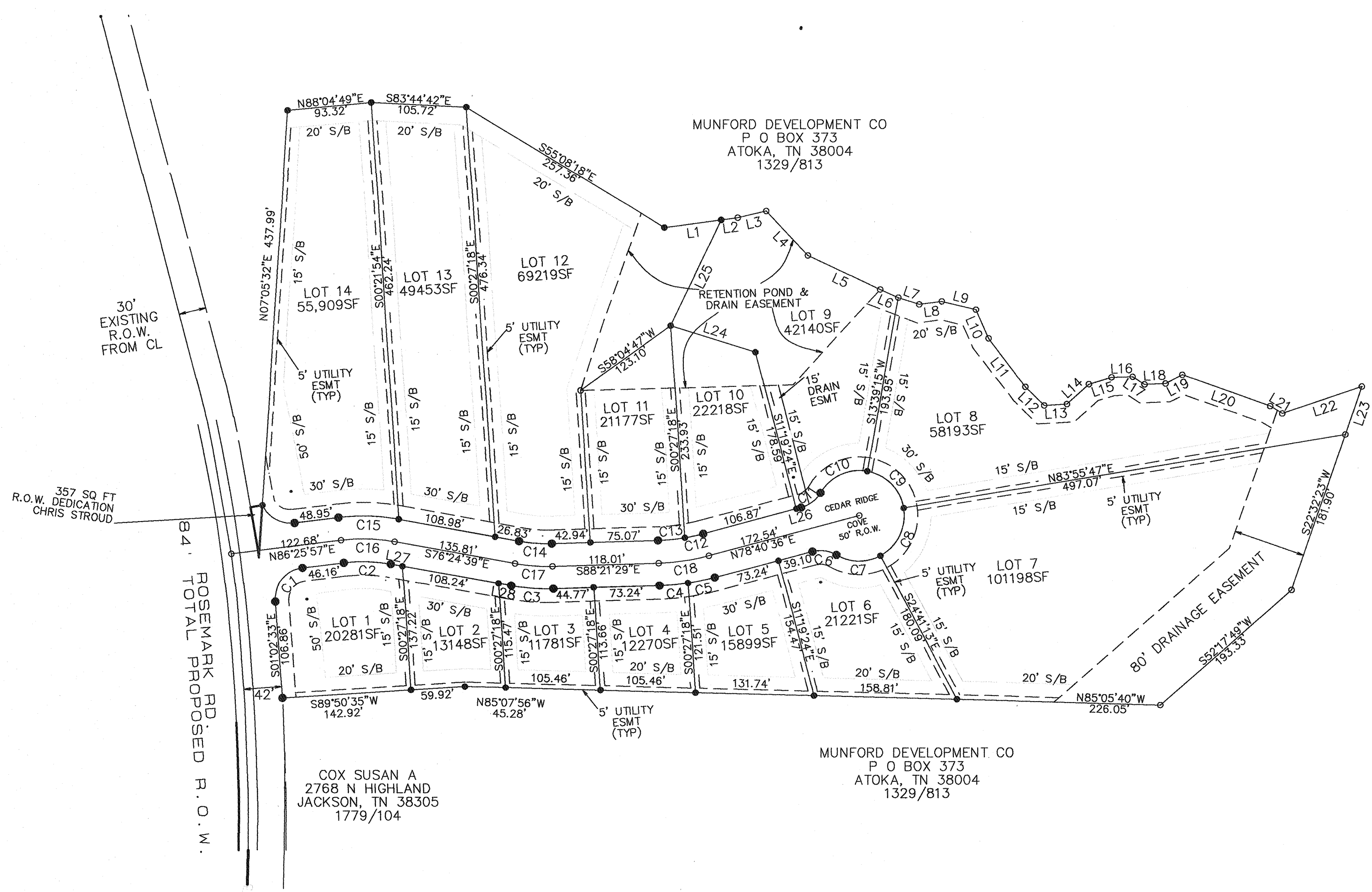


VICINITY MAP
NOT TO SCALE



LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	87°28'32"	35.00'	53.44'	33.49'	48.40'	N42°41'41"E
C2	17°09'24"	175.00'	52.40'	26.40'	52.21'	S84°59'21"E
C3	11°56'49"	225.00'	46.92'	23.54'	46.83'	S82°23'04"E
C4	6°37'55"	275.00'	31.83'	15.93'	31.81'	N88°19'34"E
C5	6°20'01"	275.00'	30.40'	15.21'	30.38'	N81°50'36"E
C6	45°05'57"	35.00'	27.55'	14.53'	26.84'	S78°46'25"E
C7	58°27'46"	50.00'	51.02'	27.98'	48.83'	S85°27'20"E
C8	71°23'00"	50.00'	62.29'	35.92'	58.34'	N29°37'17"E
C9	70°16'32"	50.00'	61.33'	35.19'	57.55'	N41°12'29"W
C10	70°04'36"	50.00'	61.15'	35.06'	57.41'	S68°36'57"W
C11	45°05'57"	35.00'	27.55'	14.53'	26.84'	S56°07'38"W
C12	5°19'23"	225.00'	20.90'	10.46'	20.90'	N81°20'17"E
C13	7°38'33"	225.00'	30.01'	15.03'	29.99'	S87°49'15"W
C14	11°56'49"	175.00'	36.49'	18.31'	36.42'	S82°23'04"E
C15	17°09'24"	225.00'	67.37'	33.94'	67.12'	S84°59'21"E
C16	17°09'24"	200.00'	59.89'	30.17'	59.66'	S84°59'21"E
C17	11°56'49"	200.00'	41.70'	20.93'	41.63'	S82°23'04"E
C18	12°57'55"	250.00'	56.57'	28.41'	56.45'	N85°09'34"E

LINE	BEARING	DISTANCE
L1	N85°59'33"E	63.66'
L2	N85°59'33"E	18.49'
L3	N80°32'50"E	32.47'
L4	S40°13'16"E	67.50'
L5	S61°28'10"E	88.65'
L6	S62°29'29"E	22.10'
L7	N68°33'18"W	24.34'
L8	N85°59'24"E	25.42'
L9	N72°49'04"W	39.11'
L10	S20°35'20"E	34.42'
L11	S34°05'18"E	66.77'
L12	S42°07'37"E	29.09'
L13	N90°00'00"E	25.35'
L14	S51°36'38"W	32.91'
L15	N76°40'51"E	26.41'
L16	N87°57'24"W	23.47'
L17	S54°02'22"E	15.44'
L18	N88°47'23"W	23.42'
L19	N66°10'30"E	21.06'
L20	S67°10'12"E	103.19'
L21	N55°39'54"W	15.60'
L22	N74°46'49"E	93.27'
L23	N22°32'23"E	56.00'
L24	N69°23'58"W	98.54'
L25	N28°58'36"E	129.30'
L26	N78°40'36"E	5.47'
L27	N76°24'39"W	13.25'
L28	S76°24'39"E	14.32'

LOT DRAINAGE:

FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE AT LEAST TWO PERCENT IN ALL DIRECTIONS AWAY FROM THE FOUNDATION WALL. THE DRIVEWAY SHALL BE SLOPE DOWN AT TWO PERCENT FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.

NOTES:

THERE IS A 5' UTILITY EASEMENT ALONG THE REAR AND SIDE LOT LINES OF ALL LOTS, EXCEPT WHERE THERE IS A DRAINAGE OR SANITARY SEWER EASEMENT.

THE TOWN OF ATOKA SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

THIS PLAT SHOWS EASEMENTS AS RECORDED PER DATE SHOWN. ADDITIONAL EASEMENTS MAY BE RECORDED AT A LATER DATE AND NOT BE SHOWN ON THIS PLAT.

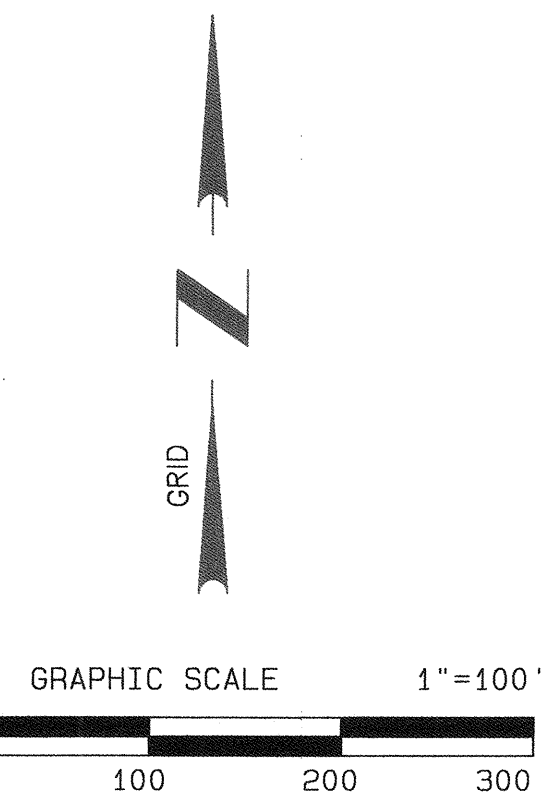
NO TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN PUBLIC SANITARY SEWER EASEMENT OR PUBLIC DRAINAGE EASEMENT.

W. H. PORTER CONSULTANTS, PLLC MAKES NO GUARANTEE, WARRANTY OR CERTIFICATION CONCERNING THE SUITABILITY OF ANY EARTHWORK FILL OR FOUNDATION CONDITION OR SUITABILITY OF ANY LOT IN THIS SUBDIVISION FOR FOUNDATION CONSTRUCTION FOR ANY STRUCTURE PROPOSED HEREIN.

SCOPE OF CERTIFICATION

THE CERTIFICATION OF THE FINAL PLAT BY W. H. PORTER CONSULTANTS, PLLC REFERS ONLY TO THE PLAT ITSELF, NOT THE FINAL CONSTRUCTION PROJECT AS A WHOLE.

W. H. PORTER CONSULTANTS, PLLC PERFORMED NO CONTRACT ADMINISTRATION FOR THIS DEVELOPMENT, AND MAKES NO GUARANTEE, WARRANTY OR CERTIFICATION CONCERNING THE SUITABILITY OF ANY EARTHWORK FILL OR FOUNDATION CONDITION, OR THE SUITABILITY OF ANY LOT IN THIS SUBDIVISION FOR ANY CONSTRUCTION.



OWNER & DEVELOPER:
MUNFORD DEVELOPMENT CO.
382 ATOKA McLAUGHLIN DR, STE A
ATOKA, TN. 38004

DEED BOOK 751 PAGE 168
TAX MAP 142 [ARCE; 1.0]

FINAL PLAT

CEDAR RIDGE ESTATES

ATOKA, TENNESSEE

THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN
47167 C0320G, DATED MAY 04, 2009

DEVELOPER: MUNFORD DEVELOPMENT CO.
ENGINEER: W. H. PORTER CONSULTANTS, PLLC
6055 PRIMACY PARKWAY, SUITE 115
MEMPHIS, TENNESSEE 38119
(901) 363-9453

SCALE: 1" = 100' DATE: JULY 15, 2019
14 LOTS 12.76 ACRES
ZONED: R-1 SHEET # OF 3