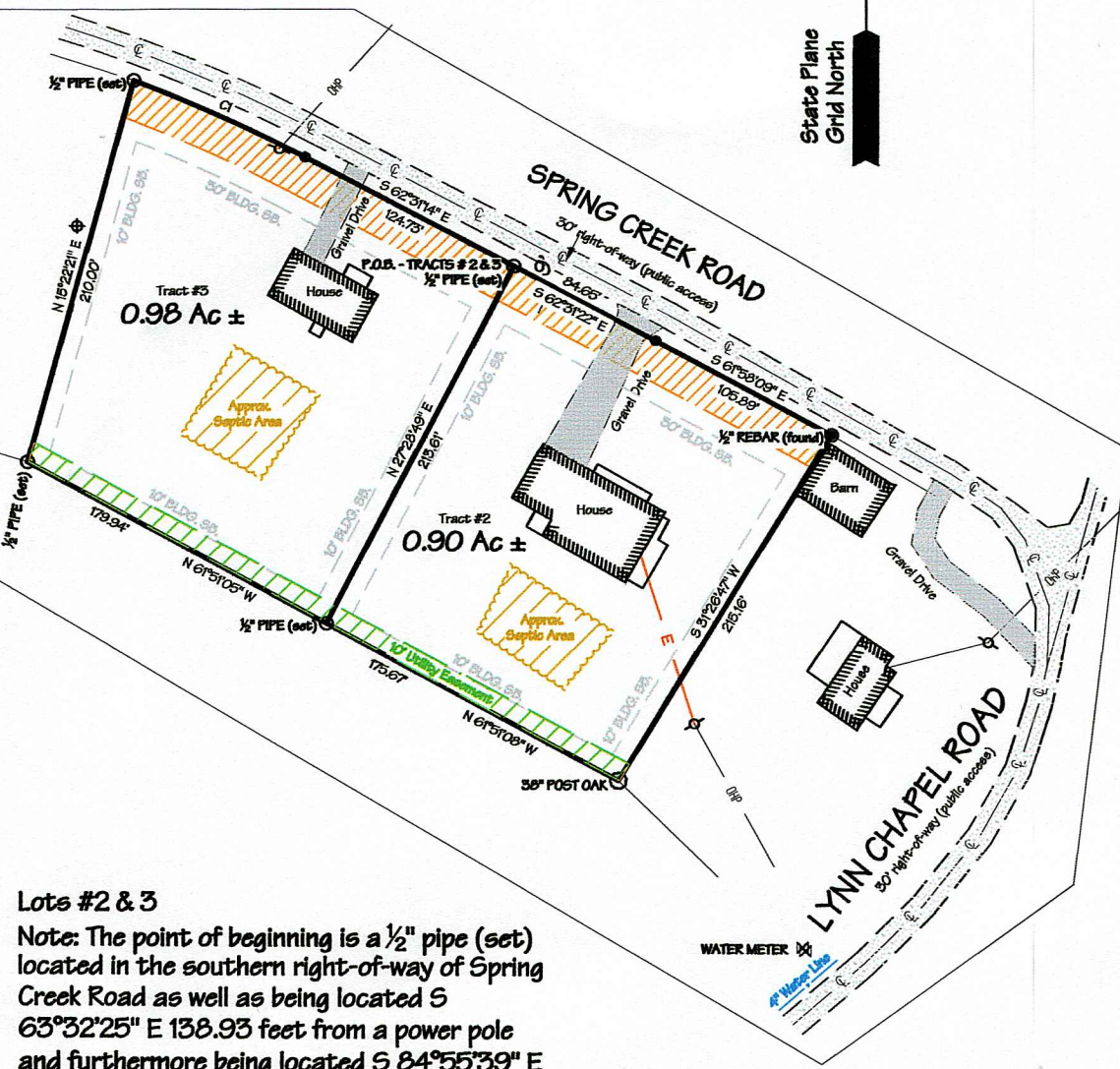


For TDEC Purposes 1" = 100'



Lots #2 & 3
 Note: The point of beginning is a 1/2" pipe (set) located in the southern right-of-way of Spring Creek Road as well as being located S 63°32'25" E 138.93 feet from a power pole and furthermore being located S 84°55'39" E 232.53 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. blufflines, 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: WHG File: 24-410 two lot subdivision

LEGEND

- ⊕ GPS BASE POINT
- 1/2" PIPE (set)
- ⊙ REBAR (found)
- TREE
- ROAD
- ⊙ POWER POLE
- ⊗ WATER METER
- BLDG. SB. BUILDING SETBACK LINE
- OHP --- OVERHEAD POWER
- C --- CENTERLINE
- W --- WATER LINE
- E --- UNDERGROUND ELECTRIC
- P.O.B. - POINT OF BEGINNING
- ▨ Proposed 20' Utility Easement
- ▨ Proposed 10' Utility Easement
- ▨ Septic Area

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: 30 September 2024
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed-control used: IDOT CORS Network
 (f) Geoid Model: Geoid18
 (g) Combined grid factor(s): 0.99999496

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.49'	99.50'	S 66°04'57" E	99.44'

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47133C0190B,

Dated: 2009-05-18

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

CERTIFICATION OF APPROVAL OF PROPERTY NUMBER(S)

I hereby certify that the subdivision as shown hereon, and properties therein, have been assigned property numbers, as per the Overton County Road Naming and Property Numbering System and that hereafter, the properties shall be addressed as shown hereon.

Date _____ Director, Overton County E-911 Board

CERTIFICATE OF EXISTING WATER LINES

I hereby certify that the water line(s) hereon is (are) in place and is (are) maintained by Bangham Utility District. Approval of this plat does not constitute approval of any further water meter(s) and is approved subject to any subdivision regulations/policies or improvements as required by Bangham Utility District.

Date _____ Manager of Utility District



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we adopt this plan of subdivision with our 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.

Date _____ Owner _____

Title (if acting for partnership or corporation) _____

Date _____ Owner _____

Title (if acting for partnership or corporation) _____

CERTIFICATE OF EXISTING SEPTIC SYSTEM

We are the owners of the proposed lots (Lot #2 & 3) as shown on the presented subdivision plat. To the best of our knowledge, there is an existing septic tank located on Lots #2 & 3. They are in satisfactory operating condition and they have not been evaluated by the Tennessee Department of Environment and Conservation.

Date _____ Owner _____

Date _____ Owner _____

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS

I hereby certify that Lynn Chapel Road and Spring Creek Road, as shown on this plat, appears on the official Overton county Road Map and thereby have the status of accepted public roads.

Date _____ Overton County Highway Supervisor or other Designated Official

CERTIFICATE OF APPROVAL FOR RECORDING

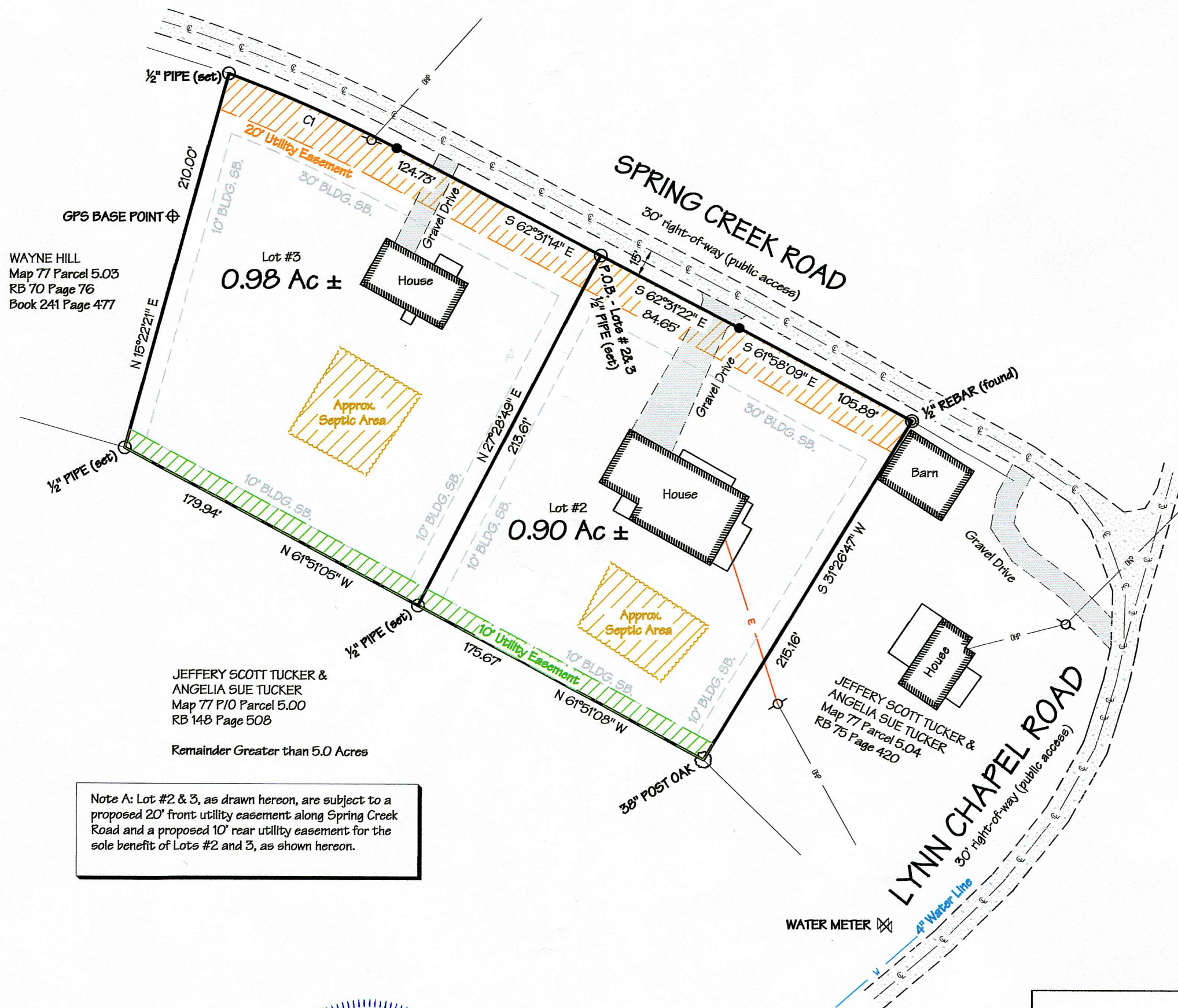
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of Overton County, Tennessee, with the exception of such variances, if any, as are noted in the Minutes of the Overton County Regional Planning Commission, and that it has been approved for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

Date _____ Secretary, Overton County Regional Planning Commission

CERTIFICATE OF ACCURACY

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.

11-15-24
 Date _____ *William C. Willhite*
 Registered Surveyor



WAYNE HILL
 Map 77 Parcel 5.03
 RB 70 Page 76
 Book 241 Page 477

JEFFERY SCOTT TUCKER &
 ANGELIA SUE TUCKER
 Map 77 P/O Parcel 5.00
 RB 148 Page 508

Remainder Greater than 5.0 Acres

Note A: Lot #2 & 3, as drawn hereon, are subject to a proposed 20' front utility easement along Spring Creek Road and a proposed 10' rear utility easement for the sole benefit of Lots #2 and 3, as shown hereon.

Setbacks:
 30' - Front
 10' Sides and Rear

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 #2 & 3 have not been evaluated pursuant to the plat review for an SSD system and plat approval does not constitute approval of the lots or the existing systems. The systems as shown hereon were derived from information provided by others and have not been field verified by Vick Surveying LLC.



William C. Willhite, RLS #3346
 VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 38512-1286

2ND CIVIL DISTRICT
FINAL PLAT
 FOR THE
Jeffery and Angelia Tucker Property
 PRESENTED TO
OVERTON COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: JEFFERY SCOTT TUCKER AND ANGELIA SUE TUCKER ADDRESS: 3516 SPRING CREEK ROAD COOKEVILLE, TN 38501 TELEPHONE: 931-644-7149	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN, 38506 TELEPHONE: 931-372-1286
ENGINEER: _____ ADDRESS: _____ TELEPHONE: _____	OWNER: JEFFERY SCOTT TUCKER AND ANGELIA SUE TUCKER ADDRESS: 3516 SPRING CREEK ROAD COOKEVILLE, TN 38501 TELEPHONE: 931-644-7149

ACREAGE SUBDIVDED: 1.88 LOTS: 2 TAX MAP: 77 PARCEL NO: P/O 5.00
DEED BOOK REFERENCE: RB 148 PAGE 508 SCALE: 1"=60'-0" DATE: 30 SEPTEMBER 2024