

**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 Clinton Regional/Municipal Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Subdivision Regulations*

ALAN TRIVETTE  
DEED BOOK 0-15  
PAGE 342

ALAN TRIVETTE  
DEED BOOK 0-1  
PAGE 342

ALAN TRIVETTE  
DEED BOOK 0-1

CERTIFICATE OF APPROVAL OF PUBLIC WATER SUPPLY

CERTIFICATE OF APPROVAL OF STREET

This is to certify that the existing road(s) fronting all the proposed tracts/parcels of the platted subdivision is (are) a public road and is (are) publicly maintained.

09-08 20 08

50.0' RIGHT-OF-WAY AS SHOWN BY  
CHURCH CONSULTING ENGINEERS 5-31-82

MELTON  
HILL  
RESERVOIR

*I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Clinton, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the City of Clinton Regional Planning Commission, and that it has been approved by that body for recording in the office of the County Register of*

9/8 20 055  
Rogal O. Namia  
Secretary or Chairman or Approved

LINE TABLE		
LINE	LENGTH	BEARING
11	81.89	S 64.331° W
12	10.00	S 89.999° E
13	2.80	E 22.637° W
14	68.18	S 16.941° E
15	10.00	S 89.999° E
16	80.75	S 72.242° W
17	38.30	S 84.541° E
18	89.89	S 89.999° E
19	10.00	S 89.999° E
20	50.00	S 60.820° E
21	11.75	S 89.999° E
22	10.00	S 89.999° E
23	81.85	S 38.983° E
24	68.84	S 38.983° E
25	10.00	S 89.999° E
26	60.68	S 37.402° W
27	17.88	S 38.983° E
28	10.00	S 89.999° E
29	16.99	S 19.945° E
30	53.28	S 41.945° E
31	10.00	S 89.999° E
32	19.84	S 22.637° W
33	68.82	S 42.272° W
34	10.00	S 89.999° E
35	16.99	S 19.945° E
36	88.47	S 41.945° E
37	55.55	S 40.000° E
38	10.00	S 89.999° E
39	29.24	S 37.402° W
40	100.74	S 37.402° W
41	10.00	S 89.999° E
42	10.11	S 38.983° E
43	88.80	S 34.501° E
44	10.00	S 89.999° E
45	56.92	S 34.501° E
46	14.50	S 26.849° W
47	88.49	S 19.931° W
48	10.00	S 89.999° E
49	41.74	S 53.807° E
50	42.25	S 20.233° E
51	10.00	S 89.999° E
52	68.77	S 44.442° W
53	8.67	S 44.442° W
54	10.00	S 89.999° E
55	10.89	S 20.733° E
56	10.00	S 89.999° E
57	10.00	S 89.999° E

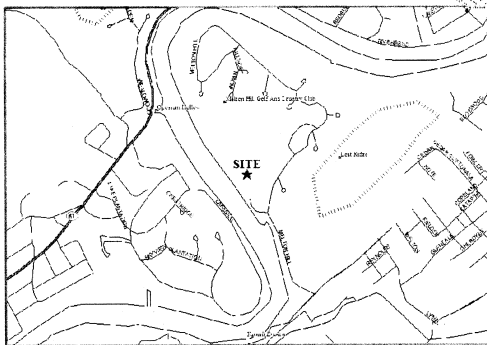
CERTIFICATE OF FINAL SUBDIVISION PLAT AGREEMENT

I (we) hereby certify that I (we) understand that no building permits can be issued for a tract/parcel of land in an approved final subdivision plat until the Building Official receives verification that the plat has been filed in the Office of the County Register.

9-8 20 08

Ronald Meredith  
Owner

LOCATION MAP



NOTES :

THESE PARCELS ARE REFERENCED TO LOTS 1, 2 AND 4 OF THE MELTON HILL LANDING SUBDIVISION AS RECORDED IN PLAT CABINET 6, SLIDE 73-D IN THE ANDERSON COUNTY REGISTER OF DEEDS OFFICE IN CLINTON.

THESE PARCELS ARE SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE TO PROPERTY WITHIN THIS DEVELOPMENT.

30.0' FRONT BUILDING SETBACK  
25.0' REAR BUILDING SETBACK  
10.0' SIDE BUILDING SETBACK  
5.0' EACH ADDITIONAL STORY

THESE PARCELS ARE LOCATED WITHIN LOCAL ORDINANCE ZONE R-1 (LOW DENSITY RESIDENTIAL).

THESE PARCELS ARE ENTIRELY LOCATED WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS 4700C0234F AND 47001C0235F BEARING AN EFFECTIVE DATE OF 1-17-07 AND REVISED BY LETTER OF MAP REVISION (LWR) BEARING AN EFFECTIVE DATE OF 07-07-07. (LWR# 4700C0234F-01-07, 47001C0235F-01-07)

DATE OF 5-30-07. ZONE X IS IDENTIFIED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

INFORMATION REGARDING ADJOINING PROPERTY OWNERS SHOWN HEREON HAS BEEN PROVIDED BY THE RECORDS OF THE ANDERSON COUNTY PROPERTY ASSESSOR'S

THE NORTH ARROW OF THIS SURVEY IS REFERENCED TO  
THE PLAT OF RECORD AS NOTED ABOVE.

IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE SPEC

CERTIFICATE OF APPROVAL OF PUBLIC SEWER

This is to certify that the public sewer system can be made available and adequate for the subdivision shown hereon.

1-8 20 08

For C.U.B.

**CERTIFICATE OF APPROVAL OF STREET NAMES**

Authorized Representative

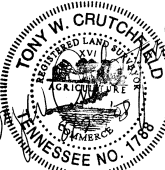
CERTIFICATE OF APPROVAL OF STREET NAMES  
AND PROPERTY NUMBERS (E-911)

I hereby certify (1) the names of existing public streets/roads shown on this subdivision plan are correct; (2) the names of any new roads, whether public or private, do not duplicate any existing names; and (3) the property numbers of the lots shown hereon are in conformance with the E-911 System.

16 08

*Sammy Miller* E-911 Director

Authorized Representative, Title



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 the streets, alleys, parks, and other open spaces to public or private use as noted.

9-8 20.08  
Ronald Meredith  
Owner  
R. V. ...  
Owner

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

08010300  
STATE OF TENNESSEE  
ANDERSON COUNTY  
Received for record the 12 day  
of Sept. 2008 at 11:27 o'clock AM  
Recorded in plat cabinet 8 # 358  
Fee \$ 17.00 Paid  
Jim Shelton Registrar

**FINAL PLAT OF  
RIVER VISTA**

SCALE : 1" = 100'	APPROVED BY :	DRAWN BY : L.B.
DATE : 8-19-08	T. CRUTCHFIELD R.L.S. 1788	REVISED : 8-25-08

<b>DISTRICT 1 MELTON HILL LANDING ANDERSON COUNTY</b>		
DEED BOOK 1183 PAGE 521, DEED BOOK 1166 PAGE 729, DEED BOOK 1145 PAGE 334, DEED BOOK 1162 PAGE 945 TAX MAP 0811-A-(0811)-006.00 007.00 & 008.00	FILE NAME : MELTON-SD.	

ACREAGE TABLE	
LOT 1	4.13
LOT 2	5.84
LOT 3	0.45
LOT 4	0.44
LOT 5	0.44
LOT 6	0.41
LOT 7	0.44
LOT 8	0.44
LOT 9	0.40
LOT 10	0.29
LOT 11	0.28
LOT 12	0.28
LOT 13	0.28
LOT 14	0.30
LOT 15	0.28
LOT 16	0.28
LOT 17	0.28
LOT 18	0.28
LOT 19	2.50
LOT 20	0.46
LOT 21	0.44
LOT 22	0.41
LOT 23	0.65