND ELECTRIC REQUIRED, FOR LOTS 1-11.

ZONED: R-1

MIN. LOT SIZE = 10,000 sq. ft.
 MIN. LOT WIDTH = 100 ft.
 MIN. FRONT SETBACK = 30 ft.
 = 50 ft. - ARTERIAL
 MIN. SIDE SETBACK = 15 ft.
 MIN. REAR SETBACK = 20 ft.
 MAX. HEIGHT = 35 ft.
 CONSULT THE ATOKA MUNICIPAL ZONING ORDINANCE FOR FURTHER RESTRICTIONS WHICH MAY APPLY.



OWNER'S CERTIFICATE

I, _____, the undersigned owner of the property shown hereon, hereby adopt this as my plan of subdivision and dedicate the streets, easements, right-of-ways, rights of access and all utilities to the City of Atoka forever, and hereby certify that I am the owner in fee simple, duly authorized so to act, and that said property is unencumbered by any taxes that have become due and payable.

Owner _____

STATE OF TENNESSEE
 COUNTY OF TIPTON

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledge himself to be President of Munford Development Company and that he as such President of Munford Development and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of Munford Development Company.

WITNESS my hand and affix my seal this _____ day of _____, 20____

Notary Public _____

My Commission expires _____

PLANNING COMMISSIONS CERTIFICATE OF APPROVAL OF THE FINAL PLAT

I, _____ do hereby certify that the Atoka Municipal/Regional Planning Commission has approved this Final Plat of subdivision for recording.

Date _____

Secretary, Atoka Municipal/Regional Planning Commission

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, DONALD R COLE, do hereby certify that I am a registered Professional Civil Engineer, and that I have designed all storm water drainage for this subdivision in accordance with the Atoka Municipal Subdivision Regulations to assure that in my professional opinion neither said subdivision or the adjoining properties will be damaged.

In witness where of, I, DONALD R COLE, the said Professional Civil Engineer, hereunto set out my hand and affix my seal this _____ day of _____, 20____

Professional Civil Engineer
 State of Tennessee
 Certificate No. 20031

CERTIFICATE OF SURVEY

I, DONALD R COLE, do hereby certify that I am a registered Land Surveyor, and that I have surveyed the lands, embraced within the plat or map designated as the TRINITY PLACE Subdivision, a subdivision lying within the City of Atoka, Tennessee; said plat or map is a true and correct plat or map of the lands embraced therein, showing the subdivision thereof in accordance with the Municipal Subdivision Regulations of Atoka, Tennessee; I further certify that the survey of the lands embraced within said plat or map have been correctly monumented in accordance with the Municipal Subdivision Regulations of Atoka, Tennessee.

In witness where of, I, DONALD R COLE, the said Registered Land Surveyor, hereunto set out my hand and affix my seal this _____ day of _____, 20____

Registered Land Surveyor
 State of Tennessee
 Certificate No. 1563

CERTIFICATE OF RECEIPT OF APPROVED WATER SYSTEM PLANS

I, _____ do hereby certify that a set of construction plans regarding the water supply and/or sanitary sewers for this subdivision bearing the seal of the Tennessee Department of Environment and Conservation which indicates said plans meet the Department's requirements, have been received.

Date _____

Public Works Supervisor

CERTIFICATE OF RECEIPT OF APPROVED WATER SYSTEM PLANS

I, _____ do hereby certify that a set of construction plans regarding the water supply and/or sanitary sewers for this subdivision bearing the seal of the Tennessee Department of Environment and Conservation which indicates said plans meet the Department's requirements, have been received.

Date _____

Public Works Supervisor

OWNER & DEVELOPER:

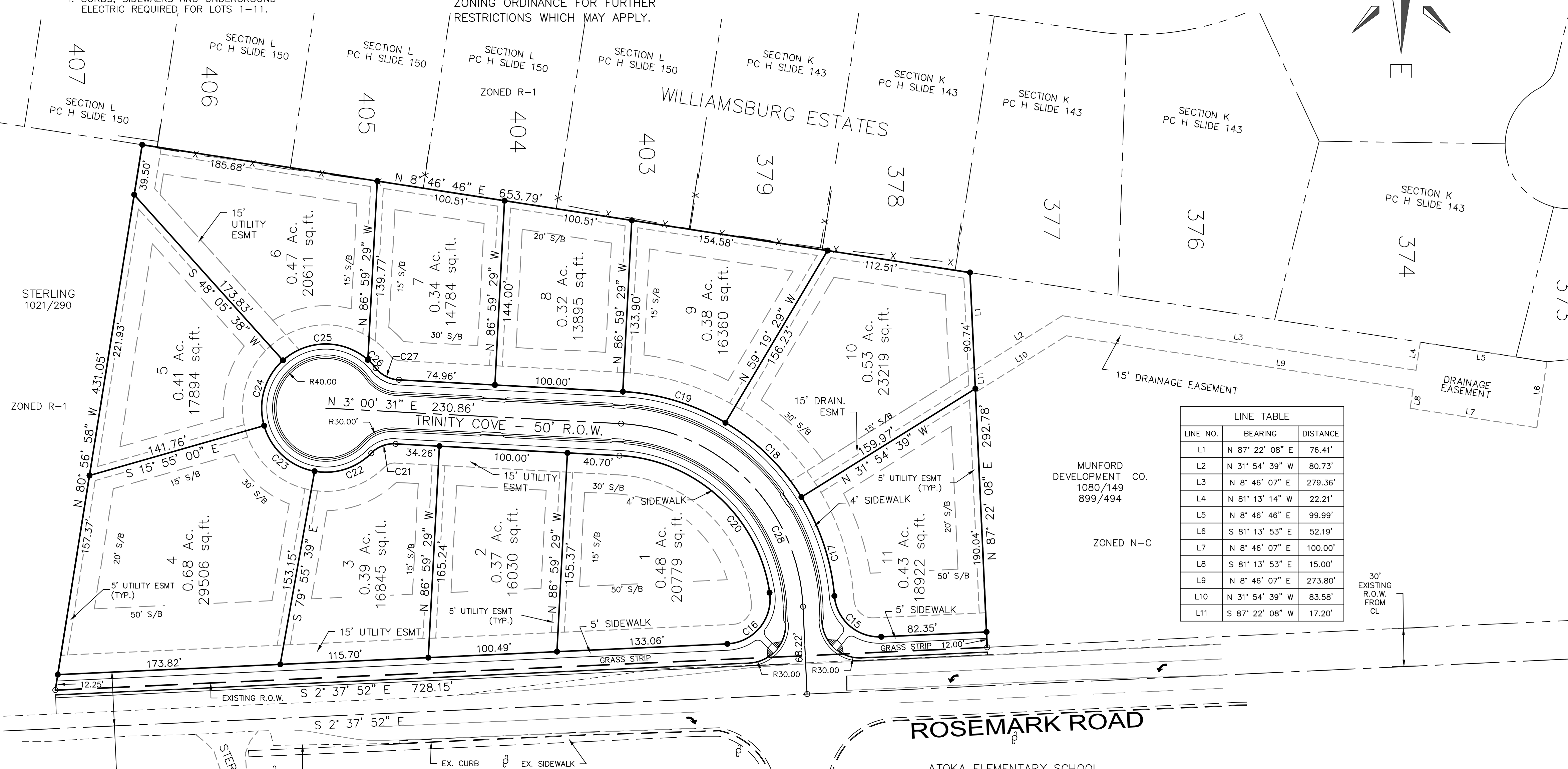
MUNFORD DEVELOPMENT CO.
 DEED BOOK 1080 PAGE 149
 TAX MAP 128 PARCEL 16.04

5.68+/- ACRES SUBDIVISION

11 LOTS SUBDIVIDED

FOR:
 MUNFORD DEVELOPMENT CO.
 PO BOX 373
 ATOKA, TN 38004
 PH NO 837-3145

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AND IS NOT SUBJECT TO FLOODING AS PER FLOOD LINES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH A FLOOD INSURANCE RATE MAP NO. 47167C0320G DATED DECEMBER 19, 2006	NORTH AS INDICATED ON THIS PLAT IS RELATIVE TO RECORD BEARING BEING THE SOUTH PROPERTY LINE OF 1080/149	FINAL PLAT DONALD R. COLE & ASSOCIATES, INC. P.O. BOX 496 - 10862 HIGHWAY 51 SOUTH SUITE 7 ATOKA, TENNESSEE 38004 * 901/837-0200 ENGINEERING * LAND SURVEYING	
	DRAWING FILE: 2922TOP0.DWG	TRINITY PLACE	
7TH CIVIL DISTRICT OF TIPTON COUNTY, TENNESSEE	ADDRESS: ROSEMARK ROAD ATOKA, TN	SCALE: 1" = 50' DATE: 09/06/2018	JOB NO. 2992 SHEET 1 OF 2 SHEETS



LINE NO.	BEARING	DISTANCE
L1	N 87° 22' 08" E	76.41'
L2	N 31° 54' 39" W	80.73'
L3	N 8° 46' 07" E	279.36'
L4	N 81° 13' 14" W	22.21'
L5	N 8° 46' 46" E	99.99'
L6	S 81° 13' 53" E	52.19'
L7	N 8° 46' 07" E	100.00'
L8	S 81° 13' 53" E	15.00'
L9	N 8° 46' 07" E	273.80'
L10	N 31° 54' 39" W	83.58'
L11	S 87° 22' 08" W	17.20'

CURVE NO.	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C15	35.00'	53.51'	87° 36' 13"	33.57'	N 41° 10' 14" E	48.45'
C16	35.00'	58.40'	95° 35' 56"	38.60'	N 50° 25' 50" W	51.86'
C17	175.00'	82.11'	26° 53' 00"	41.83'	S 71° 31' 51" W	81.36'
C18	175.00'	83.73'	27° 24' 50"	42.68'	S 44° 22' 56" W	82.93'
C19	175.00'	84.50'	27° 40' 00"	43.09'	S 16° 50' 31" W	83.68'
C20	125.00'	171.83'	78° 45' 41"	102.61'	S 42° 23' 21" W	158.62'
C21	25.00'	21.03'	48° 11' 23"	11.18'	S 21° 05' 11" E	20.41'
C22	50.00'	48.22'	55° 15' 13"	26.17'	N 17° 33' 16" W	46.37'
C23	50.00'	55.86'	64° 00' 39"	31.25'	N 42° 04' 40" E	53.00'
C24	50.00'	55.86'	64° 00' 39"	31.25'	S 73° 54' 41" E	53.00'
C25	50.00'	72.46'	83° 01' 55"	44.26'	S 0° 23' 24" E	66.28'
C26	50.00'	8.79'	10° 04' 20"	4.41'	S 46° 09' 44" W	8.78'
C27	25.00'	21.03'	48° 11' 23"	11.18'	N 27° 06' 12" E	20.41'
C28	150.00'	220.85'	84° 21' 37"	135.92'	S 45° 11' 19" W	201.44'

CERTIFICATE OF APPROVAL FOR STREET NAME(S)

I, _____ do hereby certify that I have reviewed the proposed subdivision and certify that the name of the subdivision and/or name(s) of the street(s) within this proposed subdivision do not conflict with other subdivision and street names for emergency services purposes.

Date _____, 20____

Director of 911 Addressing

CERTIFICATE OF APPROVAL OF WATER, SEWER AND DRAINAGE SYSTEMS PLANS

I, _____ do hereby certify that I have reviewed the water, sewer and drainage systems plans for this subdivision and certify that they meet the requirements of the Municipal Subdivision Regulations and Technical Specifications of the City of Atoka and are hereby approved.

Date _____

Public Works Supervisor

CERTIFICATE OF RECEIPT OF APPROVED WATER SYSTEM PLANS

I, _____ do hereby certify that a set of construction plans regarding the water supply and/or sanitary sewers for this subdivision bearing the seal of the Tennessee Department of Environment and Conservation which indicates said plans meet the Department's requirements, have been received.

Date _____

Public Works Supervisor

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that the streets, utilities and drainage facilities have been installed in an acceptable manner and according to the City's specifications, and (2) that a surety instrument in the amount \$_____ has been provided to the Planning Commission which would assure completion of all required improvements for this subdivision, in case of default.

Date _____

Public Works Supervisor

MONUMENT LEGEND

- SET 1/2" REBAR W/ PLASTIC CAP MARKED "D. COLE & ASSOC." (UNLESS OTHERWISE NOTED)
- ANGLE POINT (NO MONUMENT SET)

