

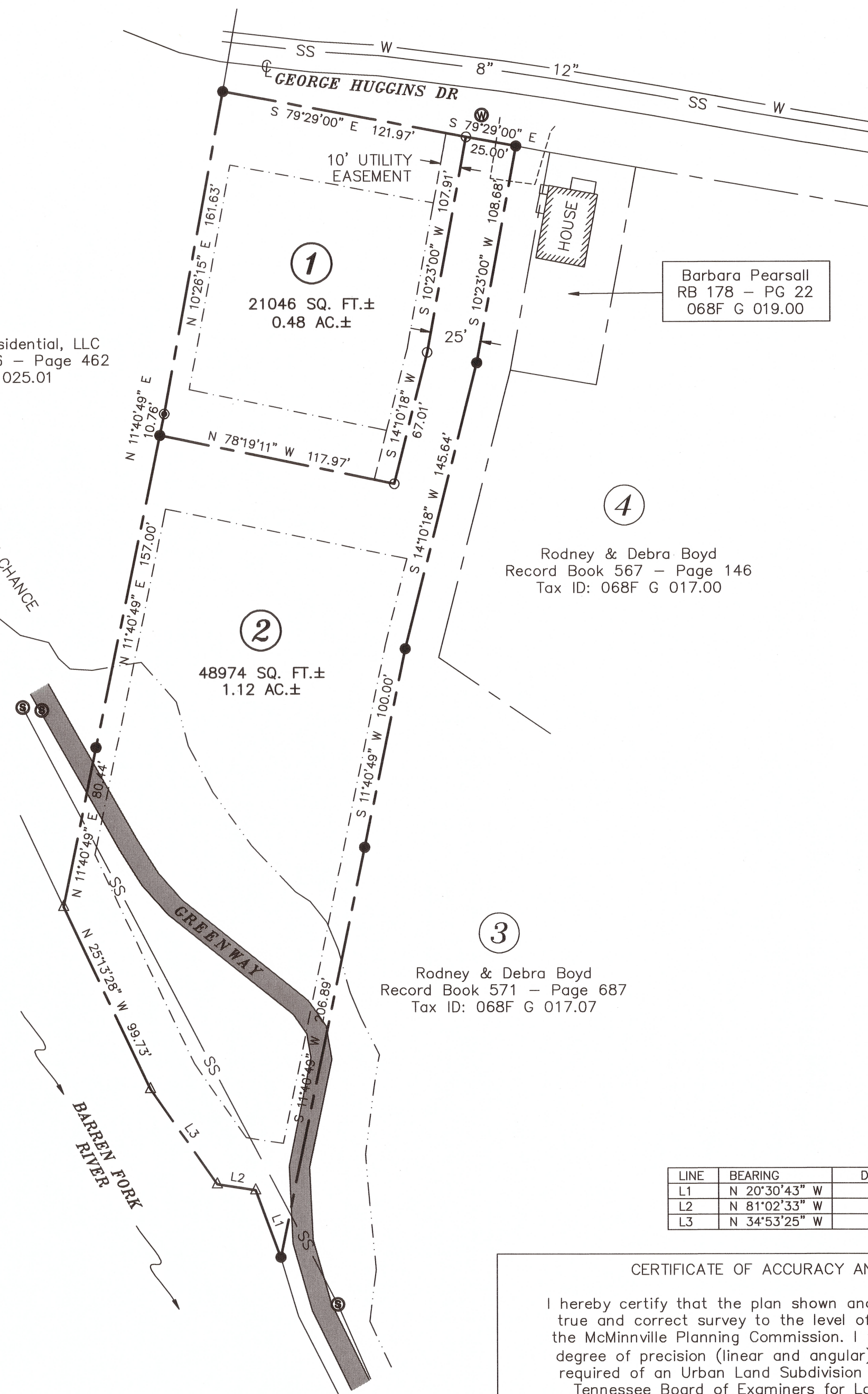


LEGEND

- 5/8" CAPPED REBAR (NEW) RLS # 2712
- 1/2" CAPPED REBAR (OLD) RLS # 2194
- ⊗ SANITARY SEWER MANHOLE
- ⊙ IRON PIPE (OLD)
- ⊕ WATER METER
- EDGE OF GRAVEL
- - - - SETBACK LINE
- PROPERTY BOUNDARY
- W — WATER LINE
- SS — SANITARY SEWER

McMinnville Residential, LLC
Record Book 46 — Page 462
068F G 025.01

APPROXIMATE 1% CHANCE
OF YEARLY FLOOD
FIRM # 4717C0142D



LINE	BEARING	DISTANCE
L1	N 20°30'43" W	35.39'
L2	N 81°02'33" W	19.14'
L3	N 34°53'25" W	57.43'

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE LOT ONE (1) AND TWO (2).
- A PORTION OF THE PROPERTY SHOWN HEREON IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE FLOOD INSURANCE PROGRAM MAP, 47177C0142D, DATED SEPTEMBER 26, 2008.
- ALL UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE IN THE FIELD. THIS SURVEY MAKES NO GUARANTEE AS TO LOCATION OF UNDERGROUND UTILITIES. APPROPRIATE UTILITY DEPARTMENTS SHOULD BE CONTACTED BEFORE DIGGING.
- THE PROPERTY SHOWN HEREON IS ZONED R-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT). SETBACK REQUIREMENTS ARE SHOWN HEREON AS 35' FRONT YARD / 10' SIDE YARD (SINGLE FAMILY DWELLING) / 25' REAR YARD.
- THE SURVEY SHOWN HEREON WAS PERFORMED WITHOUT THE BENEFIT OF AN ACCURATE TITLE SEARCH. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO ANY INFORMATION A TITLE OPINION MAY REVEAL.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ON THE EAST SIDE OF LOT ONE (1) FOR THE BENEFIT OF LOT TWO (2), AS SHOWN HEREON.
- LOT TWO (2) IS SUBJECT TO A SANITARY SEWER LINE OF RECORD IN DEED BOOK 251 — PAGE 482 AND A GRANT FOR GREENWAY EASEMENT OF RECORD IN RECORD BOOK 3 — PAGE 293 IN THE REGISTER OF DEEDS OFFICE OF WARREN COUNTY, TENNESSEE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my 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 further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

4/26/22
4/26/22
Date Signed

Owner's Signature

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.

4-27-22
Date Signed

Director of Public Works Department

MOORE
LAND SURVEYS
208 N. CHANCERY ST.
MCMINNVILLE, TN
931.473.1088
MICHAEL@
MOORELANDSURVEYS.COM

CERTIFICATE OF EXISTING WATER LINES AND/OR OTHER UTILITIES

I hereby certify that the water lines and/or other utilities shown hereon are in place.

4-27-22
Date Signed

Director of Water & Sewer

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 McMinnville Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban Land 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 McMinnville Planning Commission.

2/28/22
Date Signed

Surveyor's Signature

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the McMinnville Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the McMinnville Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Warren County, Tennessee.

4-27-22
Date Signed

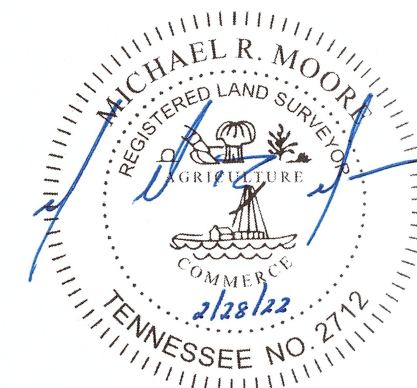
Secretary, McMinnville Regional Planning Commission

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge and belief, that the survey shown hereon represents a Category I Survey having an unadjusted ratio of precision of 1:10,000 or greater and is in compliance with the current Tennessee Minimum Standards of Practice.

2/28/22
Date

Registered Land Surveyor



FINAL PLAT FOR

RODNEY & DEBRA BOYD

PRESENTED TO
MCMINNVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: RODNEY & DEBRA BOYD	SURVEYOR: MICHAEL R. MOORE
ADDRESS: 206 VILLA STREET	ADDRESS: 208 N. CHANCERY STREET
MCMINNVILLE, TN 37110	MCMINNVILLE, TN 37110
TELEPHONE: 931-235-7007	TELEPHONE: 931-473-1088
RB 542 — PG 429	ACREAGE: 1.61 ACRES ±
068F G 017.08 068F G 017.06	NUMBER OF LOTS: TWO
SCALE: 1" = 50'	DATE: 2-28-22
PROJECT # 22054	1ST CIVIL DISTRICT WARREN COUNTY