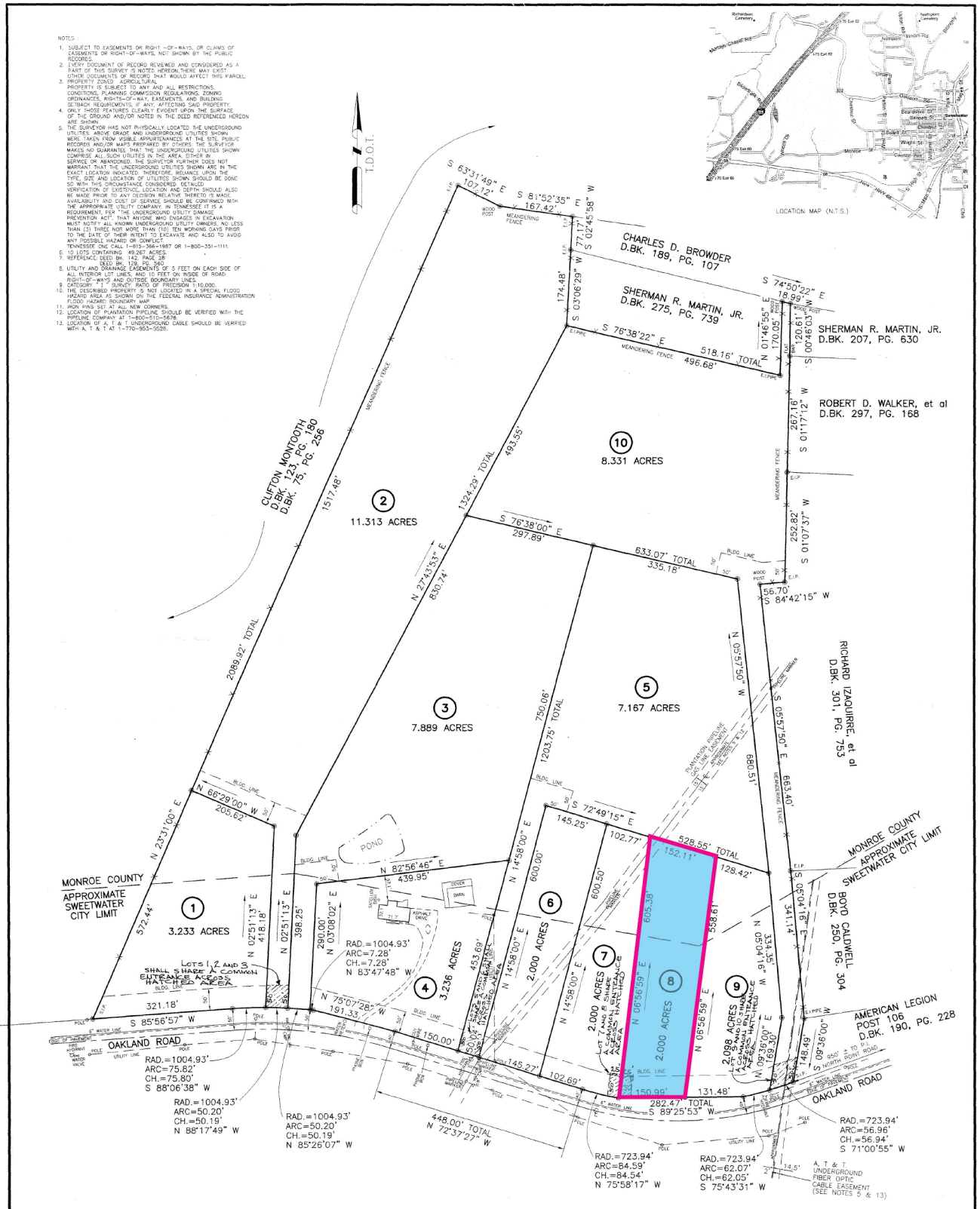
NOTES :
1. SUBJECT TO EASEMENTS OR RIGHT -OF- WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
3. PROPERTY ZONED AGRICULTURAL
PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
4. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
5. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (2) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.
TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.
6. 10 LOTS CONTAINING 49.267 ACRES.
7. REFERENCE DEED BK. 142, PAGE 28
DEED BK. 109, PG. 580
8. UTILITY AND DRAINAGE EASEMENTS OF 5 FEET ON EACH SIDE OF ALL INTERIOR LOT LINES, AND 10 FEET ON INSIDE OF ROAD RIGHT-OF-WAYS AND OUTSIDE BOUNDARY LINES.
9. CATEGORY "T" SURVEY, RATIO OF PRECISION 1:10,000.
10. THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.
11. IRON PINS SET AT ALL NEW CORNERS.
12. LOCATION OF PLANTATION PIPELINE SHOULD BE VERIFIED WITH THE PIPELINE COMPANY AT 1-800-510-5678.
13. LOCATION OF A. T & T. UNDERGROUND CABLE SHOULD BE VERIFIED WITH A. T & T AT 1-770-953-5528.
T.D.O.T.
LOCATION MAP (N.T.S.)
CHARLES D. BROWDER D.BK. 189, PG. 107
SHERMAN R. MARTIN, JR. D.BK. 275, PG. 739
SHERMAN R. MARTIN, JR. D.BK. 207, PG. 630
ROBERT D. WALKER, et al D.BK. 297, PG. 168
CLIFTON MONTOOTH D.BK. 123, PG. 180 D.BK. 75, PG. 256
RICHARD IZAQUIRRE, et al D.BK. 301, PG. 753
BOYD CALDWELL D.BK. 250, PG. 304
AMERICAN LEGION POST 106 D.BK. 190, PG. 228
MONROE COUNTY APPROXIMATE SWEETWATER CITY LIMIT
OAKLAND ROAD
POND
DOVER BARN
SHALL SHARE A COMMON ENTRANCE AREA
1 3.233 ACRES
2 11.313 ACRES
3 7.889 ACRES
4 3.236 ACRES
5 7.167 ACRES
6 2.000 ACRES
7 2.000 ACRES
8 2.000 ACRES
9 2.098 ACRES
10 8.331 ACRES
S 63°31'49" E 107.12'
S 81°52'35" W 167.42'
S 02°45'58" W 77.17'
S 03°06'29" W 174.48'
S 74°50'22" E 18.99'
S 76°38'22" E 518.16' TOTAL 496.68'
S 00°46'03" W 120.61'
S 01°17'12" W 267.18'
S 01°07'37" W 252.82'
S 76°38'00" E 297.89'
633.07' TOTAL 335.18'
N 27°43'57" E 830.74'
N 23°31'00" E 2089.92' TOTAL 1517.48'
N 66°29'00" W 205.62'
N 02°51'13" E 418.18'
N 02°51'13" E 398.25'
N 03°08'02" E 280.00'
N 82°56'46" E 439.95'
N 14°58'00" E 600.00'
N 14°58'00" E 600.50'
N 14°58'00" E 558.61'
N 05°57'50" W 750.06'
S 05°57'50" E 680.51'
S 05°04'16" E 341.14'
N 05°04'16" W 334.35'
N 06°56'59" E 605.38'
N 06°56'59" E 169.30'
S 72°49'15" E 145.25'
102.77'
152.11'
528.55' TOTAL 128.42'
S 85°56'57" W 321.18'
N 75°07'28" W 191.33'
150.00'
145.27'
102.69'
282.47' TOTAL S 89°25'53" W 131.48'
448.00' TOTAL N 72°37'27" W
RAD.=1004.93' ARC=7.28' CH.=7.28' N 83°47'48" W
RAD.=1004.93' ARC=75.62' CH.=75.80' S 88°06'38" W
RAD.=1004.93' ARC=50.20' CH.=50.19' N 88°17'49" W
RAD.=1004.93' ARC=50.20' CH.=50.19' N 85°26'07" W
RAD.=723.94' ARC=84.59' CH.=84.54' N 75°58'17" W
RAD.=723.94' ARC=62.07' CH.=62.05' S 75°43'31" W
RAD.=723.94' ARC=56.96' CH.=56.94' S 71°00'55" W
A. T. & T. UNDERGROUND FIBER OPTIC CABLE EASEMENT (SEE NOTES 5 & 13)
PLANTATION PIPELINE 50' EASEMENT (SEE NOTE 12)
BLDG. LINE
MEANDERING FENCE
WOOD POST
E.I.P.
"Approval is hereby granted for lots 1-3 and 5-10 defined as TRUMAN TUCKER PROPERTY, ROANE 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 locations must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval."
Environmental Specialist
Division of Ground Water Protection
7-13-06
Date
•Lots 1-3, 5 and 10 are approved for individual SSD system serving a maximum of 5 bedrooms.
•Lot 4-9 is approved for an individual SSD system serving a maximum of 4 bedrooms.
•Lot 4 has an existing home and septic system that has not been evaluated pursuant this plat review. Approval of this plat does not constitute approval of this lot.
*The actual number of bedrooms for which a permit will be issued is dependent upon house size, design, and location.
*Septic permits shall be issued and systems installed in approved soils mapped locations only. If another location is desired, applicant must submit an updated soils map and a written request for the preferred location.
Certificate of Electrical Service
I hereby certify that public electricity is currently available or has been installed as identified on this subdivision plat, or that the developer has entered into an agreement for the needed public electricity improvements to be installed in an acceptable manner in accordance with the specifications of the Sweetwater Utilities Board standards.
July 7, 20 06
Sweetwater Utilities Board
Certificate of Public Water
I hereby certify that public water is currently available or has been installed as identified on this subdivision plat, or that the developer has entered into an agreement for the needed public water improvements to be installed in an acceptable manner in accordance with the specifications of the Sweetwater Utilities Board standards.
July 7, 20 06
Sweetwater Utilities Board
Certification of Street Names
I hereby certify that all street names are in compliance with Monroe County E-911 and do not conflict with other street names in the county.
E-911 Coordinator
Certification of Approval for Recording
I hereby certify that this plat has been found to comply with the subdivision regulations for the City of Sweetwater, with the exception of such variances if any, which are noted. All improvements have been installed, or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the county register.
July 17, 20 06
Secretary, Sweetwater Regional Planning Commission
Certification of the Approval of Streets
I hereby certify that the streets have been installed in an acceptable manner and according to specification or, that a security bond in the amount of $ ____ has been posted with the planning commission to assure completion of all required improvements in case of default.
City Street Commissioner or County Road Superintendent
FILED in my office on the 19 day of July 20 06 at 2:15 P.M.
Recorded in Plat Cabinet F Slide 126
Mildred A. Estes
Register of Monroe County, Tennessee
Certificate of Accuracy
I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Sweetwater Regional Planning Commission and that the monuments have been placed as shown hereon.
6/13 20 06
Registered Engineer of Surveyor
Certificate of Ownership and Dedication
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, establish minimum building restriction lines, and dedicate all streets, alleys, walks, and other open spaces to public or private use as noted.
7/14 20 06
Owner
OWNER: TRUMAN C. TUCKER
384 OAKLAND ROAD
SWEETWATER, TN. 37874-1721
PHONE: 423-337-3605
SUBD. OF PROPERTY OF
TRUMAN C. TUCKER
DISTRICT 1, MONROE CO., TN.
CITY OF SWEETWATER, TN.
TAX MAP 23, PARCEL 7
DATE: JUNE 13, 2006
GRAPHIC SCALE
0' 100' 200' 300'
1"=100'
TROTTER-McCLELLAN, INC.
Land Surveyors
3329 W. GOV. JOHN SEVIER HWY.
KNOXVILLE, TN. 37920
PHONE: 577-1244
FAX: 577-1245
DRAWING NO. 06-222
ORIGINAL

F-126