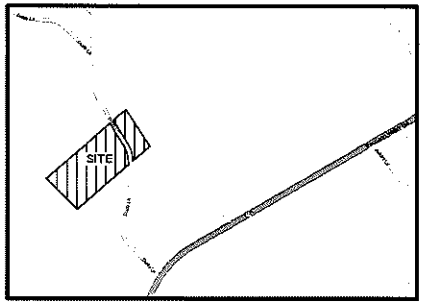
LOCATION MAP



NOT TO SCALE

CERTIFICATE OF APPROVAL FOR RECORDING

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ANDERSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE ANDERSON COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED BY THAT BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE

SECRETARY OR CHAIRMAN OR APPROVED REPRESENTATIVE OF THE ANDERSON COUNTY REGIONAL PLANNING COMMISSION

CERTIFICATE OF UTILITY APPROVAL

I HEREBY CERTIFY THAT HALLSDALE POWELL UTILITY DISTRICT HAS AN EXISTING 2 INCH WATERLINE ALONG DUSTY LANE IN THE FRONT OF THE PROPERTY SHOWN HEREON, WHICH IS SUFFICIENT FOR THE ADDITIONAL SERVICE REQUIRED FOR THIS DEVELOPMENT.

DATE

NAME OF PROVIDER/AUTHORIZED REPRESENTATIVE

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

I HEREBY CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC STREETS/ROADS SHOWN ON THIS SUBDIVISION PLAT 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 ON THIS PLAT ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

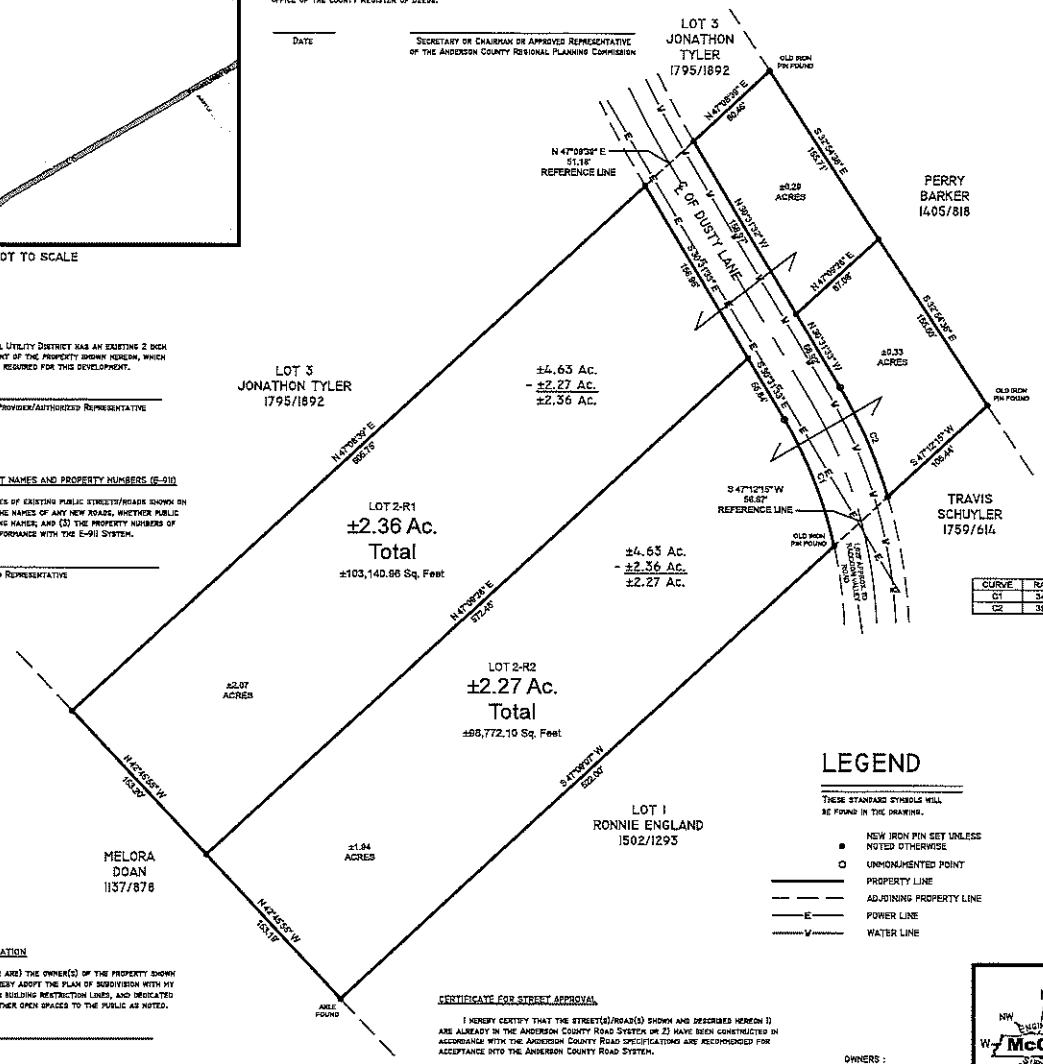
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC AS NOTED.

DATE

OWNER

DATE

OWNER



CERTIFICATE FOR STREET APPROVAL

I HEREBY CERTIFY THAT THE STREET(S)/ROAD(S) SHOWN AND DESCRIBED HEREON 1) ARE ALREADY IN THE ANDERSON COUNTY ROAD SYSTEM OR 2) HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE ANDERSON COUNTY ROAD SPECIFICATIONS AND ARE RECOMMENDED FOR ACCEPTANCE INTO THE ANDERSON COUNTY ROAD SYSTEM.

DATE

ROAD SUPERINTENDENT

OWNERS :

AMANDA & JESSE YEAGER
159 DUSTY LANE
POWELL, TN 37849

NOTES :

NORTH TAKEN FROM DEED OF AMANDA & JESSE YEAGER - 1684/814 RECORDED IN THE ANDERSON COUNTY REGISTER OF DEEDS OFFICE.

PLAT FOUND ON TAX MAP 098 PARCEL 015.06

REFERENCE DEED : 1684/814

MINIMUM BUILDING SETBACK: 30' FRONT, 10' REAR FOR THE PRINCIPAL AND PERMITTED ACCESSORY STRUCTURE, AND 10' SIDE FOR ONE AND TWO STORY STRUCTURES. ADDITIONAL 5' SHALL BE REQUIRED FOR ANY STRUCTURE FOR OVER TWO STORIES.

THERE WILL BE AN 8' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES.

ZONED R-1-S

ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM BEST AVAILABLE INFORMATION AT THE TIME OF THE SURVEY. MCGREW ENGINEERING AND SURVEYING HAS NOT FIELD VERIFIED THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN HEREON. BEFORE ANY GRADING OR DIGGING TENNESSEE ONE CALL (811) SHOULD BE CONTACTED TO VERIFY UNDERGROUND UTILITY LOCATION.

PROPERTY IS SUBJECT TO ANY FINDINGS AN ACCURATE TITLE SEARCH MIGHT REVEAL. NO TITLE REPORT WAS FURNISHED AT THE TIME OF THIS SURVEY.

CERTIFICATE OF SUBSURFACE SEWAGE DISPOSAL

APPROVAL IS HEREBY GRANTED FOR LOTS 2R-1 & 2R2 DEFINED AS RESUBDIVISION OF LOT 2 OF THE EDWARD KING PROPERTY SUBDIVISION, ANDERSON COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOME/STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING, OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

LOTS 2R-1 & 2-R2 ARE APPROVED FOR A SEWAGE SYSTEM SERVING A 3 BEDROOM HOUSE.

ENVIRONMENTAL SPECIALIST
DIVISION OF GROUND WATER PROTECTION

DATE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	347.17'	106.35'	105.93'	S 21°22'51" E	17°33'44"
C2	397.17'	93.31'	93.08'	N 23°28'42" W	13°27'38"

CERTIFICATE OF ACCURACY

(1) I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ANDERSON COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE ANDERSON COUNTY SUBDIVISION REGULATIONS.

(2) I HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1 : 7,500 AS SHOWN HEREON.

(3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP #47001C0265F DATED JANUARY 17, 2007 FOR COMMUNITY #470217 AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATE

LICENSED SURVEYOR

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- ● NEW IRON PIN SET UNLESS NOTED OTHERWISE
- ○ UNMONUMENTED POINT
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- —E— POWER LINE
- —W— WATER LINE

0 60 120 180

N NE E SE S SW W NW
McGrew ENGINEERING SURVEYING

RESUBDIVISION OF LOT 2 OF THE EDWARD KING PROPERTY SUBDIVISION

SUBDIVISION OF A ±4.63 ACRE TRACT ON DUSTY LANE IN THE FIRST CIVIL DISTRICT OF ANDERSON COUNTY, TN

DRAWN BY:	LEB
APPROVED BY:	GAM
SCALE:	1" = 60'
DATE:	3-15-23
DRAWING NO:	5175A

355 N. CULLOM ST. CLINTON, TN. 37716
PHONE : (865) 457-1664 FAX : (865) 463-7609
EMAIL : MCGREWENG@GMAIL.COM