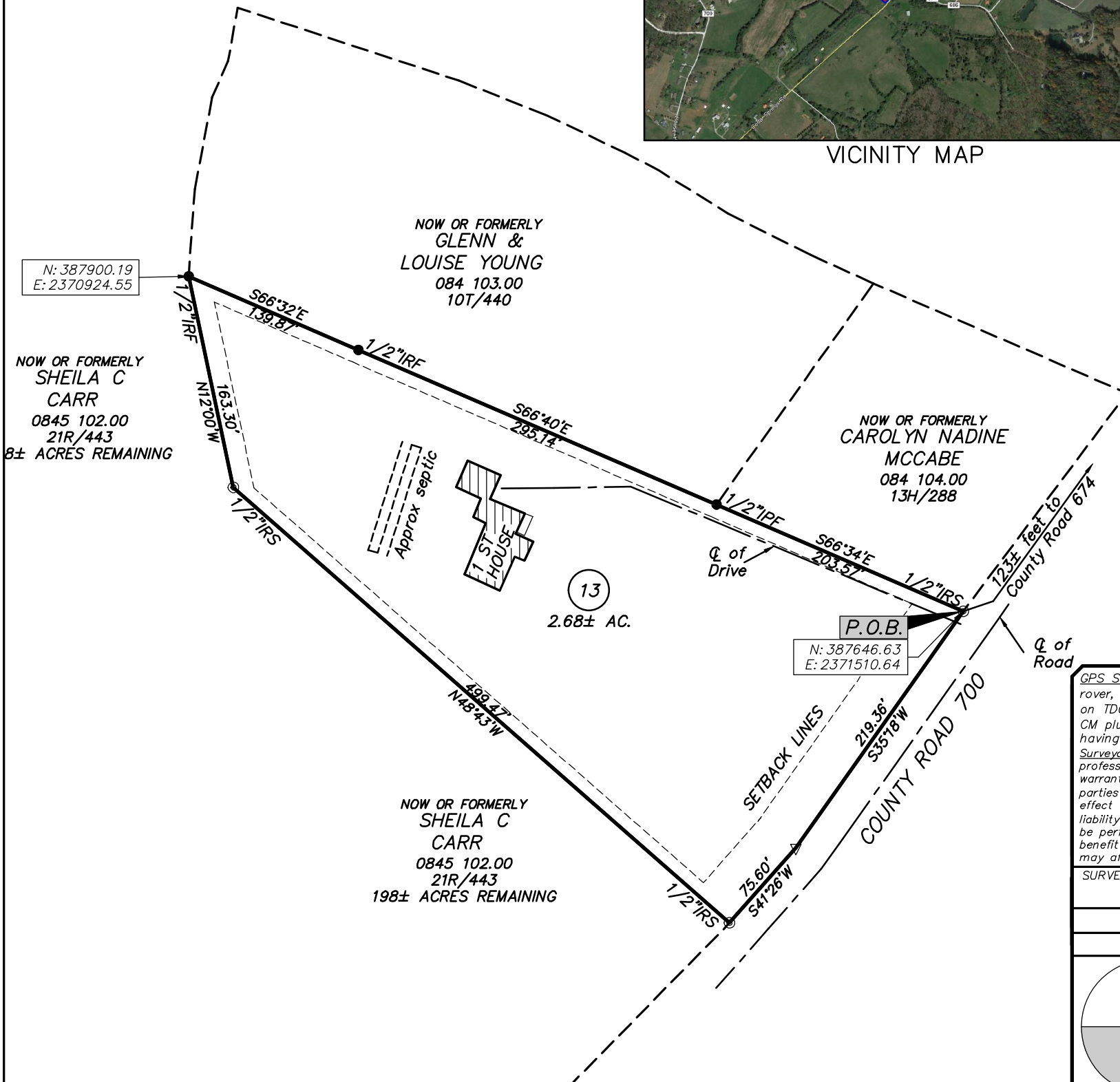
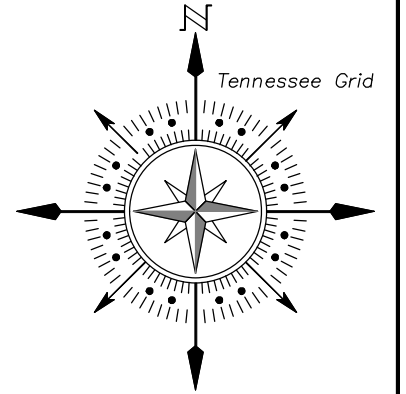


FINAL PLAT FOR: LOT 13, SHEILA CARR PROPERTY

TOTAL AREA = 2.68± ACRES



VICINITY MAP



Surveyor's notes

- 1: Setbacks:
Front: (35) feet, Rear: (15) feet, Sides: (10) feet
- 2: Reference: Deed Book 21R, Page 443.
- 3: A 10' utility and drainage easement is reserved adjacent to all road right-of-way and 5' either side of side lot lines.
- 4: Review of the Federal Emergency Management agency flood insurance rate maps with community-panel number 47107C0200D, Dated 09/28/2007 indicates this property lies with Zone X, which is not in a flood area.
- 5: Water by Well, sewer by individual septic systems.

Existing Septic System Certificate

The existing septic system(s) is/are located as shown on the plat (lot 13). 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(s) is/are contained within the boundary of the individual lot(s).

Date _____ Owner _____

Certification of E-911 Approval:
I hereby certify that I have reviewed this plat and find that it conforms to the county's E-911 Requirements.

McMinn County E-911 Representative _____ date _____

Surveyor's Certification:
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; and that all monuments shown hereon actually exist or are marked as "future", and their location, size, type and material are correctly shown; and that all engineering requirements of the subdivision regulations of McMinn county, have been fully complied with."

Christian M. Medders, R.L.S. 2493



GPS Survey Note: All boundary monuments and survey control was performed using GPS receiver: Igage IGB network rover, dual frequency was used(L1, L2, L5), GPS survey performed was network adjusted real time kinematics based on TDOT GNSS Network-NAD83 (NSRS2007), Vertical datum is NAVD88, GEOID09. Precision of the GPS work RPA: 4 CM plus 50 parts per million (based on the direct distance between corners being tested) grid distances are shown having a scale factor of .99991425953.

Surveyor's Notes: The use of the word certification or certify by a registered land surveyor constitutes an expression of professional opinion, and the certification is to certify the accuracy of location of the findings, and does not constitute a warranty or guarantee of title and is not conclusive evidence of ownership, either express or implied and only applies to the parties explicitly listed. Copying this original invalidates any and all liabilities and/or certifications, that may have been in effect at the time of the original survey as per the date on the signature of the surveyor whose seal is affixed, and the liability expires 4 years from that date as per Tenn. Code Ann. § 28-3-114(a) (2000). A determination of the title may best be performed by a competent professional who specializes in land title matters. This survey has been performed without the benefit of a complete title examination. The Land Surveyor whose seal is affixed does not guarantee that all easements which may affect this property are shown. Property owner is responsible for all permits that are required by government.

SURVEY FOR:

POWELL REALTY & AUCTION

FINAL PLAT OF LOT 13, SHEILA CARR PROPERTY, TAX ID #084 102.00

5TH CIVIL DISTRICT, MCMINN COUNTY, TENNESSEE

CHRISTIAN M. MEDDERS
REGISTERED LAND SURVEYOR

BOUNDARY | SUBDIVISIONS | AS-BUILT'S
213 E. WASHINGTON AVE, STE. A, ATHENS, TN
P.O. BOX 969, ATHENS, TN 37371-MAILING
Ph. (423)-745-5440
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- ⊙ IRS=IRON PIN SET
- IRF=IRON PIN FOUND
- IPF=IRON PIPE FOUND
- ⊕ WFC=WOOD FEN. CORNER
- ⊕ MFC=METAL FEN. CORNER
- CMF=CONC. MON. FOUND
- ▽ NO CORNER SET/FOUND
- PROPERTY LINE
- - - ADJ PROP. LINE
- X-X- FENCE LINE
- OHP— OVERHEAD ELEC.

JOB NO: 20-536PLATB
DATE: 09/17/2020
AREA: 2.68± ACRES
SCALE: 1"=100'
DRAWN BY: ASP
EQUIP.: NPL322, IGAGE IGB
SHEET#: 1 OF 1



I hereby certify that this plat, to the best of my knowledge and belief is a true and correct representation of the actual conditions and was prepared from an actual field survey of property by me, or under my supervision, and that this survey meets or exceeds the specifications of a category II survey by Tennessee Standards.

Certification of Owner:

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, city, and county taxes or other assessments now due on This land have been paid.

Owner _____ Date _____
Address _____

Planning Commission Approval:

All the requirements of approval having been fulfilled pursuant to the subdivision regulations of the McMinn Co., TN, This Final Plat was given final Approval by the McMinn Co, TN Regional Planning Commission Effective _____ (date)

Secretary, The McMinn Co, TN Regional Planning Commission, Date _____

This Space Reserved for Register of Deeds Label