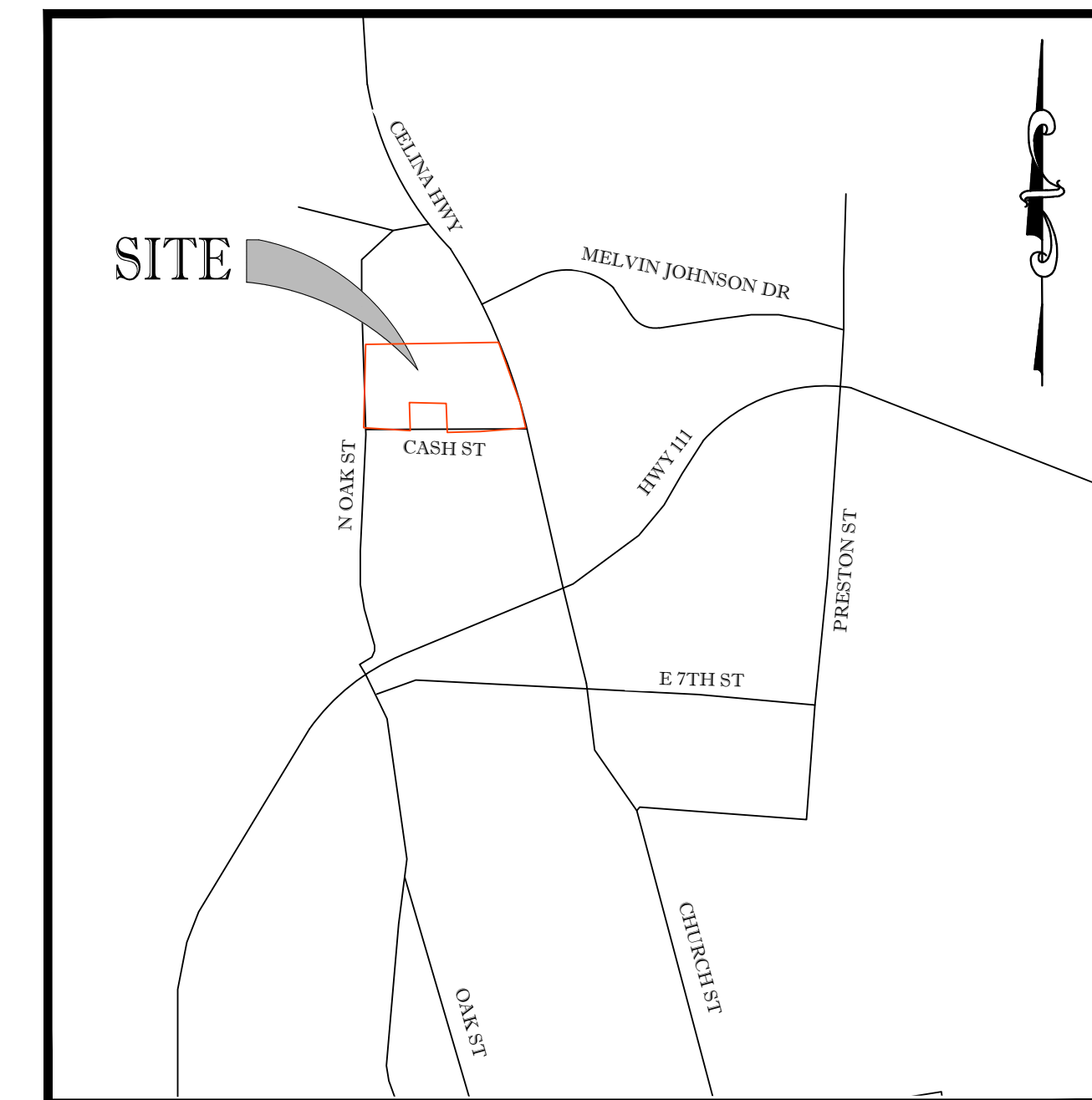


FINAL PLAT OF ROGERS SUBDIVISION

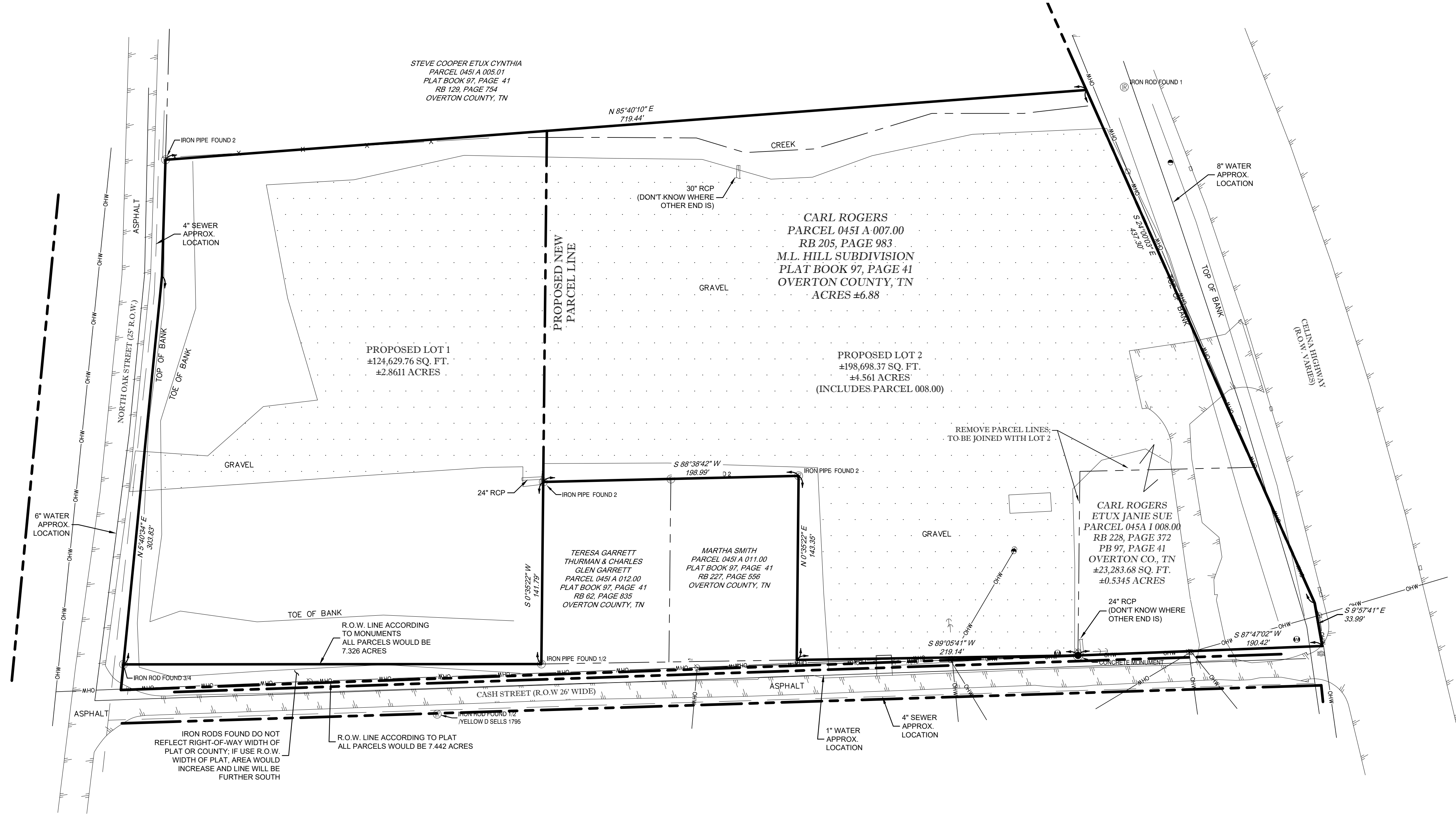
ROGERS PROPERTY
 207 CELINA HIGHWAY
 6TH CIVIL DISTRICT, OVERTON COUNTY,
 CITY OF LIVINGSTON, TENNESSEE
 TOTAL ACRES OF ORIGINAL TRACTS: 7.4 ACRES
 DEED REFERENCE: RECORD BOOK 205, PAGE 983
 RECORD BOOK 228, PAGE 372
 M.L. HILL SUBDIVISION-PLAT BOOK 97, PAGE 41
 TAX MAP PARCEL: 0451 A 007.00 & 008.00

The undersigned and CARLSON ENVIRONMENTAL CONSULTANTS, PC, make no representations or warranties as to the information reflected hereon pertaining to assessments, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A TENNESSEE REGISTERED LICENSED SURVEYOR UNDER CHAPTER RULES 0820-03 & 0820-04.08 OF RULES AND REGULATIONS OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.



VICINITY MAP
 1" = 1000'



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 OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

DATE _____ OWNER _____

CERTIFICATE OF EXISTING SEWER:

I HEREBY CERTIFY THAT SEWER LINES ARE IN PLACE AND ARE MAINTAINED BY CITY OF LIVINGSTON SEWER DEPARTMENT. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF ANY FURTHER SEWER APPURTENANCES AND IS APPROVED SUBJECT TO ANY SUBDIVISION REGULATIONS/POLICIES OR IMPROVEMENTS AS REQUIRED BY PRESIDING UTILITY DISTRICT.

DATE _____ AUTHORIZED SIGNATURE _____

SURVEYOR'S NOTES:

- THE INTENT OF THIS SURVEY IS TO PREPARE A TWO LOT SUBDIVISION AND BOUNDARY LINE REMOVAL TO DEPICT THE BOUNDARY FOR SAID NEWLY CREATED PARCEL(S). RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT THE WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF CARL ROGERS, CLINT CONNER, OR THE PARTIES CERTIFIED HEREON FOR THE EXPRESS PURPOSE STATED HEREIN. COPYING, DISTRIBUTING, AND/OR USING THIS DRAWING, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM CARLSON ENVIRONMENTAL CONSULTANTS, PC, RETAINS THE RIGHT TO INTERPRET ANY INFORMATION CONTAINED HEREON.
- THE HORIZONTAL AND VERTICAL CONTROL MEASUREMENTS SHOWN HEREON ARE BASED ON A TRIMBLE S-5 ROBOTIC TOTAL STATION AND GPS MEASUREMENTS OBTAINED UTILIZING A "TRIMBLE R12 GNSS ROVER" REAL TIME KINEMATIC (RTK) RECEIVER USING "TSC-7 DATA COLLECTOR(S) WITH TRIMBLE ACCESS 2020 SOFTWARE". RTK CORRECTIONS WERE OBTAINED UTILIZING TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE NETWORK AND PROCESSED WITH TRIMBLE BUSINESS CENTER SOFTWARE.
- BEARINGS SHOWN HEREON AS (M) MEASURED ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NORTH AMERICAN DATUM OF 1983 / 2011 ADJUSTMENT (NAD 83/11), EPOCH 2010.00. THE BOUNDARY LINES WERE PLOTTED BASED ON SHOWN BOUNDARY AND ADJOINER MONUMENTS BASED ON LOCATIONS OBTAINED FROM TRIMBLE ROBOTIC TOTAL STATION AND TRIMBLE R12 GNSS RTK RECEIVER.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/50 OF THE MAP SCALE ON SHEET 1. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THIS SITE MAY BE SUBJECT TO UTILITY INGRESS/EGRESS AND/OR RIGHT-OF-WAYS. CEC MAKES NO CERTIFICATION AS TO THE EXISTENCE, NON-EXISTENCE, OR ACCURACY OF SUB-SURFACE UTILITIES OR STREAMS AND ABOVE GROUND UTILITIES OTHER THAN THOSE NOTED HEREON. SEPTIC FIELD LOCATION IS APPROXIMATE, AND CEC MAKES NO CERTIFICATION AS TO THE LOCATION ACCURACY OF SEPTIC FIELD LINES.
- CARLSON ENVIRONMENTAL CONSULTANTS WAS NOT PROVIDED A TITLE REPORT, NOR DOES THIS BOUNDARY SURVEY REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND SITE IS SUBJECT TO ANY STATED FACTS THAT A CURRENT ACCURATE TITLE SEARCH MAY REVEAL.
- THIS PROPERTY IS LOCATED IN CITY OF LIVINGSTON (COMMUNITY NUMBER 470143), SUBJECT PROPERTY IS WITHIN FEMA FLOOD ZONE "X" (BASE FLOOD ELEVATION N/A), BASED ON THE FLOOD INSURANCE RATE MAP (FIRM), DATED MAY 18, 2009, PANEL 0114, SUFFIX B, AS REFERENCED ON FEMA MAP NUMBER 47133C0114B, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN HEREON.
- GROSS LAND AREA FOR ORIGINAL PARCELS 218,671 SQUARE FOOT OR 7.42 ACRES, MORE OR LESS.
 GROSS LAND AREA FOR NEWLY PROPOSED LOTS: LOT 1: 124,630 SQ. FT. OR 2.86 ACRES
 LOT 2: 198,698 SQ. FT. OR 4.56 ACRES

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.

DATE _____ SECRETARY, OVERTON COUNTY REGIONAL PLANNING COMMISSION

CERTIFICATE FOR LOTS FRONTING COUNTY OR STATE ROAD:

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY OR STATE ROAD AND RIGHTS-OF-WAY ARE APPROPRIATE.

DATE _____ OVERTON COUNTY ROAD SUPERVISOR

CERTIFICATE OF EXISTING WATER LINES:

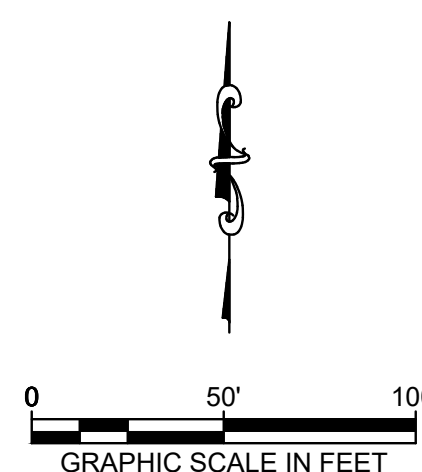
I HEREBY CERTIFY THAT WATER LINES ARE IN PLACE AND IS MAINTAINED BY CITY OF LIVINGSTON WATER DEPARTMENT. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF ANY FURTHER WATER METERS AND IS APPROVED SUBJECT TO ANY SUBDIVISION REGULATIONS/POLICIES OR IMPROVEMENTS AS REQUIRED BY PRESIDING UTILITY DISTRICT.

DATE _____ AUTHORIZED SIGNATURE _____

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 PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF THE OVERTON COUNTY REGIONAL PLANNING COMMISSION.

DATE _____ LICENSED SURVEYOR



LEGEND:

- (CALC) CALCULATED
- (CONC) CONCRETE
- (DB) DEED BOOK
- (MEAS) FIELD MEASUREMENTS
- (FND) FOUND
- (I.B.) IRON PIPE
- (I.R.) IRON ROD
- (I.R.C.) IRON ROD W/ CAP
- (PB) PLAT BOOK
- (P.O.B.) POINT OF BEGINNING
- (P.O.C.) POINT OF COMMENCEMENT
- (R#) REFERENCE TO DEED OR SURVEY
- (RB) RECORD BOOK
- (R.O.W.) RIGHT-OF-WAY
- (SQ.F.) SQUARE FEET
- (S.O.B.) REGISTER'S OFFICE OF OVERTON COUNTY TENNESSEE
- (IP) IRON PIPE
- (IR) IRON ROD
- (CM) CONCRETE MONUMENT
- (F) FOUND
- (A) ANCHOR
- (FH) FIRE HYDRANT
- (WPP) WOOD POWER POLE
- (W) WATER METER
- (TR) TELEPHONE RISER
- (OH) OVER HEAD WIRES
- (X) FENCE LINE
- (ST) SEPTIC TANK

REV	MM/DD/YR	DESCRIPTION	DWN BY	APP BY


CERTIFICATIONS:

I, LEE D. WILSON, DO HEREBY CERTIFY THAT A PORTION OF THIS SURVEY WAS COMPLETED WITH GPS EQUIPMENT. THE PORTION OF THE SURVEY PERFORMED WITH GPS EQUIPMENT INCLUDES APPROXIMATELY 50% OF ADJOINING MONUMENTATION, A PORTION OF ROADS AND SITE IMPROVEMENTS, AND TWO SITE CONTROL POINTS. THIS WAS PERFORMED UNDER MY SUPERVISION WITH THE FOLLOWING INFORMATION:
 A. TYPE OF SURVEY: REAL TIME KINETIC (RTK)
 B. POSITIONAL ACCURACY: 0.05'
 C. DATE OF SURVEY: JANUARY 20, 2024
 D. DATUM/EPOCH: NAD83/2011, EPOCH 2010.00
 E. FIXED CONTROL USED: TDOT GNSS REFERENCE NETWORK
 F. GEOID MODEL: GEOID18

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY II AND IV SURVEY WHICH MEETS OR EXCEEDS A MINIMUM UNADJUSTED RATIO OF PRECISION OF 1:7,500 AS SHOWN HEREON, AND HAS BEEN PERFORMED UNDER MY SUPERVISION IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE OF LAST FIELD WORK: JANUARY, 2024
 DATE OF PLAT OR MAP: MARCH, 2024

LEE D. WILSON, FOR THE FIRM
 TENNESSEE REGISTERED LAND SURVEYOR #3402
 CARLSON ENVIRONMENTAL CONSULTANTS, PC
 TENNESSEE BUSINESS CONTROL #001050441

TITLE: FINAL PLAT OF ROGERS SUBDIVISION	
PROJECT: 207 CELINA HIGHWAY 6TH CIVIL DISTRICT, OVERTON COUNTY LIVINGSTON, TENNESSEE	
CLIENT: EXIT AUCTION REALTY FOR CARL ROGERS	
CARLSON ENVIRONMENTAL CONSULTANTS, PC 1127 CURTIS STREET, STE 100 MONROE, NORTH CAROLINA 28112 (704) 283-9765 FAX (704) 283-9755 905 WEST BROAD ST., STE A-1 COOKEVILLE, TENNESSEE 38501 (931) 267-6907	
CEC LB# 8396	SCALE: 1" = 50'
PROJECT NO.: 3220101	DWG: 207 Celina Hwy_Grid_OPTION2
DATE: MARCH 4, 2024	SHEET NO.: 1 OF 1
 WWW.CECENV.COM	