CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCE IN WARRANTY DEED BOOK 266, PAGE 76 IN OFFICE OF THE COUNTY REGISTER AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, WALKS, PARKS AND OTHER OPEN SPACES, IF ANY, TO PUBLIC OR PRIVATE USE AS NOTED.

John D. Chattin — 6-26-14
OWNER 1 – (PRINT NAME) — DATE

John D Chattin — 6-26-14
OWNER 1 – (SIGN NAME) — DATE

OWNER 2 – (PRINT NAME) — DATE

OWNER 2 – (SIGN NAME) — DATE

CERTIFICATE OF AN EXISTING SEPTIC SYSTEM (AMENDED 6/25/08)

THE EXISTING SEPTIC SYSTEM IS LOCATED AS SHOWN ON THE PLAT. THE LOCATION INCLUDES THE SEPTIC TANK AND ALL FIELD LINES. TO THE BEST OF MY KNOWLEDGE, THE SEPTIC SYSTEM IS IN PROPER WORKING ORDER ON THIS DATE AND THE SEPTIC SYSTEM IS CONTAINED WITHIN THE BOUNDARY OF THE INDIVIDUAL LOT.

John D Chattin — 6-26-14
OWNER — DATE

CERTIFICATION E-911 APPROVAL

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS TO THE COUNTY'S E-911 REQUIREMENTS.

6/26/14
911 BOARD REPRESENTATIVE — DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RHEA COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

Teresa Coniello — 6/26/14
SECRETARY, PLANNING COMMISSION — DATE

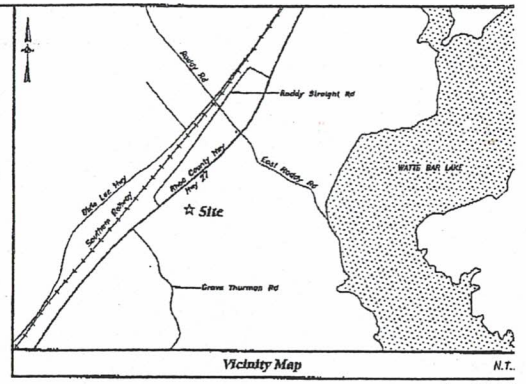
CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:7,000 AND MEETS THE REQUIREMENTS OF THE RHEA COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE RHEA COUNTY REGIONAL SUBDIVISION REGULATIONS. AND THAT ALL BUILDINGS, EASEMENTS, AND/OR IMPROVEMENTS VISIBLE AND KNOWN TO ME ARE LOCATED AS SHOWN HEREON

5-8-14
RICHARD D. CARTER — DATE
TENN. REG. NO. 1981

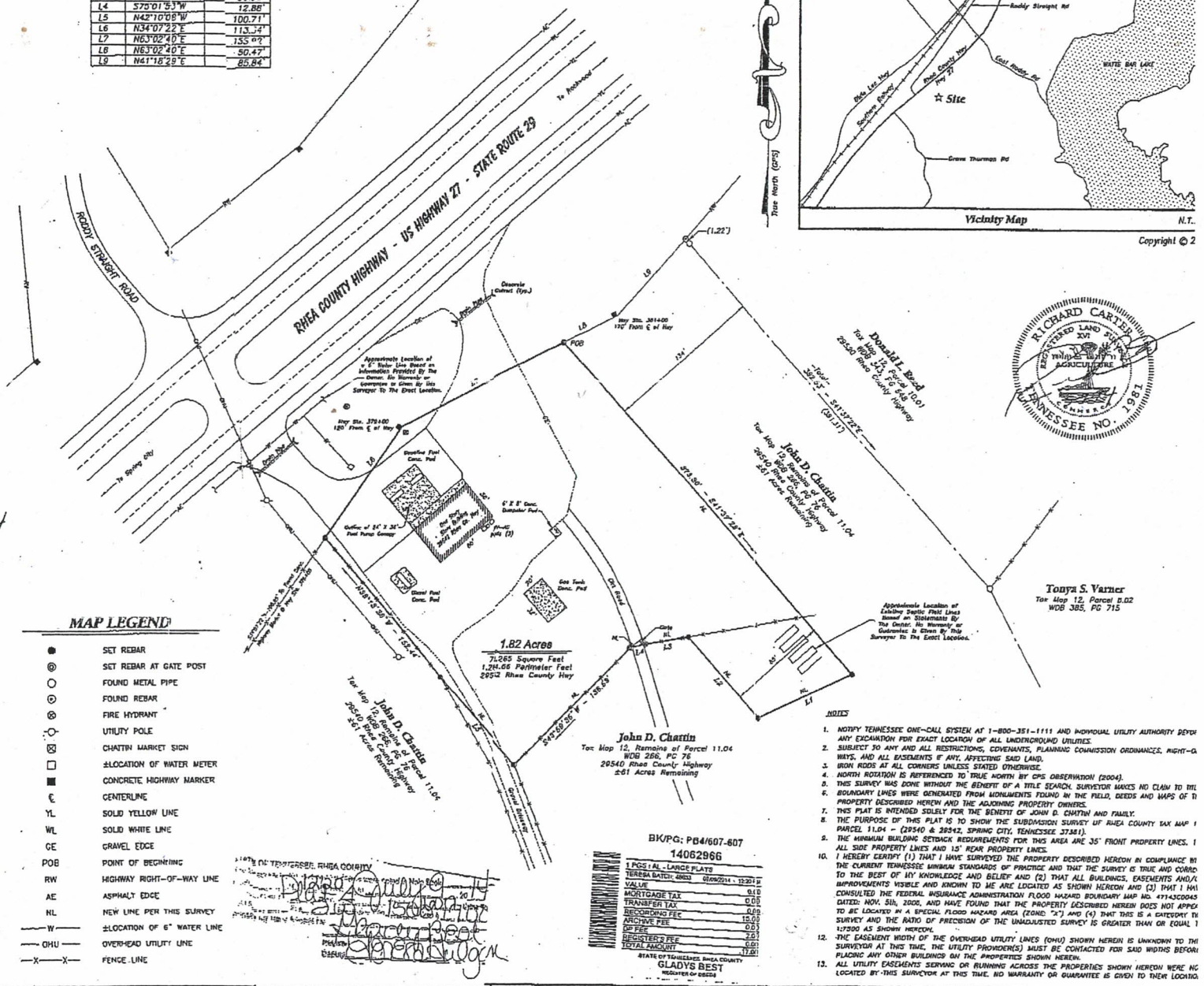
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S64°59'33"W	88.70'
L2	N41°37'22"W	91.81'
L3	S80°13'02"W	36.96'
L4	S75°01'53"W	12.88'
L5	N42°10'08"W	100.71'
L6	N34°07'22"E	113.34'
L7	N63°02'40"E	133.09'
L8	N63°02'40"E	50.47'
L9	N41°18'29"E	85.84'

CERTIFICATION DEFINED:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.



Vicinity Map — N.T.

Copyright © 2



MAP LEGEND

●	SET REBAR
◎	SET REBAR AT GATE POST
○	FOUND METAL PIPE
⊙	FOUND REBAR
⊗	FIRE HYDRANT
-○-	UTILITY POLE
⊠	CHATTIN MARKET SIGN
□	±LOCATION OF WATER METER
■	CONCRETE HIGHWAY MARKER
℄	CENTERLINE
YL	SOLID YELLOW LINE
WL	SOLID WHITE LINE
GE	GRAVEL EDGE
POB	POINT OF BEGINNING
RW	HIGHWAY RIGHT-OF-WAY LINE
AE	ASPHALT EDGE
NL	NEW LINE PER THIS SURVEY
—W—	±LOCATION OF 6" WATER LINE
—OHU—	OVERHEAD UTILITY LINE
—X—X—	FENCE LINE

STATE OF TENNESSEE, RHEA COUNTY
Received this 26th day of June 2014 at 12:20 P.M.
Recorded this 26th day of June 2014
Witness my hand at office.
Gladys Best
Register

BK/PG: PB4/607-607
14062966

1 PGS : AL - LARGE PLATS	
TERESA BATCH: 68032 — 01/06/2014 - 12:20:1	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	0.00
ARCHIVE FEE	15.00
DP FEE	0.00
REGISTER'S FEE	2.01
TOTAL AMOUNT	0.00
	17.01

STATE OF TENNESSEE, RHEA COUNTY
GLADYS BEST
REGISTER OF DEEDS

NOTES

1. NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND INDIVIDUAL UTILITY AUTHORITY BEFOR ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
2. SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS, PLANNING COMMISSION ORDINANCES, RIGHT-O WAYS, AND ALL EASEMENTS IF ANY, AFFECTING SAID LAND.
3. IRON RODS AT ALL CORNERS UNLESS STATED OTHERWISE.
4. NORTH ROTATION IS REFERENCED TO TRUE NORTH BY GPS OBSERVATION (2004).
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH. SURVEYOR MAKES NO CLAIM TO TIT
6. BOUNDARY LINES WERE GENERATED FROM MONUMENTS FOUND IN THE FIELD, DEEDS AND MAPS OF T PROPERTY DESCRIBED HEREON AND THE ADJOINING PROPERTY OWNERS.
7. THIS PLAT IS INTENDED SOLELY FOR THE BENEFIT OF JOHN D. CHATTIN AND FAMILY.
8. THE PURPOSE OF THIS PLAT IS TO SHOW THE SUBDIVISION SURVEY OF RHEA COUNTY TAX MAP PARCEL 11.04 – (29540 & 29542, SPRING CITY, TENNESSEE 37381).
9. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR THIS AREA ARE 35' FRONT PROPERTY LINES. ALL SIDE PROPERTY LINES AND 15' REAR PROPERTY LINES.
10. I HEREBY CERTIFY (1) THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON IN COMPLIANCE W THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE SURVEY IS TRUE AND CORRE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND (2) THAT ALL BUILDINGS, EASEMENTS AND/O IMPROVEMENTS VISIBLE AND KNOWN TO ME ARE LOCATED AS SHOWN HEREON AND (3) THAT I HA CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 47143C0045 DATED: NOV. 5th, 2008, AND HAVE FOUND THAT THE PROPERTY DESCRIBED HEREIN DOES NOT APPE TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE: "X") AND (4) THAT THIS IS A CATEGORY TH SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUAL T 1:7500 AS SHOWN HEREON.
12. THE EASEMENT WIDTH OF THE OVERHEAD UTILITY LINES (OHU) SHOWN HEREIN IS UNKNOWN TO TH SURVEYOR AT THIS TIME. THE UTILITY PROVIDER(S) MUST BE CONTACTED FOR SAID WIDTHS BEFOR PLACING ANY OTHER BUILDINGS ON THE PROPERTIES SHOWN HEREIN.
13. ALL UTILITY EASEMENTS SERVING OR RUNNING ACROSS THE PROPERTIES SHOWN HEREON WERE NO LOCATED BY THIS SURVEYOR AT THIS TIME. NO WARRANTY OR GUARANTEE IS GIVEN TO THEIR LOCATIO

RICHARD CARTER
REGISTERED LAND SURVEYOR
XVI
STATE OF TENNESSEE
AGRICULTURE
SURVEYOR
TENNESSEE NO. 1981

Graphic Scale

0' 60' 120' 180'

Scale: 1" = 80'
–In Feet–

CARTER LAND SURVEYING

Richard D. Carter - Tenn. Reg. No. 1981
P.O. Box 851, Kingston, TN. 37763-0851
Phone: (865)-590-2201
Emailcarterlandsurveys@aol.com

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
UTILITIES PROTECTION CENTER
IT'S THE LAW

Subdivision Survey

John D. Chattin Property
Tax Map 12, Part of Parcel 11.04
Warranty Deed Book 266, Page 76
Address: 29540 & 29542 Rhea County Highway - Spring City, Tn. 37381
First Civil District, Rhea County, Tennessee

Survey Requested By John D. Chattin (423)-413-6748

Drawn By: RDC	Sheet 1 of 1	
Checked By: RDC	Date: May 9th, 2014	
Drawing No: 516-14-2R	Zone:	

Revisions		
No.	Date	Description
1		
2		
3		