

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

3-2-21
DATE
OWNERS SIGNATURE

DATE
OWNERS SIGNATURE

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 WARREN COUNTY 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 WARREN COUNTY PLANNING COMMISSION.

3/1/21
DATE
REGISTERED ENGINEER OR SURVEYOR
RLS#2171

CERTIFICATION OF EXISTING STREET

I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED PUBLIC STREET REGARDLESS OF CURRENT CONDITION.

3-2-21
DATE
COUNTY ROAD SUPERVISOR

CERTIFICATION OF EXISTING WATER LINES AND/OR OTHER UTILITIES

I HEREBY CERTIFY THAT THE WATER LINES, SEWER LINES AND/OR OTHER UTILITIES SHOWN HEREON ARE IN PLACE.

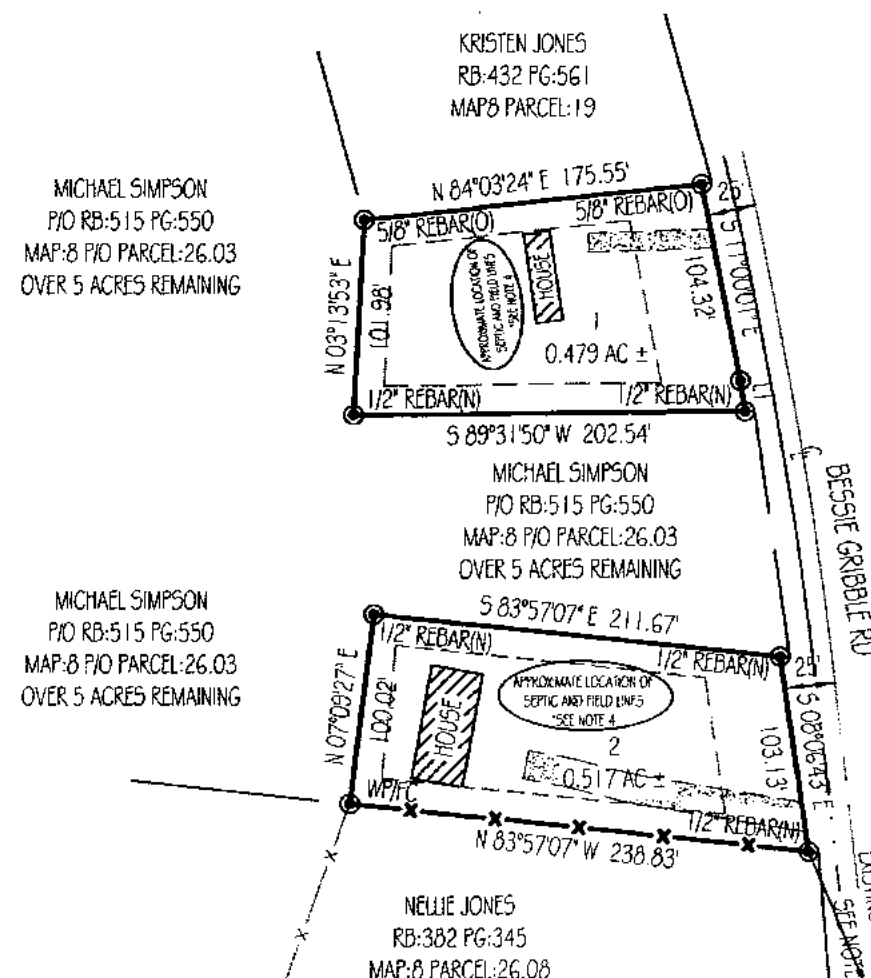
3-2-21
DATE
WATER/SEWER UTILITY DISTRICT REPRESENTATIVE

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 WARREN COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE WARREN COUNTY PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WARREN COUNTY, TENNESSEE.

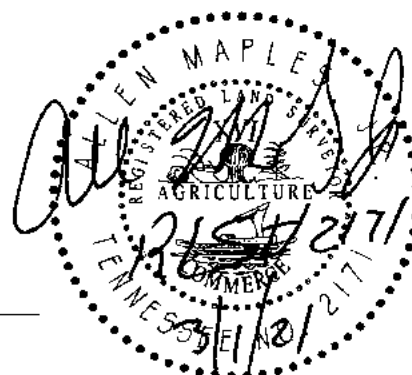
3-2-21
DATE
SECRETARY, WARREN CO. PLANNING COMMISSION

LINE	BEARING	DISTANCE
L1	S 08°06'43" E	16.10'

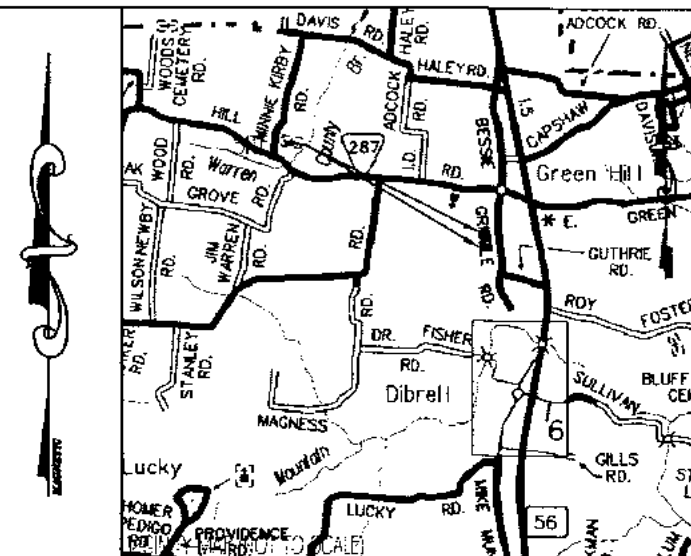
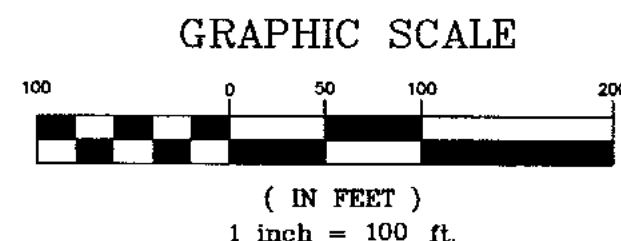


Wes Williams, Register
Warren County Tennessee
Rec #: 150817
Rec'd: 15.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 17.00
Instrument #: 182425
3/2/2021 at 11:55 AM
in Plat Cabinet C
slide 42A

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.
ALLEN MAPLES, JR
RLS#2171



LEGEND	
(N)	(NEW)
(O)	(OLD)
C	CENTERLINE
P	POWER POLE
F	FENCELINE
FC	FENCE CORNER
FL	FENCE LINE
WP	WOOD POST



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 #47177C0050D, EFFECTIVE SEPTEMBER 26, 2008.
- 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: 40'
SIDE: 15'
REAR: 15'

FINAL PLAT FOR MICHAEL SIMPSON DIVISION PRESENTED TO WARREN COUNTY PLANNING COMMISSION	
DEVELOPER: MICHAEL SIMPSON	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: P.O. BOX 8029 MCMINNVILLE, TN 37110	ADDRESS: 38 MAYBERRY STREET SPARTA, TN 38583
TELEPHONE: (931) 212-1347	TELEPHONE: (931) 837-5446
P/O RB: 515 PG: 550	TAX MAP: 8 P/O PARCEL: 26.03
DATE: 9/17/2020	16TH C.D. - WARREN COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 0.996 ±
DRAWING #20-334 A3	NUMBER OF LOTS: 2