

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

According to the FEMA FIRM #47027C0092E.

Dated: 9/29/2010

Check One:

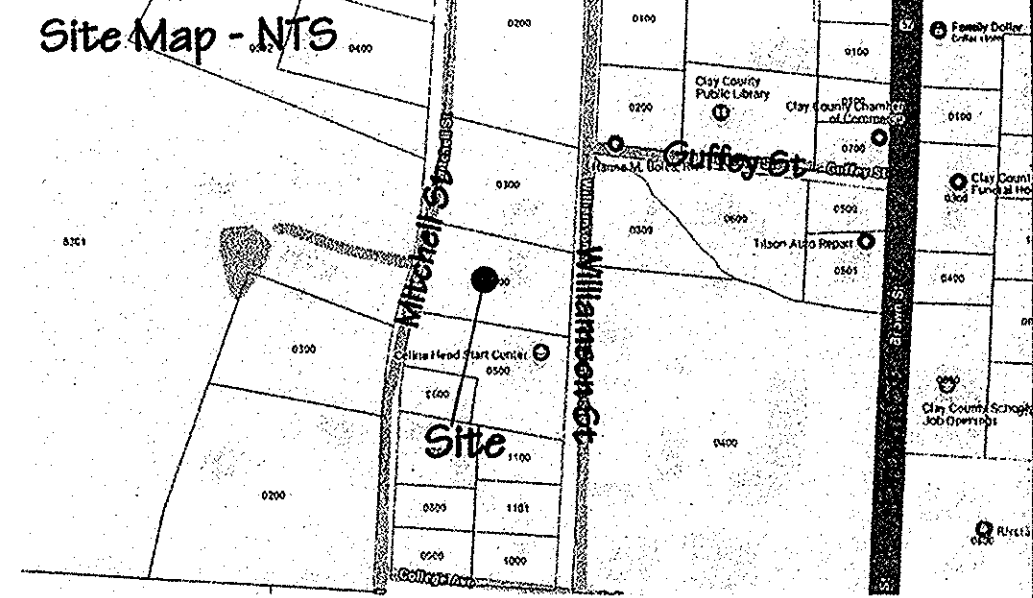
- X : No areas of the subject property depicted on this plat are in a SFHA
- : All of the subject property depicted on this plat is in a SFHA
- : Shaded area(s) of the subject property depicted on this plat are in a SFHA

**GPS CERTIFICATION:**

I, William C. Willhite, hereby certify that 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: 0.05 feet
- (c) Date of survey: 17 October 2024
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed-control used: TDOT CORS Network
- (f) Geoid Model: Geoid18
- (g) Combined grid factor(s): 0.99999496

State Plane Coordinates	
Northing	Easting
GPS Base Point	806303.13
	211311.02



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all street, alleys, parks, and other open spaces to public or private use as noted. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

10-31-24  
Date Signed

*Helen Overstreet*  
Owner's Signature  
*Steve Daniels*  
PERSONAL Representative

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Celina Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Celina Municipal Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Clay County, Tennessee.

10/28/24  
Date Signed

*Dany DeHed*  
Secretary, Celina Municipal Planning Commission

**CERTIFICATE OF ACCURACY AND PRECISION**

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Celina Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban and Subdivision as established by the Tennessee Board of Examiners for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Celina Municipal Planning Commission.

10-28-24  
Date Signed

*William C. Willhite*  
Surveyor's Signature

Note: The point of beginning for Lot #1 is a 1/2" pipe (est) being the southeastern corner of this parcel located in the western right-of-way of Williamson Street as well as being located N 16°32'39" E 9.52 feet from a water meter and furthermore being located S 52°07'53" E 88.01 feet from a GPS Base Point.

Note: The point of beginning for Lot #2 is a 1/2" pipe (est) being the southwestern corner of this parcel located in the eastern right-of-way of Mitchell Street as well as being located S 07°16'36" E 3.70 feet from a power pole and furthermore being located S 88°38'08" W 208.08 feet from a GPS Base Point.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

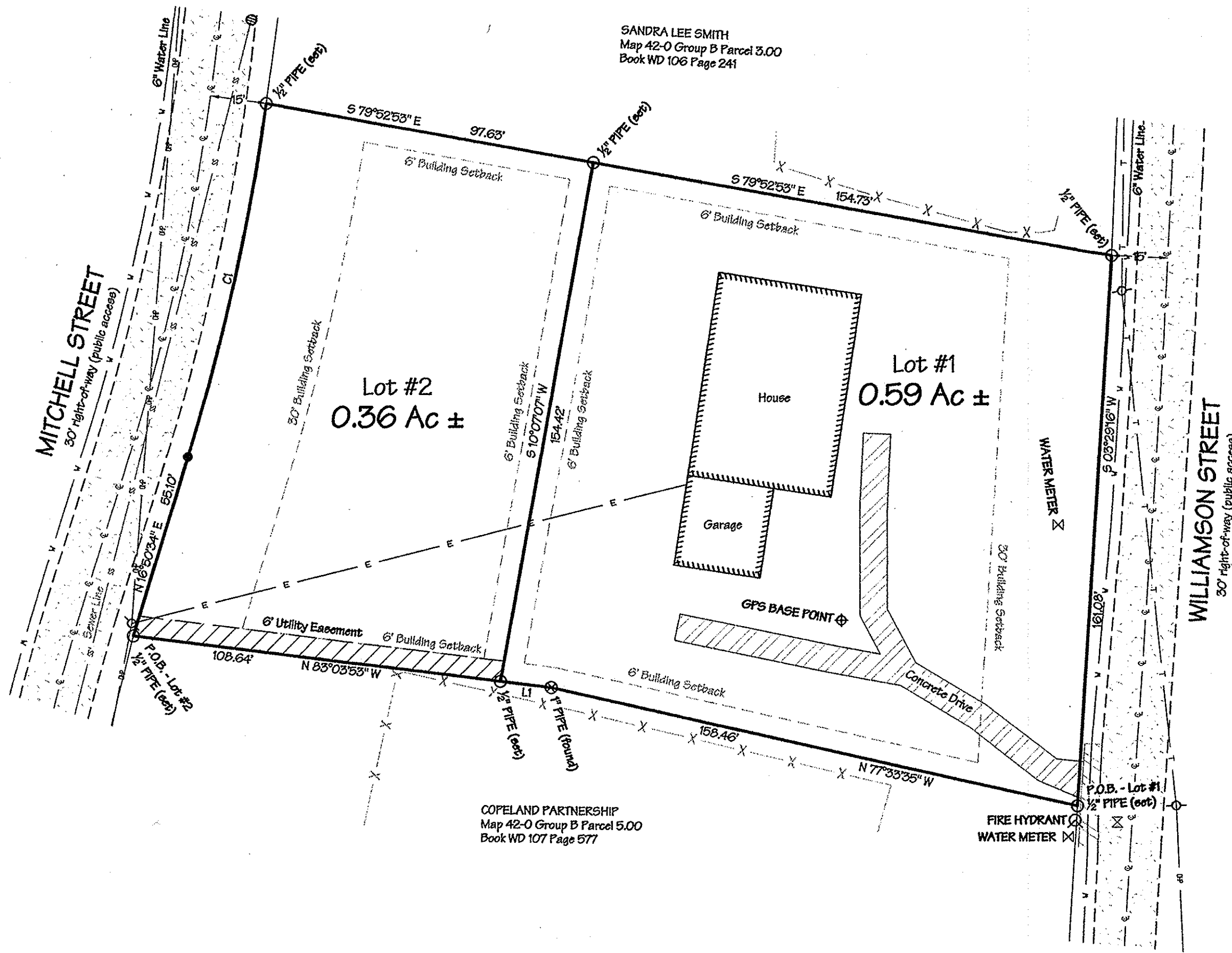
Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLN File: 24-454c1



**LEGEND**

⊕	GPS BASE POINT	— E —	UNDERGROUND ELECTRIC
⊙	MANHOLE	— OHP —	OVERHEAD POWER
⊕	1" PIPE (found)	— T —	TELEPHONE LINE
⊙	UTILITY POLE	---	SETBACK LINE
⊗	WATER METER	<b>P.O.B. - POINT OF BEGINNING</b>	
○	1/2" PIPE (est)		Concrete
⊗	FIRE HYDRANT		Sidewalk
●	ROAD		6' Utility Easement
⊗	WATER VALVE		
▽	ELECTRIC METER		
---	FENCELINE		
---	SEWER LINE		
---	WATER LINE		
---	CENTERLINE		

Note: The property as shown hereon is subject to a 6' utility easement along the southern boundary of Lot #2.

**ZONED: R-1 (Low Density Residential)**

**Setbacks:**  
Front - 30'  
Rear - 6'  
Side - 6'

Zoning and setback information provided by the City of Celina, Tennessee

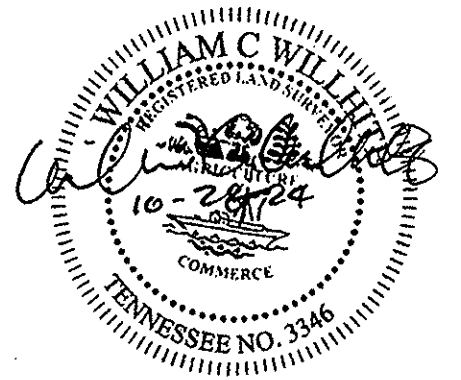
Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current setbacks.

Lots #1 & 2 have not been evaluated pursuant to the plat review for an SSD system and plat approval does not constitute approval of the lot or the existing system. The system as shown here on was derived from information provided by others and has not been field verified by Vick Surveying, LLC.

Note: The water and sewer lines as shown hereon were derived from information provided by others and have not been field verified by Vick Surveying, LLC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CI	646.30'	105.94'	105.92'	N 12°29'33" E

William C. Willhite, RLS #3346  
**VICK SURVEYING, LLC**  
2772 Hidden Cove Road, Cookeville, TN 931-372-1286



**3RD CIVIL DISTRICT**

**FINAL PLAT**

For the  
**Helen Overstreet Property**

PRESENTED TO  
**CITY OF CELINA MUNICIPAL PLANNING COMMISSION**

<b>DEVELOPER:</b> Helen Overstreet	<b>SURVEYOR:</b> CHRISTOPHER M. VICK
<b>ADDRESS:</b> 302 Williamson Street Celina, TN 38551	<b>ADDRESS:</b> 2772 Hidden Cove Road COOKEVILLE, TN. 38506
<b>TELEPHONE:</b> 931-644-7149	<b>TELEPHONE:</b> 931-372-1286
<b>ENGINEER:</b>	<b>OWNER:</b> Helen Overstreet
<b>ADDRESS:</b>	<b>ADDRESS:</b> 302 Williamson Street Celina, TN 38551
<b>TELEPHONE:</b>	<b>TELEPHONE:</b> 931-644-7149

**ACREAGE SUBDIVIDED:** 0.95 **LOTS:** 2 **TAX MAP:** 42-0 Grp B **PARCEL NO:** 4.00  
**DEED BOOK REFERENCE:** WD91/34 **SCALE:** 1"=30'-0" **DATE:** 17 October 2024