

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, ESTABLISHED THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATED ALL STREET, 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.

DATE _____ OWNER _____
DATE _____ OWNER _____

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE BAXTER 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 BAXTER PLANNING COMMISSION.

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RLS #2171

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

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

DATE _____ WATER DEPARTMENT _____

CERTIFICATION OF EXISTING STREET(S)

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

DATE _____ MAYOR OR STREET DEPT. REPRESENTATIVE _____

CERTIFICATION OF PROPERTY ADDRESS

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND PROPERTIES THEREIN HAVE BEEN ASSIGNED ADDRESSES AS PER THE PUTNAM COUNTY STREET NAMING AND PROPERTY NUMBERING SYSTEM, AND THAT HEREAFTER PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON.

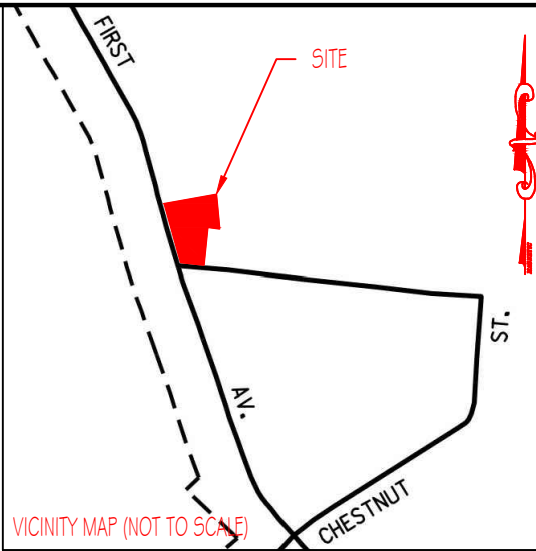
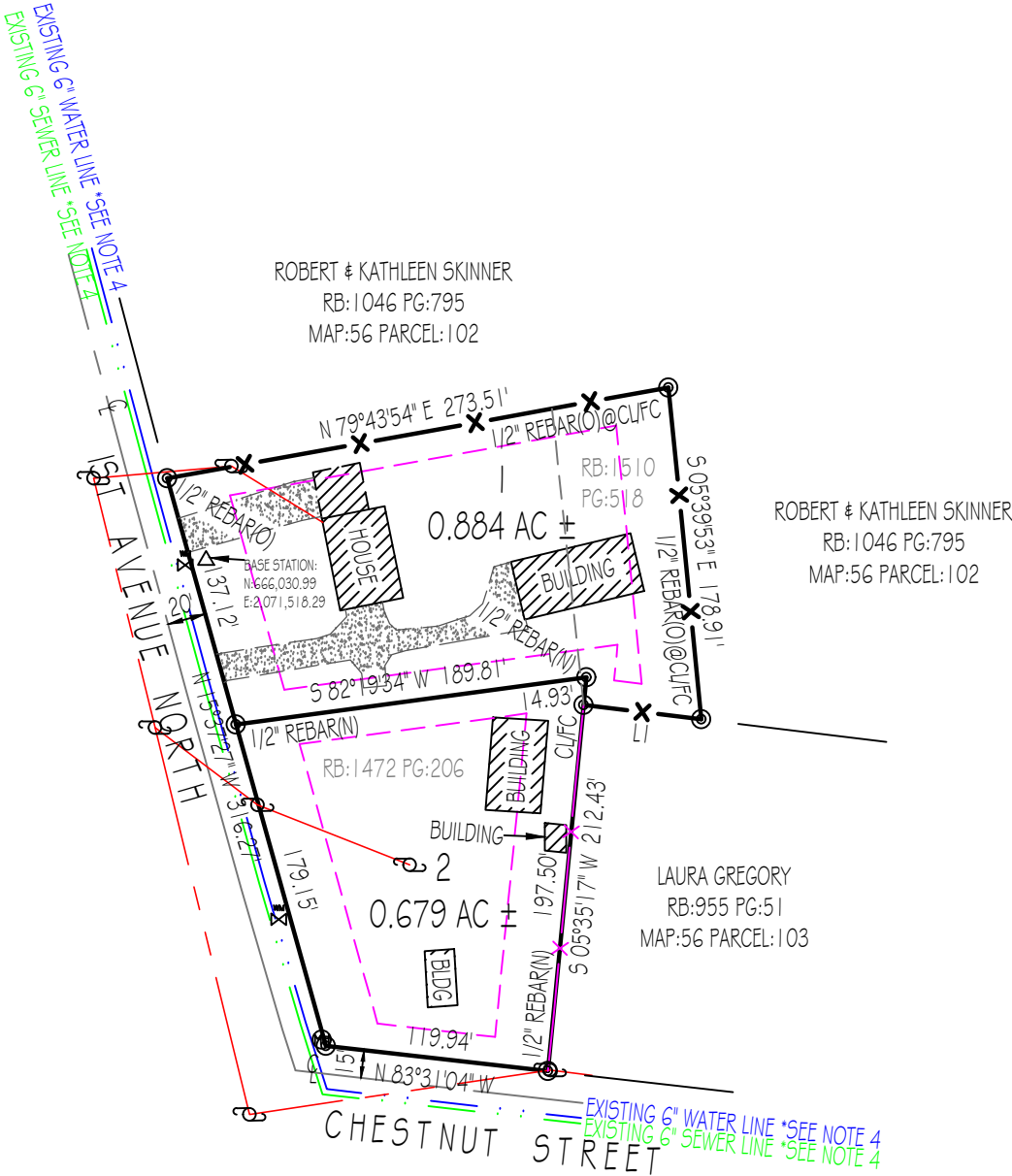
DATE _____ DIRECTOR, PUTNAM COUNTY E-911 _____

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

DATE _____ SECRETARY, BAXTER MUNICIPAL
PLANNING COMMISSION _____

LINE	BEARING	DISTANCE
L1	N 83°02'46" W	63.67'



NOTES:

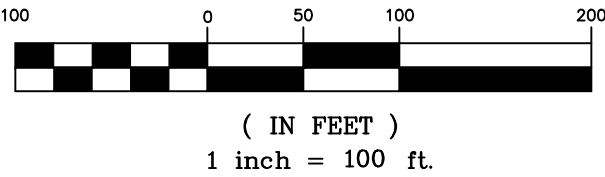
- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47141C008950, EFFECTIVE MAY 16, 2007.
- 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.
- PROPERTY IS LOCATED IN ZONE R-1 WITHIN BAXTER CITY LIMITS AND IS SUBJECT TO ALL ZONING REGULATIONS FOR ZONES R-1.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30'
SIDE: 15'
REAR: 30'

GPS CERTIFICATION:

I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT 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: POSITIONAL ACCURACY - 0.05 FEET
B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
C: DATES OF SURVEY - 07/06/2023
D: DATUM/EPOCH - NAD83 (2011) / EPOCH: 2010.0000
E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
F: GEOID MODEL - GEOID 2018
G: COMBINED GRID FACTOR(S) - 0.99991889
H: CONVERGENCE ANGLE - 0°12'16"



GRAPHIC SCALE



LEGEND

- | | |
|-----|----------------|
| (N) | (NEW) |
| (O) | (OLD) |
| CL | CENTERLINE |
| PP | POWER POLE |
| FX | FENCELINE |
| FC | FENCE CORNER |
| CL | CHAIN LINK |
| W | WATER LINE |
| SS | SANITARY SEWER |
| ⊕ | MANHOLE |
| ⊗ | WATER METER |

FINAL PLAT FOR

TAMARA HUGHES DIVISION

PRESENTED TO
CITY OF BAXTER PLANNING COMMISSION

DEVELOPER: DAVID MASON SIMPSON	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 303 WEST MAIN STREET	ADDRESS: 38 MAYBERRY STREET
MCMINNVILLE, TN 37110	SPARTA, TN 38583
TELEPHONE: (931) 273-5253	TELEPHONE: (931) 837-5446
P/L RB: 1472 PG: 206 & RB: 1510 PG: 518	TAX MAP: 56 PARCEL: 103.01
DATE: 07/06/2023 - REVISED: 12/01/2023	20TH C.D. - PUTNAM COUNTY, TN
SCALE: 1" = 100'	ACREAGE SUBDIVIDED: 1.563 AC ±
DRAWING #23-187 A3	NUMBER OF LOTS: 2