

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47133C0202B,

Dated: 05/18/2009

Check One:

☒ X : No areas of the subject property depicted on this plat are in a SFHA

☐ : All of the subject property depicted on this plat is in a SFHA

☐ : Shaded area(s) of the subject property depicted on this plat are in a SFHA

GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map 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) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: 04 February 2021
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDOT CORS Network
(f) Geoid Model: Geoid18
(g) Combined grid factor(s): 0.99999496

LEGEND

	POWER POLE
	STEEL FENCE POST
	WATER METER
	TELEPHONE BOX
	1/2" PIPE (set)
	ROAD
	PIPE (found)

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Drawn by: CDM File No.: 21-08c1

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.

Date _____ Owner _____

Title (if acting for partnership or corporation) _____

CLEDIS CARR PROPERTY

Overton County

County House Rd

063 050.00

- Approval is hereby granted for lot 1 defined as Cledis Carr Property, Overton 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 house/structure location must be approved and an SSD system permit issued by the Division of Water Resources. Water taps; water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

Environmental Scientist
Division of Water Resources

Date _____

Approval is based on soil conditions suitable for installation of Subsurface Sewage Disposal Systems and does not constitute approval of building sites.

- Lot 2 "This lot 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."
- Lot 1 is approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of 3 (Three) bedrooms.
- Any well must be a minimum of 50 feet from the subsurface sewage disposal (SSD) system and reserve area. Any well must be a minimum of 40 feet from any property line. Prior to any well being dug, a permit shall be issued specifying location of SSD system and reserve area. Any well dug prior to issuance of SSD system permit may void approval of further restrict the maximum number of bedrooms for which a permit may be issued.

CERTIFICATE OF EXISTING WATER LINES

I hereby certify that the water system shown hereon is in place and maintained by the West Overton Utility District.

Date _____ Water District Representative _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of Overton County, Tennessee, with the exception of such variances, if any, as are noted in the Minutes of the Overton County Regional Planning Commission, and that it has been approved for recording in the office of the county register.

Date _____ Secretary, Overton County Regional Planning Commission

CERTIFICATION OF APPROVAL OF PROPERTY NUMBER(S)

I hereby certify that the subdivision as shown hereon, and properties therein, have been assigned property numbers, as per the Overton County Road Naming and Property Numbering System and that hereafter, the properties shall be addressed as shown hereon.

Date _____ Director, Overton County E-911 Board

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS

I hereby certify: (1) that streets and roads have been installed in an acceptable manner and according to Overton County Subdivision Regulation's specifications, (2) that an acceptable surety instrument in the amount of \$ _____ has been posted with the Planning Commission to assure completion of all required improvements in the case of default, or (3) that the street(s) and road(s) shown on this plat appears on the official Overton county Road Map and thereby has (have) the status of accepted public road(s).

Date _____ Planning Commission Engineer or Other Designated Official

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Overton County Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Overton County Subdivision Regulations.

Date _____ Registered Surveyor _____

6TH CIVIL DISTRICT

FINAL PLAT
FOR
CLEDIS CARR PROPERTY

PRESENTED TO
OVERTON COUNTY REGIONAL PLANNING COMMISSION

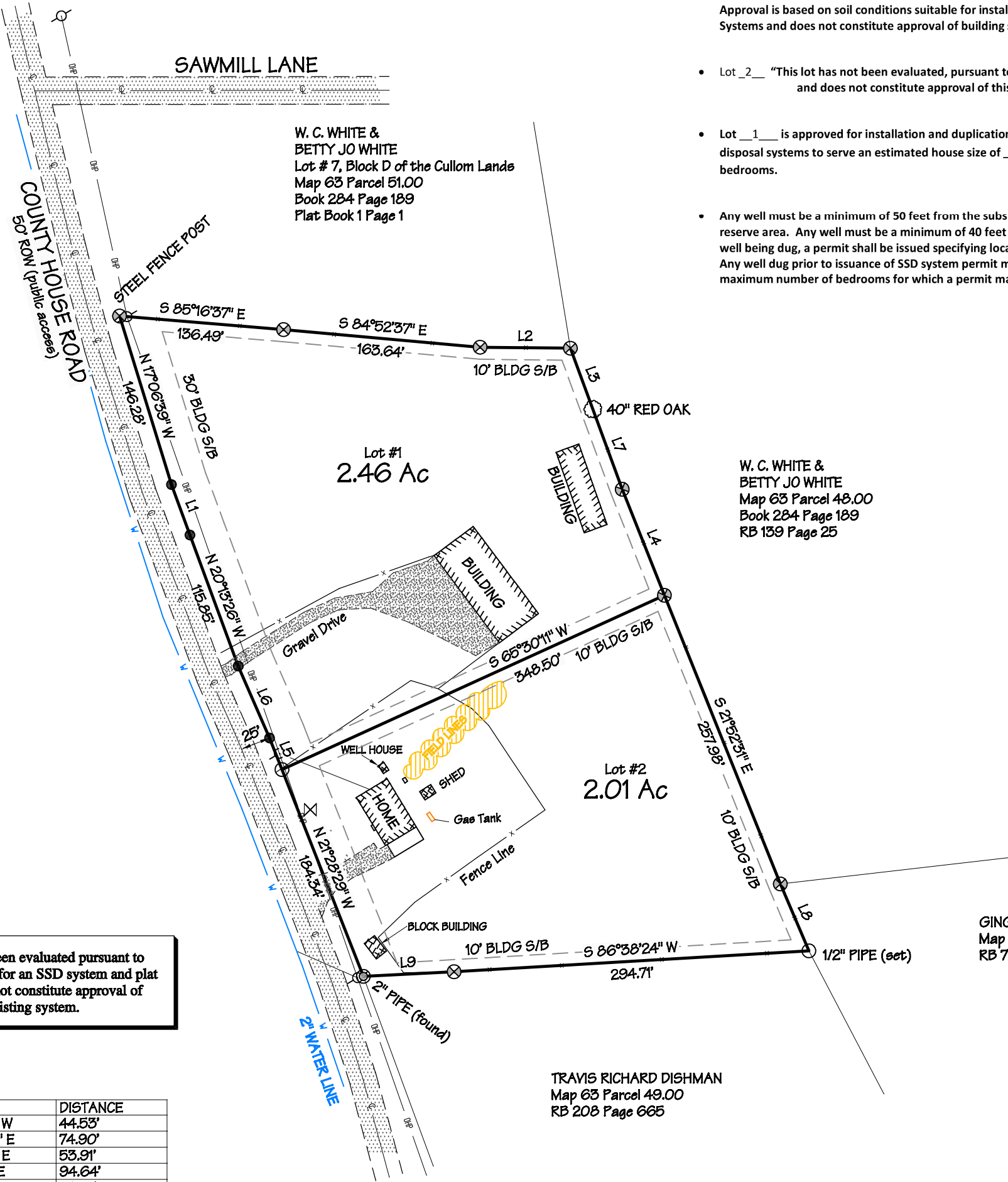
DEVELOPER: LAURIE SEBER
ADDRESS: 697 OLD COUNTY HOUSE RD
LIVINGSTON TN 38570
TELEPHONE: 931-704-7750

SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 2772 Hidden Cove Road
COOKEVILLE, TN. 38506
TELEPHONE: 931-372-1286

ENGINEER: _____
ADDRESS: _____
TELEPHONE: _____

OWNER: CLEDIS CARR
ADDRESS: 697 OLD COUNTY HOUSE RD
LIVINGSTON TN 38570
TELEPHONE: 931-528-4228

ACREAGE SUBDIVIDED: 4.47 LOTS: 2 TAX MAP: 63 PARCEL NO: 50.00
DEED BOOK REFERENCE: BOOK 245 PG 15 SCALE: 1"=100'-0" DATE: 04 FEBRUARY 2021



LINE	BEARING	DISTANCE
L1	N 20°13'26" W	44.53'
L2	S 89°22'03" E	74.90'
L3	S 20°10'23" E	53.91'
L4	S 21°41'39" E	94.64'
L5	N 21°28'29" W	28.10'
L6	N 23°32'11" W	65.03'
L7	S 20°10'23" E	70.67'
L8	S 23°07'12" E	60.32'
L9	S 87°01'59" W	75.35'

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286