

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY THAT I AM (WE ARE) THE OWNER(S) 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 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 3/13/24 [Signature] OWNER

CERTIFICATE OF APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY THAT THE STREET(S) AND ROAD(S) SHOWN ON THIS PLAT APPEARS ON THE OFFICIAL OVERTON COUNTY ROAD MAP AND THEREBY HAS (HAVE) THE STATUS OF AN ACCEPTED COUNTY MAINTAINED ROAD(S).

DATE 3/14/24 [Signature] PLANNING COMMISSION ENGINEER OR OTHER DESIGNATED OFFICIAL

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION AS 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 3/18/24 [Signature] SECRETARY, OVERTON COUNTY REGIONAL PLANNING COMMISSION

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I (OWNER/OWNERS) AM (ARE) THE OWNER(S) OF THE PROPOSED LOT(S) SHOWN HEREON THE PRESENTED SUBDIVISION PLAT. TO THE BEST OF MY KNOWLEDGE, THERE IS AN EXISTING SEPTIC TANK LOCATED ON (LOTS ON WHICH THERE ARE SEPTIC TANKS), IT (THEY) IS (ARE) IN SATISFACTORY OPERATING CONDITION AND IT (THEY) HAS (HAVE) NOT BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.

DATE 3/13/24 [Signature] OWNER'S SIGNATURE

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 PLACE AS SHOWN HEREON TO THE SPECIFICATIONS OF THE OVERTON COUNTY SUBDIVISION REGULATIONS.

DATE 3-5-24 [Signature] SURVEYOR

LEGEND

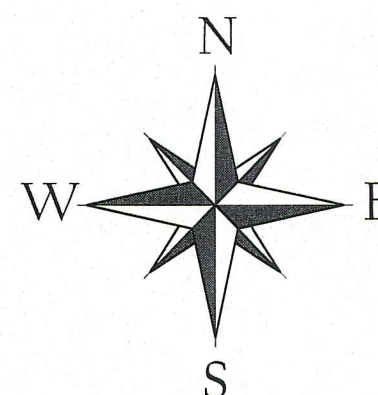
- IR(N) 1/2" IRON REBAR (NEW)
- NON-MONUMENTED POINT
- ⊕ SET STONE (OLD)
- ⊘ UTILITY POLE
- P— POWER LINE
- X— FENCE LINE
- T— TELEPHONE LINE
- W— WATER LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.O.C., TN. REGISTER'S OFFICE OVERTON COUNTY, TN.
- GRAVEL AREA

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON PARCEL LINES AS SHOWN HEREON.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN JANUARY 25, 2024 & JANUARY 31, 2024 UTILIZING A TOPCON HIPER V DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A.
*POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED:
H 0.004', V 0.007'
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS SURVEY WAS 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 A CURRENT TITLE SEARCH WILL REVEAL.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47133C0107B, PANEL NOT PRINTED, THEREFORE NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

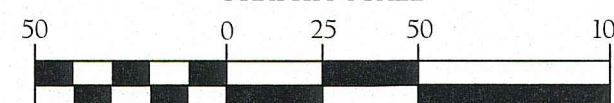
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°47'24" E	42.61'
L2	N 29°33'14" E	35.66'
L3	S 82°41'04" E	30.00'

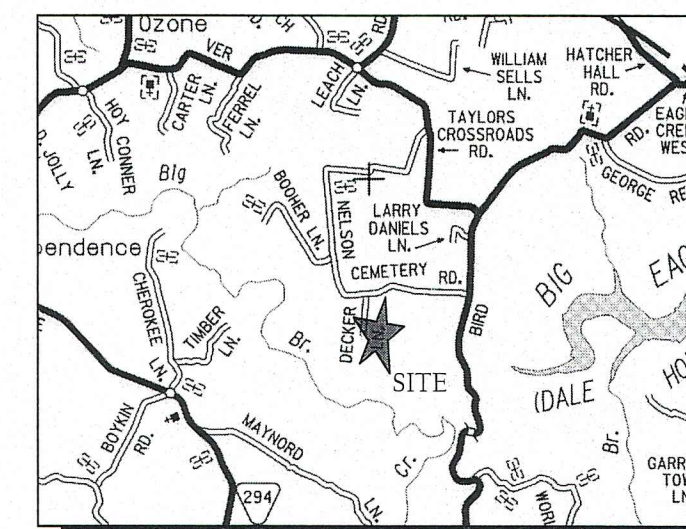


TNSPC: TN-4100

GRAPHIC SCALE



(IN FEET) 1 inch = 50' ft.



VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE

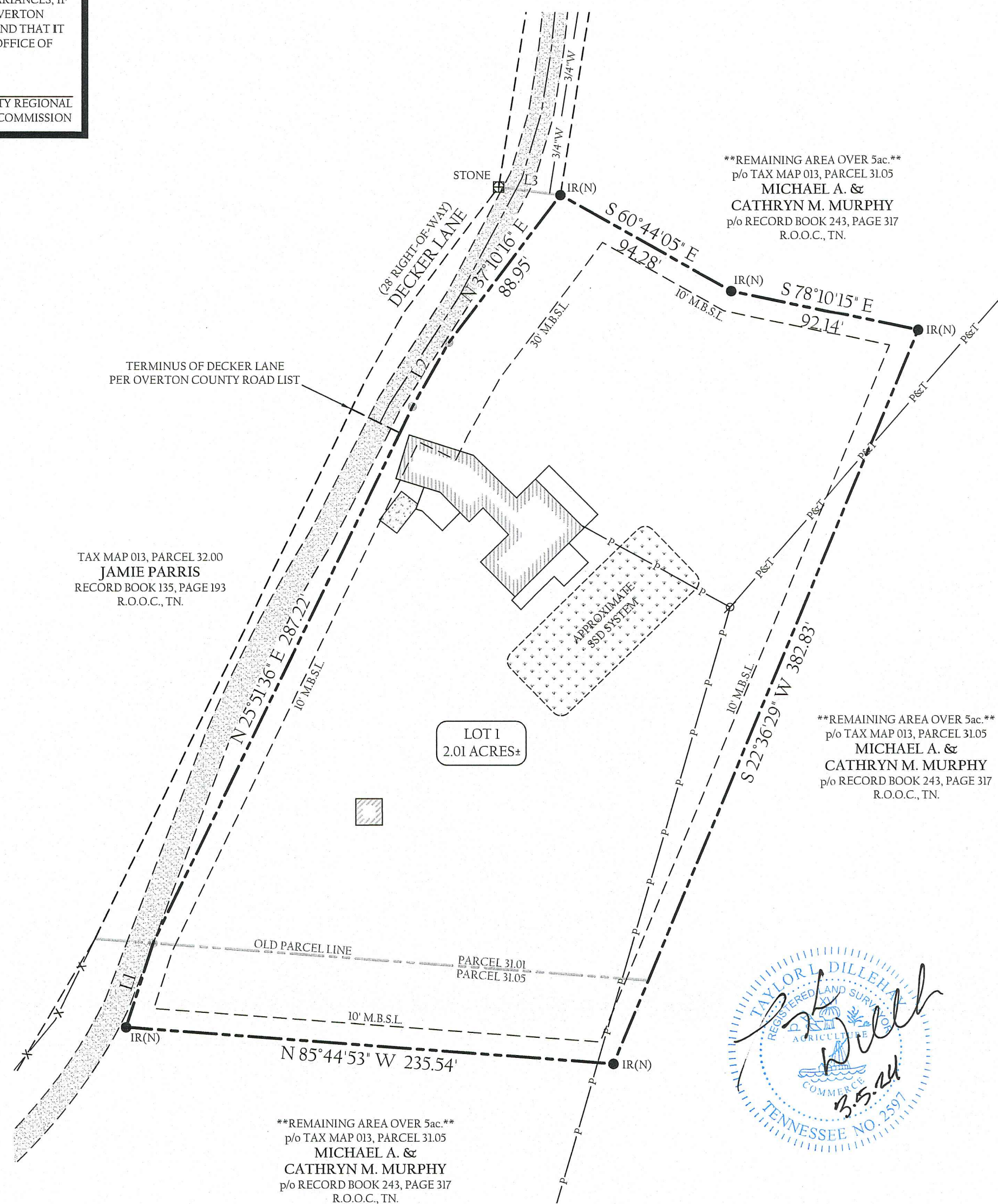
BEING ALL OF PARCEL 31.01 AND A PORTION OF PARCEL 31.05, AS SHOWN ON OVERTON COUNTY TAX MAP 013.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. & CATHRYN M. MURPHY, OF RECORD IN RECORD BOOK 243 PAGE 317, R.O.O.C., TN.

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

WHITTENBURG
LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-526-9000



REMAINING AREA OVER 5ac.
p/o TAX MAP 013, PARCEL 31.05
MICHAEL A. & CATHRYN M. MURPHY
p/o RECORD BOOK 243, PAGE 317
R.O.O.C., TN.

REMAINING AREA OVER 5ac.
p/o TAX MAP 013, PARCEL 31.05
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R.O.O.C., TN.



TOTAL AREA = 2.01 ACRES±

Plat Cabinet C
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FINAL SUBDIVISION PLAT
MICHAEL & CATHRYN MURPHY
LOT LINE ADJUSTMENT
7th CIVIL DISTRICT,
OVERTON COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	2.01
NUMBER OF LOTS:	1	JOB NUMBER:	23-342
PARCEL #:	MAP 013, PARCEL 31.01 & 31.05	DATE:	02-01-2024
ADDRESS:	155 DECKER LANE	SCALE:	1"=50'

OWNERS
MICHAEL A. & CATHRYN M. MURPHY
155 DECKER LANE
MONROE, TN. 38573
931-650-0059

SURVEYOR
TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN. 38501
931-528-LAND