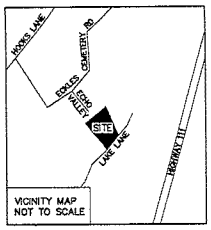
# DORMINEY
# GENERAL PROPERTY SURVEY & DIVISION

**DAVID WILLIAM Sr. & MARJORIE LOY DORMINEY PROPERTY**
**1840 OAKLEY ALLONS ROAD**
**7th CIVIL DISTRICT, OVERTON COUNTY, TENNESSEE**
**PARCEL 049.01 of TAX CONTROL MAP 006**
**DEED REFERENCE: DEED BOOK 182 PAGE 186**
**TOTAL ACRES: 2.52+/-**
**FIELD WORK COMPLETED: MARCH 24, 2022**
**PLAT COMPLETED: APRIL 9, 2022**
**SCALE: 1" = 40'**

0' 40' 80' 120'

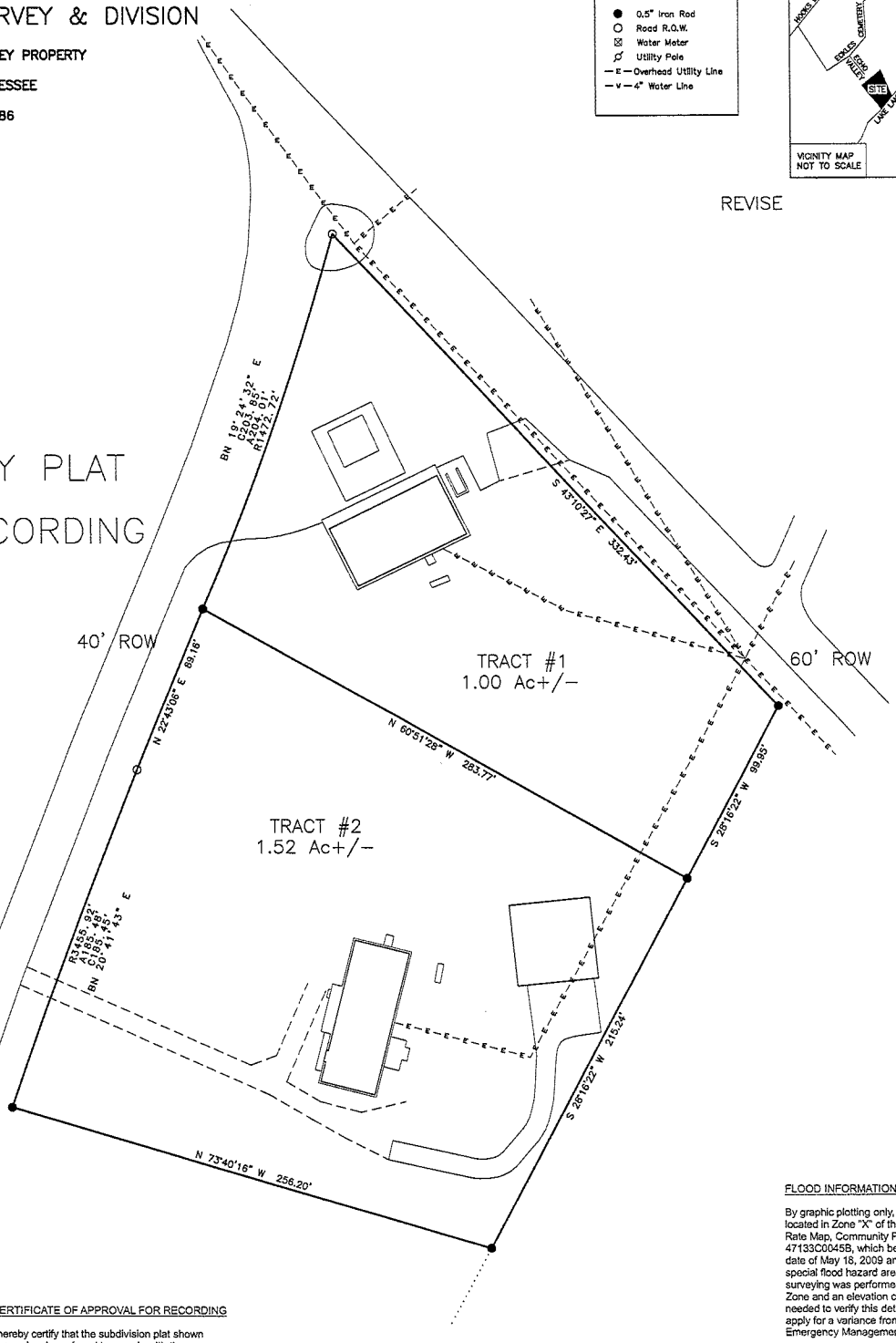
LEGEND
- 0.5" Iron Rod
- Road R.O.W.
- Water Meter
- Utility Pole
- E — Overhead Utility Line
- V — 4" Water Line




REVISE

PRELIMINARY PLAT

NOT FOR RECORDING




CERTIFICATE OF OWNERSHIP & DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.

Owner Date

NOTES

1. This plat and its associated elements, including the field coordinates upon which it is based, are proprietary material and information and may not be reproduced or disseminated without the expressed written consent of Global Surveying, LLC.

2. This survey is subject to any and all rights-of-way, easements, exceptions, setbacks, and/or restrictions, recorded and unrecorded, which may affect this property.

3. The proper utility authority having jurisdiction should verify the location of any utility affecting the property shown hereon.

4. This survey was completed using the latest recorded property deeds at the date of the completed field work.

5. This survey does not represent a title search or a guarantee of title and was completed without the benefit of an abstract of title.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of Overton County, Tennessee, with the exception of such variances, if any, as are noted in the Minutes of the Overton County Regional Planning Commission, and that it has been approved for recording in the office of the county register.

Secretary, Overton County Regional Planning Commission Date

CERTIFICATE OF EXISTING WATER LINES

I hereby certify that the water lines shown hereon are in place and are maintained by North Overton Utility District. Approval of this plat does not constitute approval of any further water meters and is approved subject to any subdivision regulations/policies or improvements as required by North Overton Utility District.

Water Utility Representative Date

GLOBAL SURVEYING LLC

2510 Friars Place / Cordova, TN 38016
1-800-603-6994
www.surveytn.com

SEPTIC CERTIFICATE

I, Marjorie Loy Dorminey, am the owner of the proposed tracts shown on the presented subdivision plat. To the best of my knowledge, there are existing septic tanks located on Tract #1 and Tract #2, are in satisfactory operating condition, and they have not been evaluated by the Tennessee Department of Environment and Conservation.

Owner Date

CERTIFICATE OF APPROVAL OF ROADS

I hereby certify that the roads shown on this plat appear on the official Overton County Road Map and thereby have the status of accepted public roads.

Overton County Road Supervisor Date

FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 47133C0045B, which bears an effective date of May 16, 2009 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.

BRIAN MCMEANS REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2645

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Overton County Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Overton County Subdivision Regulations.

Registered Land Surveyor Date