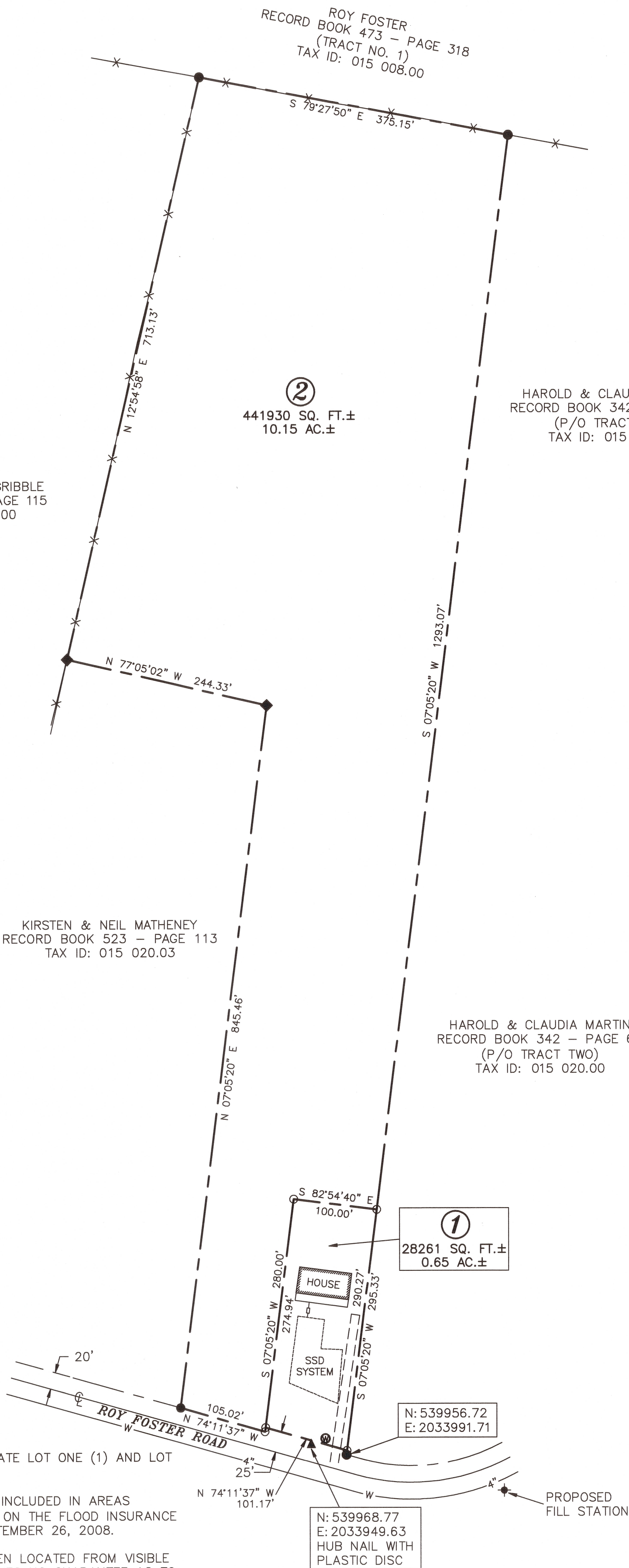




CLINTON & BRENDA GRIBBLE
DEED BOOK 232 - PAGE 115
TAX ID: 015 006.00

KIRSTEN & NEIL MATHENEY
RECORD BOOK 523 - PAGE 113
TAX ID: 015 020.03

HAROLD & CLAUDIA MARTIN
RECORD BOOK 342 - PAGE 64
(P/O TRACT TWO)
TAX ID: 015 020.00

HAROLD & CLAUDIA MARTIN
RECORD BOOK 342 - PAGE 64
(P/O TRACT TWO)
TAX ID: 015 020.00

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE LOT ONE (1) AND LOT TWO (2).
2. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE FLOOD INSURANCE PROGRAM MAP, 47177C0050D, DATED SEPTEMBER 26, 2008.
3. 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.
4. SETBACK REQUIREMENTS FOR LOT ONE (1) ARE SHOWN AS 40' FRONT YARD / 15' SIDE YARD / 15' REAR YARD.
5. LOT ONE (1) HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW, FOR AN SSD SYSTEM AND DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM. THE LOCATION OF THE EXISTING SSD SYSTEM HAS BEEN SHOWN APPROXIMATELY.

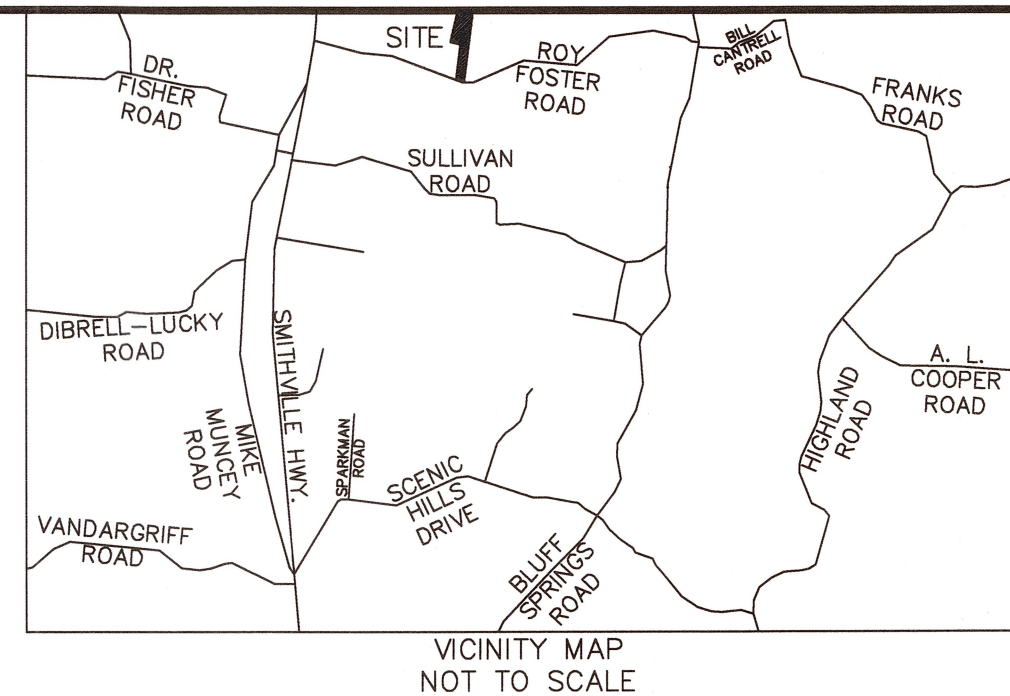
NOTE: This survey was performed with RTK GPS positional data observed between the dates of 12-9-21 and 1-7-22 utilizing a Topcon HiPer HR dual frequency receiver. The grid coordinates of the control point shown were derived using a VRS network of CORS stations projected to TN SPC83; Datum: NAD 83_NO_TRANS; Geoid: g2017au7. The positional accuracy of the GPS vectors does not exceed H: 5mm + 0.5 ppm. The combined grid factor used for this survey is 0.99990617 centered upon the control point shown hereon.

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge and belief, that the survey shown hereon represents a Category IV Survey and is in compliance with the current Tennessee Minimum Standards of Practice.

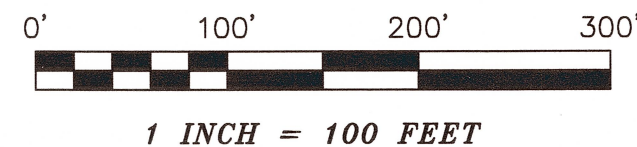
1/7/22
Date

Registered Land Surveyor



LEGEND

- 5/8" CAPPED REBAR (NEW) RLS # 2712
- ◆ 5/8" CAPPED REBAR (OLD) RLS # 2712
- 1/2" CAPPED REBAR (OLD) RLS # 105
- ✦ PROPOSED FILL STATION
- ▲ CONTROL POINT
- ⊙ WATER METER
- PROPERTY BOUNDARY
- - - EDGE OF GRAVEL
- x- FENCE



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.

2/4/22
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.

2-7-22
Date Signed

County Road Supervisor

CERTIFICATE OF EXISTING WATER LINES

I hereby certify that the water lines shown hereon are in place.

2-7-2022
Date Signed

Water Utility District Representative

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 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 Warren County Planning Commission.

1/7/22
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 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.

2-7-22
Date Signed

Secretary, Warren County Planning Commission

FINAL PLAT
FOR
W.D. JONES
PRESENTED TO
WARREN COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: W.D. JONES	SURVEYOR: MICHAEL R. MOORE
ADDRESS: 1335 BESSIE GRIBBLE ROAD	ADDRESS: 208 N. CHANCERY STREET
MCMINNVILLE, TN 37110	MCMINNVILLE, TN 37110
TELEPHONE: 931-808-6330	TELEPHONE: 931-473-1088
RB 512 - PG 270 P/O	ACREAGE: 10.79 ACRES ±
TAX ID: 015 020.02	NUMBER OF LOTS: TWO
SCALE: 1" = 100'	DATE: 1-7-22
PROJECT # 22013	16TH CIVIL DISTRICT WARREN COUNTY

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

