

Approval is hereby granted for lot 2 defined as **Leo and Barbara Sancho Property**, White 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 \_\_\_\_\_ Date \_\_\_\_\_  
Division of Water Resources

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

- Some lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.
- Lot 2 is approved for use with utility water only.
- The size, number of square feet, design, and location of the proposed dwelling may further affect the number of bedrooms for which a permit may be issued.
- Lot 2 is approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of **Five (5)** bedrooms.
- Lot 1 "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."

**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: 20 July 2023  
(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

Note: The point of beginning is a 1/2" pipe (set) in the southern boundary of this parcel located in the northern right-of-way of Duck Pond Road as well as being located N 84°08'43" E 196.35 feet from a water meter and furthermore being located S 79°16'44" E 294.76 from a GPS Base Point.

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 or facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made know of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

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. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

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

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

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.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLH File: 23-332c1

**LEGEND**

- ⊗ GAS VALVE
- ⊗ WOOD FENCE POST
- ⊙ POWER POLE
- ⊕ GPS BASE POINT
- CABLE BOX
- ⊗ WATER METER
- 1/2" PIPE (set)
- ⊙ REBAR (found)
- x — FENCELINE
- w — WATER LINE
- OHP — OVERHEAD POWER
- T — TELEPHONE LINE
- c — CENTERLINE
- P.O.B. — POINT OF BEGINNING
- ▨ SEPTIC AREA

**CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES**

I hereby certify that the water lines and/or other utilities shown hereon are in place.

Date \_\_\_\_\_, 20\_\_\_\_

Authorized Representative of Utility District \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF PROPERTY NUMBERS**

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

Date \_\_\_\_\_ Director, White County E-911 Board

**CERTIFICATION OF EXISTING ROAD AND CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that Duck Pone Road as shown on this plat appears on the Official White County Road Map and has the status of an accepted public road regardless of current condition. I further certify that the subdivision plat shown hereon, with the exception of the existing road and any such variances, if any, as are noted in the minutes of the White County Regional Planning Commission, has been found to comply with the subdivision regulations of White County, Tennessee and has been approved for recording in the office of the county register.

Date \_\_\_\_\_, 20\_\_\_\_

Secretary, White Co. Reg. Planning Commission



Site Map -NTS

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all street, alleys, walks, parks, and other open spaces to public or private use as noted.

Date Signed \_\_\_\_\_ Owner \_\_\_\_\_

Date Signed \_\_\_\_\_ Owner \_\_\_\_\_

**EXISTING SEPTIC SYSTEM CERTIFICATE**

The existing septic system is located as shown on the plat (Lot #1). 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.

Date \_\_\_\_\_, 20\_\_\_\_  
Owner and/or Developer \_\_\_\_\_

Lot #1 has an existing septic system that has not been evaluated pursuant to this plat review for the existing SSD system and plat approval does not constitute approval of this lot or the existing system.

**CERTIFICATE OF APPROVAL FOR RECORDING**

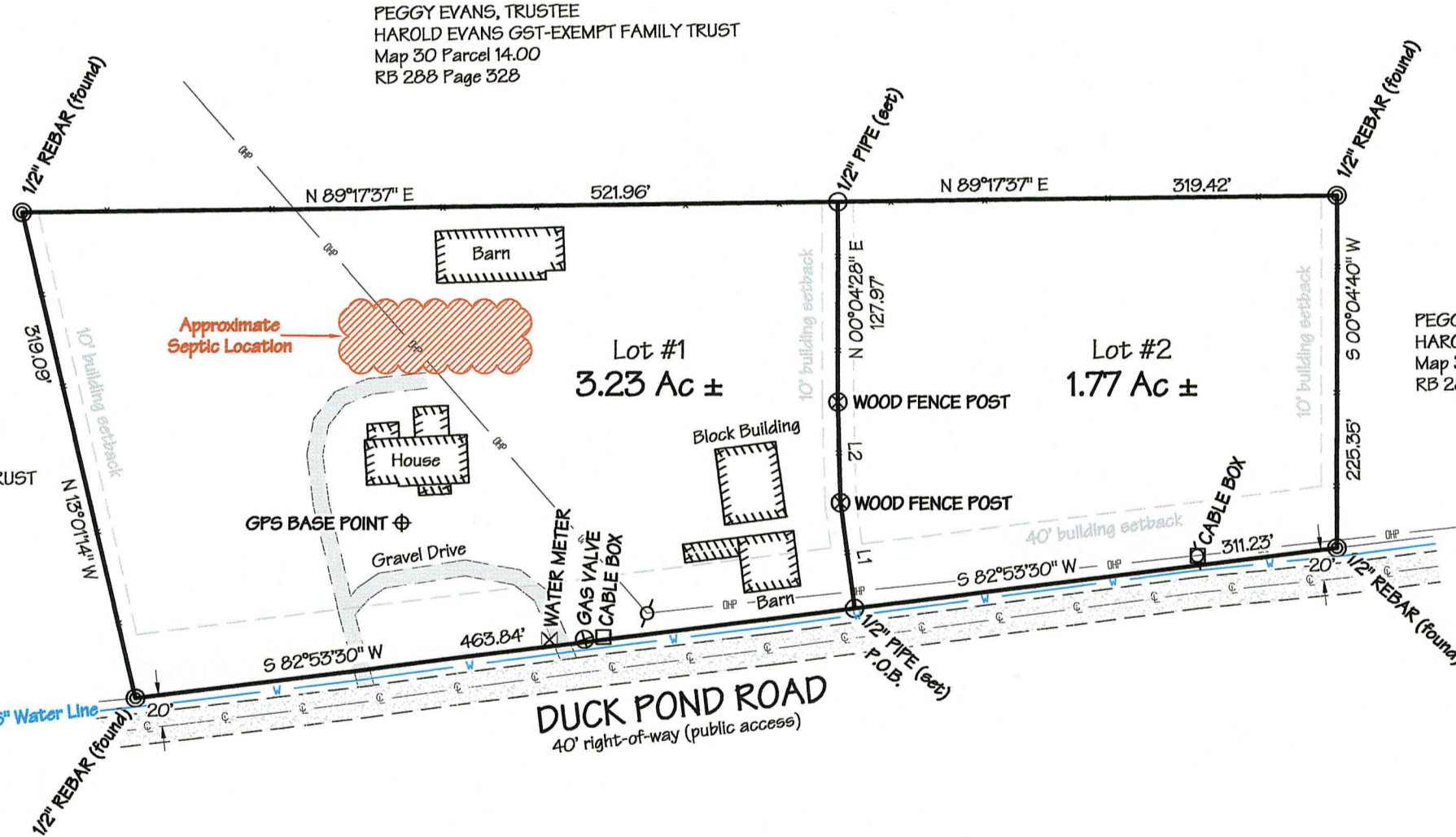
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of White County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the White County Regional Planning Commission and that it has been approved for recording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

Date \_\_\_\_\_, 20\_\_\_\_  
Secretary, White Co. Reg. Planning Commission

**CERTIFICATE OF ACCURACY**

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

Date \_\_\_\_\_, 20\_\_\_\_  
Registered Professional Surveyor  
Tennessee No. 2164



PEGGY EVANS, TRUSTEE  
HAROLD EVANS GST-EXEMPT FAMILY TRUST  
Map 30 Parcel 14.00  
RB 288 Page 328

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**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

According to the FEMA FIRM #47185C0150D.

Dated: 9/28/2007

Check One:

- : 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

Setbacks:  
Front (Local Streets) - 40'  
Side - 10'  
Rear - None

Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current setbacks.

Lot #1 has not been evaluated pursuant to the plat review for an SSD system and plat approval does not constitute approval of the lot or the existing system. The system as shown hereon was derived from information provided by others and has not been field verified by Vick Surveying LLC.

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

State Plane Coordinates		
	Northing	Easting
GPS Base Point	604835.587	2113079.435

LINE	BEARING	DISTANCE
L1	N 07°26'40" W	68.06'
L2	N 01°25'12" W	64.49'

**4TH CIVIL DISTRICT**

**FINAL PLAT**  
For Lots # 1 & 2 of the  
**Leo and Barbara Sancho Property**

PRESENTED TO  
**WHITE COUNTY REGIONAL PLANNING COMMISSION**

DEVELOPER: <u>Leo &amp; Barbara Sancho</u>	SURVEYOR: <u>CHRISTOPHER M. VICK</u>
ADDRESS: <u>922 Duck Pond Road</u> <u>Sparta, TN 38583</u>	ADDRESS: <u>2772 Hidden Cove Road</u> <u>COOKEVILLE, TN. 38506</u>
TELEPHONE: <u>931-644-7149</u>	TELEPHONE: <u>931-372-1286</u>
ENGINEER: _____	OWNER: <u>Leo &amp; Barbara Sancho</u>
ADDRESS: _____	ADDRESS: <u>922 Duck Pond Road</u> <u>Sparta, TN 38583</u>
TELEPHONE: _____	TELEPHONE: <u>931-644-7149</u>

ACREAGE SUBDIVIDED: 5.00 LOTS: 2 TAX MAP: 30 PARCEL NO: 11.04  
DEED BOOK REFERENCE: RB 402 Page 377 SCALE: 1"=100'-0" DATE: 20 July 2023