

LINE	BEARING	DISTANCE
L1	N 87°09'42" E	29.33'
L2	S 02°50'18" E	76.16'
L3	N 87°09'42" E	90.99'
L4	S 02°49'57" E	80.04'
L5	S 06°05'55" W	47.76'
L6	N 00°49'41" W	47.51'

(002.11)
LANDS OF
THE CITY OF SPRING HILL
199 TOWN CENTER PKWY
SPRING HILL, TN 37174
DEED BOOK R2947, PAGE 1292,
R.O.M.C., TN.

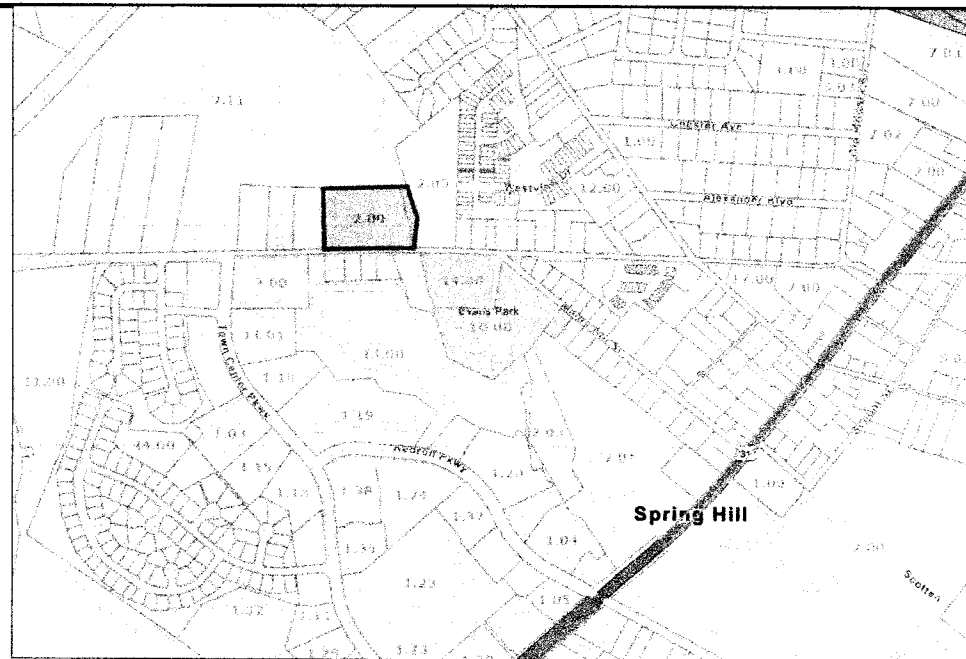
ZONE: R-2

(002.05)

LANDS OF
FITZGERALD, SHANNON M. & MARK
3351 Sulpher Springs Branch Rd.
Columbia, TN 38401
DEED BOOK R2703, PAGE 370
R.O.M.C., TN.

5.87 ACRE TRACT
PLAT BOOK P17, PG. 392
R.O.M.C., TN.

ZONE: R-1



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 PARCELS FROM THE PARENT PARCEL.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83 (NAD83). GPS EQUIPMENT WAS USED TO ESTABLISH BEARING.
3. ALL DISTANCES WERE MEASURED WITH EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. PROPERTY IS CURRENTLY ZONED "C-3" CORRIDOR COMMERCIAL. SUBJECT PROPERTY SETBACK INFORMATION TO BE VERIFIED BY GOVERNING ZONING ORDINANCE.
5. SUBJECT PROPERTIES ARE PARCEL 002.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP 025, AND HAS A STREET ADDRESS OF 434 BEEHCROFT ROAD, SPRING HILL, TN. 34174.
6. SUBJECT PROPERTY LIES MOSTLY IN "ZONE X" AND PARTIALLY IN ZONE "A" FLOOD ZONE ACCORDING TO FEMA FLOOD MAP PANEL 47119C0065E, DATED APRIL 16, 2007. (ZONE "A" IS AN AREA WITHOUT BASE FLOOD ELEVATION.)
7. NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
8. THE LOCATIONS OF THE UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND LOCATION BY THE RESPECTIVE UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATION SHOWN, AND THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OR INDIVIDUAL DIGGING IN THIS AREA TO FIELD VERIFY THE LOCATIONS OF THE UTILITIES SHOWN HEREON WITH THE RESPECTIVE UTILITY OWNERS.
9. "Driveway pipes shall be a minimum of 18" RCP within the public right of way and shall include headwalls. The culvert size and headwalls shall be designed and constructed in accordance with the latest revision of the Maury County Subdivision Regulations".
10. Until TDEC consent order WPC2025-0093 is lifted, Lot 2 shall remain undevelopable.

07/08/2026 - 12:50 PM
26010512

1 PGS:AL-PLAT
JANE BATCH: 384235

PLAT BOOK: P24
PAGE: 272

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

FINAL PLAT
FOR

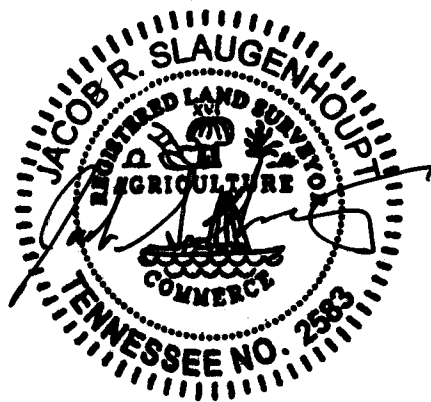
CR PROPERTY HOLDINGS, LLC
434 BEEHCROFT ROAD
SPRING HILL, TN. 37174

3rd CIVIL DIST., MAURY COUNTY, TENNESSEE
TAX MAP 025, PARCEL 002.00

SUBJECT PROPERTY OWNED BY: CR PROPERTY HOLDINGS, LLC.

OF RECORD IN DEED BOOK R3044, PG. 537, R.O.M.C., TN.

I HEREBY CERTIFY THAT THIS IS A CATEGORY I
SURVEY AND THE RATIO OF PRECISION OF THE
UNADJUSTED SURVEY IS GREATER THAN 1:10,000
AS SHOWN HEREON.



OWNER / DEVELOPER:

CR PROPERTY HOLDINGS, LLC.
C/O CHERI KAY ROGUE
3452 RONSTADT RD.
THOMPSONS STATION, TN. 37179

LEGEND:
● WATER METER
● SANITARY MANHOLE
● SET IRON ROD & CAP
● FOUND IRON ROD
— 6" V — WATER LINE
— SS — SANITARY SEWER LINE
--- M.B.S.L. --- MINIMUM BUILDING SETBACK LINE
--- P.U.D.A.E. --- PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
R.O.M.C., TN. REGISTER'S OFFICE MAURY COUNTY, TN.

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system outlined or indicated on the final subdivision plat entitled "CR PROPERTY HOLDINGS, LLC" has been installed in accordance with current local and state government requirements and/or a sufficient bond or other surety has been filed to guarantee said installation.

7-1, 2026
Date
Name, Title and Agency of Authorized Approving Agent

MAURY COUNTY 911 CERTIFICATION OF APPROVAL
This is to certify that this plat has been reviewed and the development names, street names and addressing are in compliance with the Maury County 911 requirements.

E-911 Authorized Signature
Date 6-25-26

GRAPHIC SCALE 1"=50'

0 50' 100' 150'

JACOB R. SLAUGHENHOUP, RLS 2583

FINAL PLAT

3rd CIVIL DIST., MAURY COUNTY, TENNESSEE

DATE OF SURVEY: 06/12/2026 FIELD WORK: 05/08/2026

CADD FILE: 434 BEEHCROFT RD PROJECT NO.: 20-269-002

SCALE: 1" = 50' SURVEYOR: JRS #2583

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number R3044, Page 537, County Register's 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.
June 26, 2026
Date
Owner: CHERI KAY ROGUE
Title (if acting for partnership or corporation)
Cheri Kay Rogue

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown herein has been found to comply with the City of Spring Hill 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.

7-6, 2026
Date
Secretary, Planning Commission

CERTIFICATE OF SURVEY ACCURACY
I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown herein; that this is a Class "1" Land Survey as defined in TCA Title 62, Chapter 18 and that the ratio of precision is greater than or equal to 1:10,000.

06/12, 2026
Date
Registered Land Surveyor Number 2583

HOMELAND SURVEYING
& MAPPING, LLC

PROFESSIONAL LAND SURVEYING
4832 Bethesda Duplex Rd. (615) 268-9658
College Grove, TN. 37046 Jake@HomelandTN.com
TN R.L.S. #2583 www.HomelandTN.com