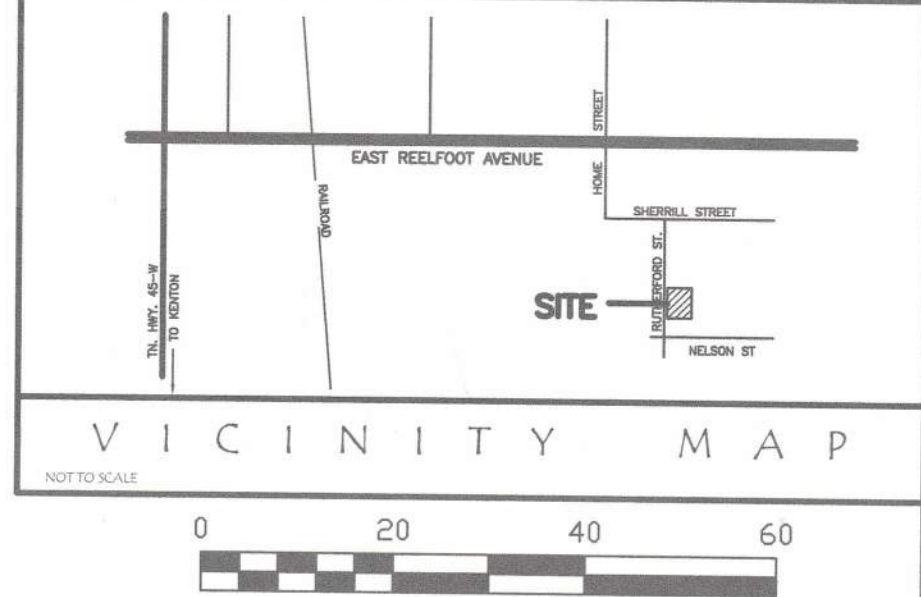




- NOTES**
- LOT 43-R
  - OWNER: PENNY B. HEPLER
  - DEED BOOK: 26-R, PAGE 878 & PART OF DB 26-Q, PG 488
  - TAX MAP: 59-E, GROUP "A", PARCELS 13.25, 13.26, & 13.27
  - ZONE: R-2
  - TOTAL COMBINED AREA: 6,325 SQ. FT. - 0.214 ACRES
  - THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 41.5 AND LOT 43 OF THE FOX MEADOWS SUBDIVISION, PHASE II, AS RECORDED IN PLAT BOOK 15, PAGE 168, INTO 1 LOT DEFINED AS LOT 43-R.
- LOT 45-R
  - OWNER: PENNY B. HEPLER
  - DEED BOOK: 26-Q, PAGE 309 & PART OF DB 26-Q, PG 488
  - TAX MAP: 59-E, GROUP "A", PARCELS 13.28 & 13.29
  - ZONE: R-2
  - TOTAL COMBINED AREA: 6,325 SQ. FT. - 0.340 ACRES
  - THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 45, 46, AND A PORTION OF LOT 43 OF THE FOX MEADOWS SUBDIVISION, PHASE II, AS RECORDED IN PLAT BOOK 14, PAGE 212, INTO 1 LOT DEFINED AS LOT 45-R.
  - UTILITIES SHOWN ARE BASED ON MAPS PROVIDED BY UNION CITY PUBLICS WORKS, AND PAINT MARKS ON THE GROUND.
  - THIS PROPERTY IS SUBJECT TO ANY EASEMENT OR RIGHTS-OF-WAY EITHER RECORDED OR UNRECORDED.
  - SIP INDICATES A SET IRON PIN, 5/8" X 24" REBAR WITH ORANGE PLASTIC CAP MARKED "ASHBURN NICHOLS & ASSOC."
  - FIP INDICATES A FOUND IRON PIN, REBAR WITH YELLOW PLASTIC CAP MARKED "R.L. NICHOLS - RL51009"
  - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE OPINION.
  - BEARINGS ARE BASED ON RECORD BEARINGS AS RECORDED IN PB 14, PG 211.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the property shown and described hereon, and that I adopt this plat of subdivision with my free consent, establish the minimum building restrictions, lines, and dedicate all streets, alleys, walks, parks and other open spaces to the public.

10/30/2020 Penny B Hepler  
DATE OWNER

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for Union City, Tennessee, 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.

Nov 2 - 2020 Mike Rumble  
DATE SECRETARY PLANNING COMMISSION  
Kathy Nelson  
CITY MANAGER

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Union City, Tennessee Planning Commission, and that the monuments have been placed as shown hereon, to the specifications of the County Road Commissioner.

10-29-20  
DATE REGISTERED LAND SURVEYOR  
Mack Ashburn, RL5

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

10-29-2020  
MACK ASHBURN, RL5  
TENN. REG. NO. 2872



Cheryl Reddin, Register Obion County Tennessee	
Rec #: 46592	Instrument #: 64445
Rec'd: 15.00	Recorded
State: 0.00	11/2/2020 at 10:27 AM
Clerk: 0.00	in Plat Cabinet
Other: 2.00	15
Total: 17.00	PGS 169-169

600

MINOR COMBINATION PLAT  
REVISION OF FOX MEADOWS  
SUBDIVISION, PHASE II  
FOR PENNY HEPLER  
UNION CITY  
OBION COUNTY, TENNESSEE  
OCTOBER 29, 2020  
TAX MAP 59-E, GROUP A, PARCEL 13.25, 13.26, & 13.27

**Ashburn, Nichols & Associates, LLC**  
Engineers & Land Surveyors  
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(731) 885-8970