

NO TITLE WORK WAS GIVEN TO THE SURVEYOR. SURVEYOR DOES NOT WARRANT THAT THE OWNER INFORMATION FOR THE TRACTS SHOWN HEREON IS CORRECT. SURVEYOR ALSO DOES NOT WARRANT OR GUARANTEE THAT THERE ARE NOT OTHER DOCUMENTS OR CONDITIONS THAT MAY AFFECT THIS PROPERTY OR PROPERTIES.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE OR TO PRIVATE USE AS NOTED.

DATE	OWNER
DATE	OWNER
DATE	OWNER

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CARROLL COUNTY LAKE PLANNING REGION 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 SECRETARY
PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE SEWER SYSTEM INSTALLED OR PROPOSED TO BE INSTALLED FULLY MEETS THE REQUIREMENTS OF THE TOWN OF HUNTINGDON.

DATE AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF WATER

I HEREBY CERTIFY THAT THE WATER SYSTEM INSTALLED OR PROPOSED TO BE INSTALLED FULLY MEETS THE REQUIREMENTS OF THE CEDAR GROVE WATER DISTRICT.

DATE DISTRICT CHAIRMAN

FLOOD CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE RESIDENCE IS NOT LOCATED IN A FLOOD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP REFERENCE NUMBER 4701700200 C FOR THE COUNTY OF CARROLL, TENNESSEE, EFFECTIVE MARCH 16, 2008.

DECEMBER 8, 2025
DATE

ANDREW STOKES
STATE OF TENNESSEE
CERTIFICATE NO. 2577

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	34.74'	50.00'	N 78°39'16" W	80.80'
C2	41.63'	50.00'	N 53°11'53" W	40.43'
C3	99.36'	50.00'	S 46°01'14" W	83.80'
C4	71.83'	50.00'	N 32°53'02" E	65.81'
C5	124.22'	269.61'	N 20°14'10" E	123.13'
C6	98.61'	175.00'	S 33°35'49" W	97.31'
C7	89.88'	175.00'	S 02°44'28" W	88.89'
C8	33.90'	975.00'	N 10°55'33" E	33.90'
C9	105.28'	975.00'	S 06°53'10" E	105.23'
C10	102.45'	975.00'	S 00°46'58" E	102.40'
C11	100.68'	975.00'	S 05°11'08" W	100.64'
C12	100.05'	975.00'	S 11°05'01" W	100.00'
C13	100.48'	975.00'	S 16°58'32" W	100.43'
C14	102.02'	975.00'	S 22°55'32" W	101.97'
C15	35.25'	975.00'	S 25°57'31" W	35.25'
C16	88.61'	275.00'	S 35°08'31" W	68.43'
C17	125.75'	275.00'	S 55°23'22" W	124.66'
C18	52.36'	50.00'	N 81°30'37" E	50.00'
C19	52.36'	50.00'	S 88°29'23" W	50.00'
C20	52.36'	50.00'	S 21°30'37" E	50.00'
C21	52.36'	50.00'	S 81°30'37" E	50.00'
C22	52.36'	50.00'	N 38°29'23" E	50.00'
C23	45.05'	325.00'	N 64°31'08" E	45.01'
C24	107.64'	325.00'	N 51°03'37" E	107.15'
C25	77.02'	325.00'	N 34°47'00" E	76.84'
C26	151.58'	1025.00'	N 23°42'28" E	151.44'
C27	200.48'	1025.00'	N 13°55'05" E	200.16'
C28	202.82'	1025.00'	N 02°38'46" E	202.49'
C29	160.10'	1025.00'	N 07°29'50" W	159.94'
C30	134.63'	125.00'	N 18°53'01" E	128.22'
C31	20.53'	638.70'	S 43°25'54" E	20.53'

TOTAL AREA
51.95 ACRES
3.01 ACRES IN DOGWOOD LANE R.O.W.
CARROLL COUNTY LAKE
REGIONAL PLANNING

BEAVER CREEK MANAGEMENT, LLC;
ENSLEY DIRTWORK & INVESTMENT PROPERTIES, LLC;
AND SETH BENNETT PROPERTIES, LLC;
DEED BOOK 401, PAGE 415
DEED BOOK 415, PAGE 266
DEED BOOK 416, PAGE 758
DEED BOOK 417, PAGE 40
(TAX MAP 108, PARCELS 18.00, 18.12, & 18.24)

DEVELOPERS:
BEAVER CREEK MANAGEMENT, LLC
565 BEAVER CREEK ROAD
HUNTINGDON, TN 38344

ENSLEY DIRTWORK & INVESTMENT
PROPERTIES, LLC
417 SPORTSMAN COVE
HUNTINGDON, TN 38344

SETH BENNETT PROPERTIES, LLC
114 WEST PARIS STREET
HUNTINGDON, TN 38344

LINE	BEARING	DISTANCE
L1	N 22°36'51" W	8.38'
L2	S 49°21'00" W	32.69'
L3	S 49°21'00" W	30.01'
L4	S 88°57'09" W	75.57'
L5	S 88°33'11" W	59.39'
L6	N 77°55'28" W	49.69'
L7	N 78°42'05" W	8.31'
L8	S 84°11'52" W	55.08'
L9	N 72°10'26" W	47.89'
L10	N 72°10'26" W	100.94'
L11	S 85°56'11" W	18.59'
L12	S 85°56'11" W	87.87'
L13	N 83°21'11" W	16.14'
L14	N 83°21'11" W	58.35'
L15	N 29°20'56" W	11.19'
L16	S 10°54'39" E	19.57'
L17	S 28°18'01" W	38.80'
L18	S 51°40'44" W	29.00'
L19	N 83°13'09" W	59.52'
L20	N 83°13'09" W	40.88'
L21	N 23°12'47" W	28.01'
L22	N 59°21'59" W	93.73'
L23	N 59°22'18" W	76.60'
L24	S 85°09'15" W	59.31'
L25	N 72°37'32" W	192.05'
L26	S 77°31'20" W	133.65'
L27	N 29°21'19" W	43.67'
L28	N 03°02'59" E	100.50'
L29	N 12°57'47" W	69.69'
L30	N 36°16'44" W	144.86'
L31	N 71°39'48" E	66.09'
L32	S 82°48'23" E	108.97'
L33	N 79°13'32" E	229.02'
L34	S 88°00'20" E	125.31'
L35	N 58°07'57" E	91.31'
L36	N 15°14'45" E	64.72'
L37	N 15°14'45" E	44.54'
L38	N 31°52'46" E	59.20'

LINE	BEARING	DISTANCE
L39	N 31°52'46" E	23.85'
L40	N 03°21'43" E	75.87'
L41	N 21°56'11" E	71.41'
L42	N 36°07'12" E	36.06'
L43	N 36°07'12" E	69.75'
L44	N 29°33'53" W	49.94'
L45	N 28°33'53" W	132.76'
L46	S 68°13'46" W	229.03'
L47	N 01°50'45" W	133.69'
L48	N 49°34'09" E	52.48'
L49	N 62°58'48" E	52.00'
L50	N 44°53'17" E	26.73'
L51	N 44°53'17" E	80.74'
L52	N 55°55'48" E	45.37'
L53	N 55°55'48" E	139.69'
L54	N 55°55'48" E	16.97'
L55	N 04°48'04" E	68.91'
L56	N 56°07'43" E	26.40'
L57	S 80°47'55" E	60.70'
L58	N 74°02'04" E	83.43'
L59	S 33°26'08" E	83.01'
L60	S 35°58'26" E	61.32'
L61	S 38°27'00" E	74.77'
L62	S 40°15'38" E	119.89'
L63	S 49°44'22" W	14.07'
L64	S 49°44'22" W	66.91'
L65	S 49°44'22" W	4.40'
L66	N 11°58'19" E	13.28'
L67	N 11°58'19" E	75.23'
L68	S 27°59'40" W	68.79'
L69	S 27°59'40" W	104.22'
L70	S 27°59'40" W	104.23'
L71	S 27°59'40" W	104.20'
L72	S 27°59'40" W	104.22'
L73	S 27°59'40" W	38.81'
L74	S 68°29'23" W	18.18'
L75	S 68°29'23" W	182.85'
L76	S 68°29'23" W	299.72'

LINE	BEARING	DISTANCE
L77	S 68°29'23" W	100.00'
L78	S 68°29'23" W	100.00'
L79	N 68°29'23" E	100.00'
L80	N 68°29'23" E	81.33'
L81	N 68°29'23" E	82.00'
L82	N 68°29'23" E	80.00'
L83	N 68°29'23" E	100.20'
L84	N 68°29'23" E	100.20'
L85	N 68°29'23" E	100.20'
L86	N 68°29'23" E	55.49'
L87	N 27°59'40" E	54.17'
L88	N 27°59'40" E	104.98'
L89	N 27°59'40" E	51.83'
L90	N 27°59'40" E	50.92'
L91	N 27°59'40" E	208.44'
L92	N 27°59'40" E	54.17'
L93	N 11°58'19" W	63.39'
L94	N 11°58'19" W	35.15'
L95	N 49°44'22" E	85.38'
L96	S 40°15'38" E	115.79'
L97	S 42°30'39" E	63.95'
L98	N 78°21'24" W	156.36'
L99	S 78°21'24" E	156.36'
L100	N 78°21'24" W	134.91'
L101	N 78°21'24" W	134.91'
L102	N 78°21'24" W	153.08'
L103	S 78°21'24" E	153.08'
L104	N 12°22'05" W	243.63'
L105	S 12°22'05" E	243.63'
L106	N 14°12'01" E	170.02'
L107	S 14°12'01" W	170.02'
L108	N 56°48'12" E	209.78'
L109	S 56°48'12" W	209.78'
L110	N 33°53'04" E	178.19'
L111	N 33°53'04" E	178.19'
L112	S 32°08'01" E	126.24'
L113	N 32°08'01" E	126.24'
L114	S 34°54'10" E	144.42'
L115	N 34°54'10" W	144.42'

LEGEND

- = 1/2" REBAR WITH PLASTIC CAP STAMPED "STOKES RLS 2577" (UNLESS OTHERWISE NOTED)
- ▲ = FOUND REBAR WITH PLASTIC CAP (SURVEYING SERVICES, INC.)
- = CONCRETE MONUMENT (SURVEYING SERVICES, INC.)
- = FOUND 1/2" IRON PIN = TREE (AS DESCRIBED)
- = UNMARKED POINT
- P.O.B. = POINT OF BEGINNING
- = BOUNDARY LINE
- - - - - = ADJOINER'S BOUNDARY LINE
- - - - - = CENTERLINE OF ROAD
- - - - - = RIGHT-OF-WAY
- - - - - = FENCELINE
- - - - - = 50 FEET LAKE SETBACK
- - - - - = OVERHEAD ELECTRIC LINE
- - - - - = WATER LINE
- - - - - = GAS LINE
- - - - - = SANITARY SEWER LINE

GPS CERTIFICATION:

I, Andrew Stokes, hereby certify this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.08 feet
(c) Date of Survey: December 8, 2025
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control used: TDOOT CORRS Network
(f) Geoid model: Geoid12A
(g) Combined Grid Factor: 1.00000000



FINAL PLAT
DOGWOOD LANE SUBDIVISION
12TH CIVIL DIST., CARROLL COUNTY, TENNESSEE

PROPERTY INFORMATION
TOTAL AREA = 51.95 ACRES
TAX MAP PARCEL = SEE PLAT INFORMATION
DEED REFERENCE = SEE PLAT INFORMATION

SURVEY FOR:
MARTY ENSLEY
417 SPORTSMAN COVE
HUNTINGDON, TN 38344

DATE: 12/8/25 REV: SCALE: 1"= 100' JOB# 24015

STOKES
LIMITED LIABILITY COMPANY

P.O. BOX 129
CLARKSBURG, TN 38324
OFFICE: (731)986-5035
MOBILE: (731)535-2979
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