

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 ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CATEGORY 1 SURVEY, WITH A RATIO OF PRECISION OF 1:10,000, PERFORMED ON _____ IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT IRON PINS AND MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE VAN BUREN COUNTY REGIONAL PLANNING COMMISSION

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RLS#2171

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

I HEREBY CERTIFY THAT THE EXISTING WATER LINES AND/OR EXISTING HYDRANTS SHOWN HEREON ARE IN PLACE AND ARE SUITABLE FOR MAINTENANCE BY THE _____ UTILITY DISTRICT.

DATE _____ AUTHORIZED REPRESENTATIVE
OF UTILITY DISTRICT

CERTIFICATION OF APPROVAL OF EXISTING ROAD(S)

I HEREBY CERTIFY THAT THE ROAD(S) SHOWN ON THIS PLAN HAS THE STATUS OF AN ACCEPTED CITY OR COUNTY MAINTAINED PUBLIC ROAD REGARDLESS OF CURRENT CONDITION, OR AS A STATE MAINTAINED HIGHWAY.

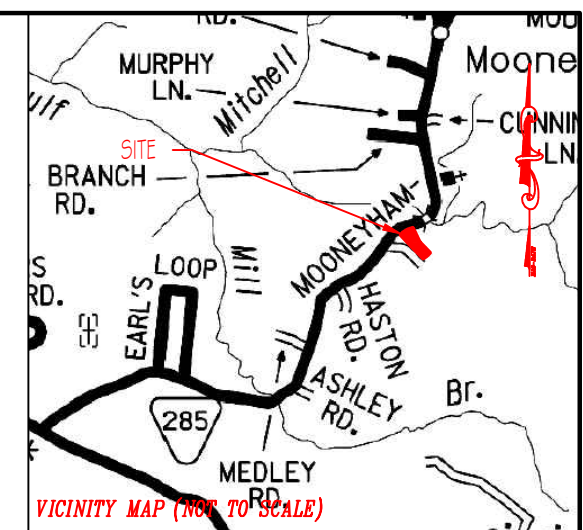
DATE _____ ROAD SUPERVISOR _____

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE VAN BUREN COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE OFFICIAL MINUTES OF THE VAN BUREN COUNTY REGIONAL PLANNING COMMISSION, AND THAT SAID PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF VAN BUREN COUNTY, TENNESSEE.

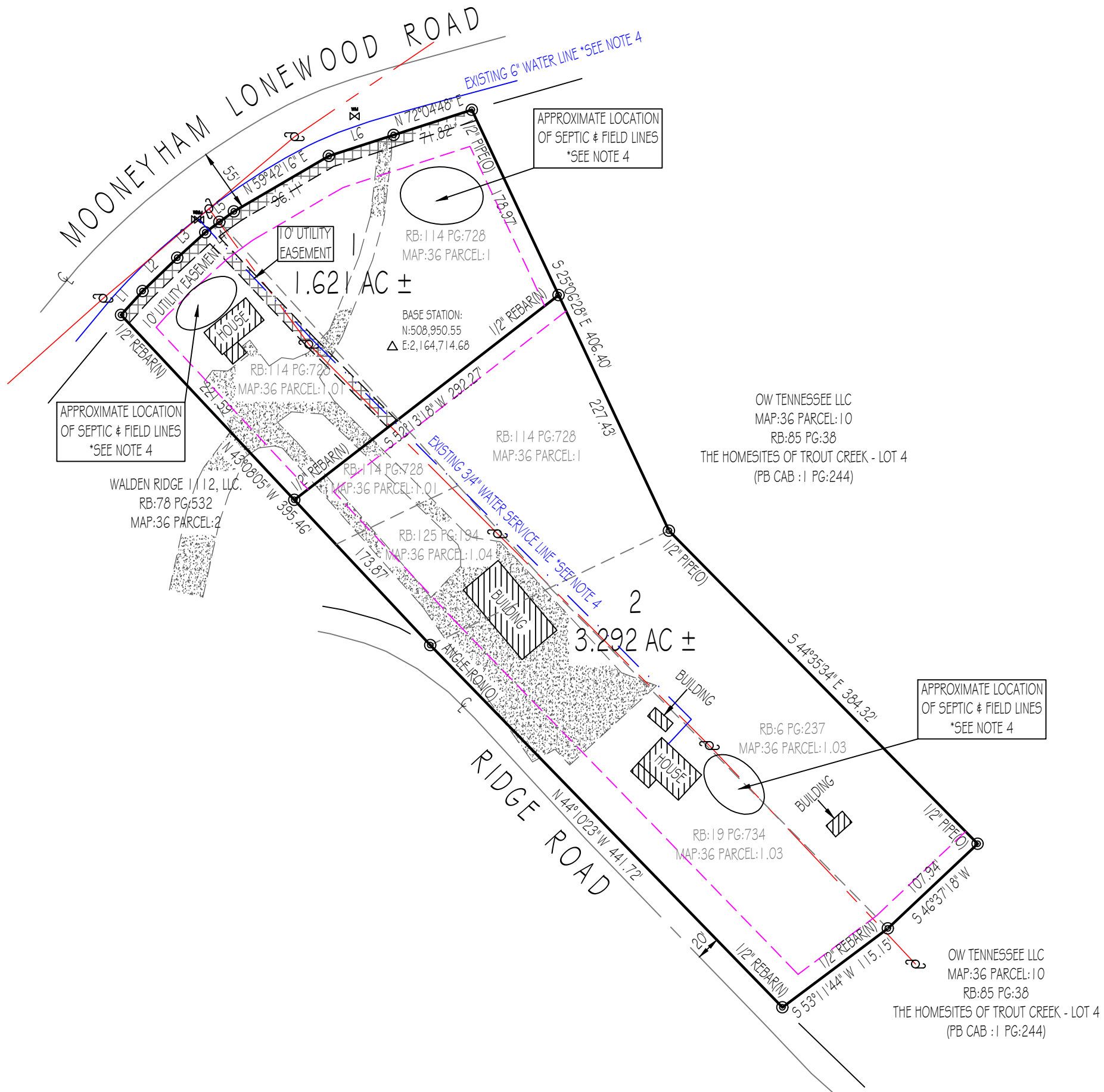
DATE _____ SECRETARY, VAN BUREN COUNTY
REGIONAL PLANNING COMMISSION

LINE	BEARING	DISTANCE
L1	N 41°57'25" E	28.07'
L2	N 46°14'55" E	42.15'
L3	N 47°49'25" E	32.91'
L4	N 53°15'52" E	15.50'
L5	N 54°04'13" E	15.52'
L6	N 72°04'48" E	59.55'



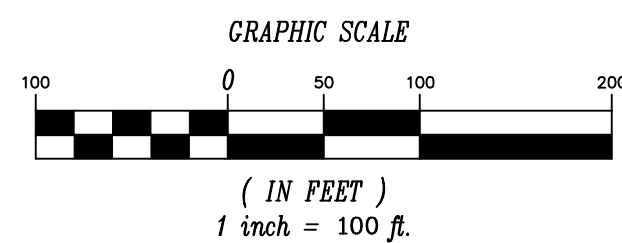
NOTES:

- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47175C0150C, EFFECTIVE APRIL 19, 2010.
- INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30'
SIDE: 15'



GPS CERTIFICATION:

I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT 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: POSITIONAL ACCURACY - 0.05 FEET
 B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
 C: DATES OF SURVEY - 04/24/2024
 D: DATUM/EPOCH - NAD83 (2011) / EPOCH: 2010.0000
 E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
 F: GEIOD MODEL - GEOID 2018
 G: COMBINED GRID FACTOR(S) - 0.999874111
 H: CONVERGENCE ANGLE - 0°23'13"



- LEGEND**
- (N) (NEW)
 - (O) (OLD)
 - CL CENTERLINE
 - PP POWER POLE
 - FC FENCE CORNER
 - FL FENCE LINE
 - WP WOOD POST

FINAL PLAT FOR COMMUNITY RESTORATION DIVISION	
PRESENTED TO VAN BUREN COUNTY PLANNING COMMISSION	
DEVELOPER: RHONDA PAGE	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 55 RIDGE ROAD	ADDRESS: 38 MAYBERRY ST
SPENCER, TN 38585	SPARTA, TN 38583
TELEPHONE: (423) 453-6050	TELEPHONE: (931) 837-5446
P/L WDB-SEE PLAT	TAX MAP-SEE PLAT
DATE: 04/25/2024	3RD C.D. - VAN BUREN COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 4.913 AC ±
DRAWING #24-143 C	NUMBER OF LOTS: 2