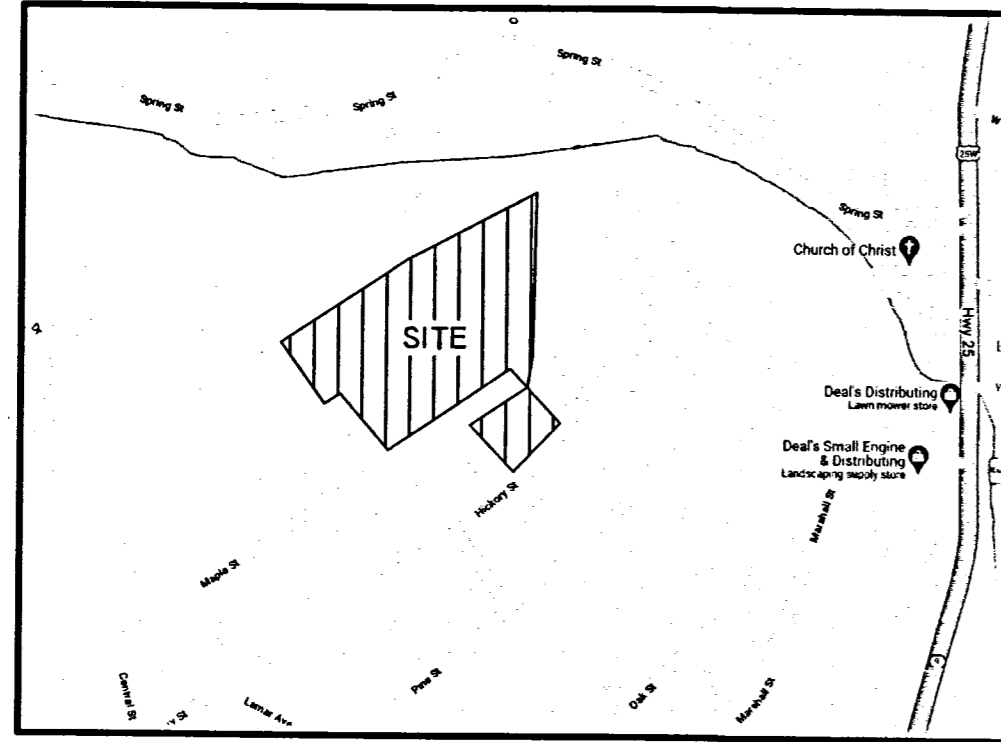


LOCATION MAP



NOT TO SCALE

CERTIFICATE OF APPROVAL FOR RECORDING

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CLINTON, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED BY THAT BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

5/18/22 DATE
 Gary Underwood
 PLANNING COMMISSION SECRETARY

LINE	BEARING	DISTANCE
L1	S 49°23'04" W	31.37'
L2	N 60°25'54" E	18.57'

SHERAL
 TRENTHAM
 A-12/365

NOTES :

NORTH FOR THIS SURVEY AND MAP IS TENNESSEE LAMBERT GRID NORTH. REFERENCE IS NORTH AMERICAN DATUM 1983. DISTANCES SHOWN ON THIS MAP ARE NOT REDUCED TO GRID DATUM AND NO GEODETIC CORRECTIONS WERE APPLIED.

PLAT FOUND ON TAX MAP 074G-B-(074G)-002.00, 005.00, 006.00 & 041.00

REFERENCE DEEDS : 1039/138, Y-4/511, L-7/507 & I-11/174

MINIMUM BUILDING SETBACK : 30' FRONT, 15' SIDE & 25' REAR

THERE WILL BE A 15' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR AND ROAD LOT LINES AND 10' FOR ALL INTERIOR LOT LINES.

ZONED B-3

THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP 47001C0232G WITH A REVISION DATE OF MAY 4, 2009 FOR COMMUNITY NO. 470217 IN ANDERSON COUNTY, TN & 470001 IN THE CITY OF CLINTON, TN.

ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM BEST AVAILABLE INFORMATION AT THE TIME OF THE SURVEY. MCGREW ENGINEERING AND SURVEYING HAS NOT FIELD VERIFIED THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN HEREON. BEFORE ANY GRADING OR DIGGING TENNESSEE ONE CALL (811) SHOULD BE CONTACTED TO VERIFY UNDERGROUND UTILITY LOCATION.

PROPERTY IS SUBJECT TO ANY FINDINGS AN ACCURATE TITLE SEARCH MIGHT REVEAL. NO TITLE REPORT WAS FURNISHED AT THE TIME OF THIS SURVEY.

CERTIFICATE FINAL SUBDIVISION AGREEMENT

I (WE) HEREBY CERTIFY THAT I (WE) UNDERSTAND THAT NO BUILDING PERMITS CAN BE ISSUED FOR A TRACT/PARCEL OF LAND IN AN APPROVED FINAL SUBDIVISION PLAT UNTIL THE BUILDING OFFICIAL RECEIVES VERIFICATION THAT THE PLAT HAS BEEN FILED IN THE OFFICE OF THE COUNTY REGISTER.

4/20/22 DATE
 Edward Underwood for estate of Nadine Underwood
 OWNER

CERTIFICATE OF APPROVAL OF PUBLIC SEWER

THIS IS TO VERIFY THAT THE EXISTING PUBLIC SEWER LINES ARE AVAILABLE AND ARE ADEQUATE FOR THE SUBDIVISION SHOWN HEREON.

4/20/2022 DATE
 [Signature]
 NAME OF PROVIDER
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE

CLINTON UTILITIES BOARD RESERVES AN EASEMENT TEN (10) FEET INSIDE ALL INTERIOR LOT LINES AND FIFTEEN (15) FEET INSIDE ALL ROAD LOT LINES. IN ADDITION, CLINTON UTILITIES BOARD RESERVES AN EASEMENT TWENTY FEET IN WIDTH (TEN FEET EACH SIDE OF THE CENTER LINE) FOR THE EXISTING OVERHEAD 7.2 KV ELECTRIC DISTRIBUTION FACILITIES AS SHOWN. BASED UPON THESE EASEMENTS, THIS IS TO CERTIFY THAT POWER SERVICE LINES CAN BE MADE AVAILABLE AND WILL BE ADEQUATE FOR THE SUBDIVISION SHOWN HEREON.

4/20/2022 DATE
 Lamer J. Queen for CUB
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF STREET NAMES & PROP. NUMBERS (E-911)

I HEREBY CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC STREETS/ROADS SHOWN ON THIS SUBDIVISION PLAT ARE CORRECT; (2) THE NAMES OF ANY NEW ROADS, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAMES; AND (3) THE PROPERTY NUMBERS OF THE LOTS SHOWN ON THIS PLAT ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

5-4-22 DATE
 Jennie Bend
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF PUBLIC WATER SUPPLY

THIS IS TO VERIFY THAT THE EXISTING WATER SERVICE MAINS ARE AVAILABLE AND ARE ADEQUATE FOR THE SUBDIVISION SHOWN HEREON.

4/20/2022 DATE
 [Signature]
 NAME OF PROVIDER
 AUTHORIZED REPRESENTATIVE

CERTIFICATE FOR STREET APPROVAL

I HEREBY CERTIFY THAT THE STREET(S) SHOWN AND DESCRIBED HEREON HAVE BEEN ACCEPTED INTO THE CITY OF CLINTON ROAD SYSTEM.

5/11/22 DATE
 Dwayne Underwood
 STREET SUPERINTENDENT

#22005656
 STATE OF TENNESSEE
 ANDERSON COUNTY
 Received to record the 18 day
 of May 22, 2022 O.C. CLK R.M.
 Recorder: [Signature] 11:57 A
 Fee \$ 17.00 Paid
 Tom Shelton REC. CLERK

CERTIFICATE OF OWNERSHIP & DEDICATION

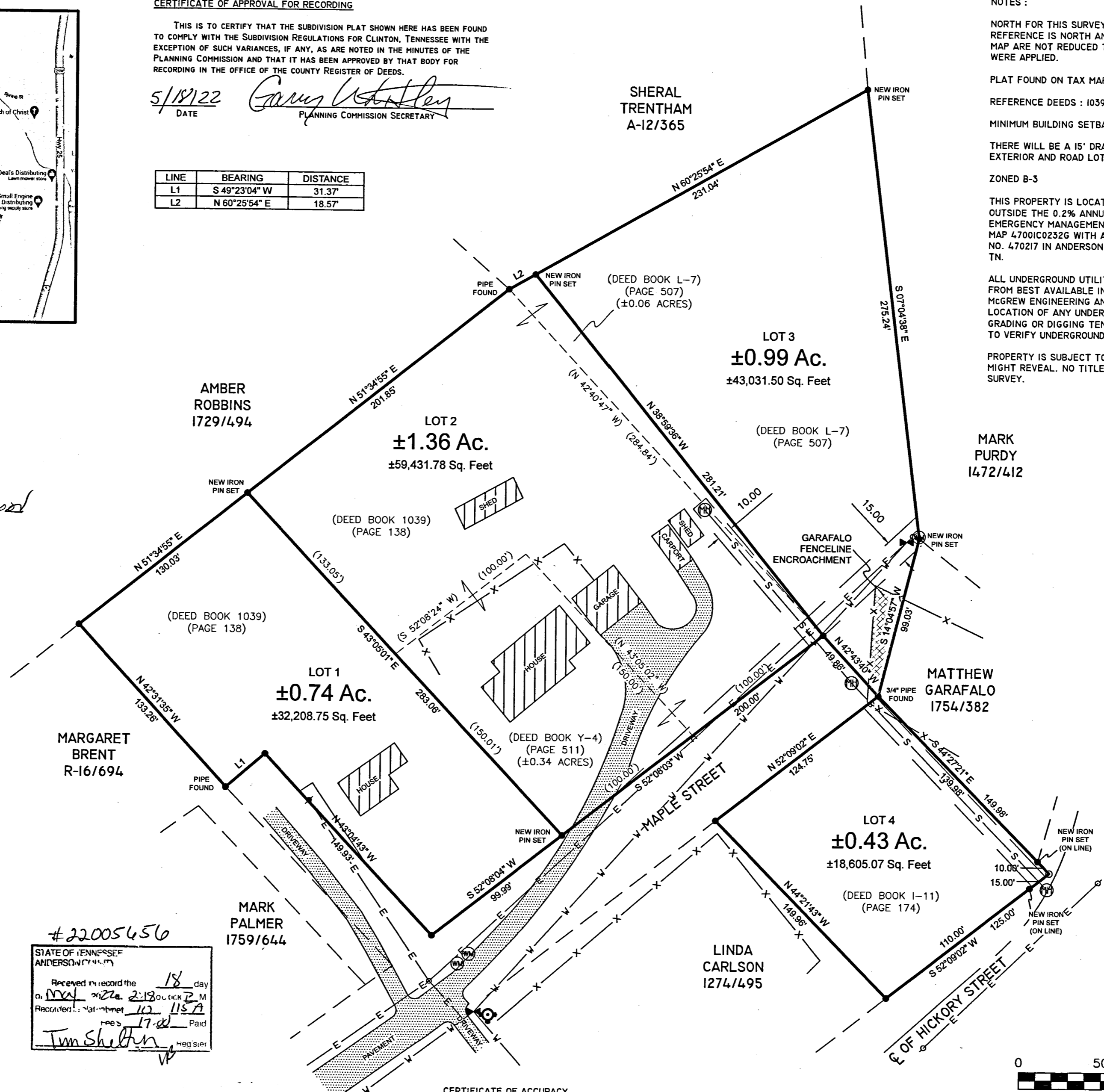
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATED ALL STREETS ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

4/20/22 DATE
 Edward Underwood for estate of Nadine Underwood
 OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT (1) THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CLINTON REGIONAL / MUNICIPAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, (2) THE SURVEY SHOWN HEREON WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, (3) THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1 : 10,000 AS SHOWN HEREON. AGRICULTURE

4/21/22 DATE
 [Signature]
 STATE OF TENNESSEE



LEGEND

- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- OLD IRON PIN FOUND UNLESS NOTED OTHERWISE
 - UNMONUMENTED POINT
 - ⊕ POWER POLE
 - ⊖ SERVICE POLE
 - ⊗ WATER METER
 - ⊙ MANHOLE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - - - REMOVED PROPERTY LINE
 - E- POWER LINE
 - X- FENCE LINE
 - S- SEWER LINE
 - W- WATER LINE
 - ▨ EXISTING BUILDINGS

OWNERS :
 EDWARD UNDERWOOD
 402 MAPLE STREET
 CLINTON, TN 37716
 WILLIAM UNDERWOOD
 92 CHICHESTER ROAD
 MONROE TOWNSHIP, NJ 08851



McGrew
ENGINEERING & SURVEYING

SUBDIVISION FOR WILLIAM UNDERWOOD

SUBDIVISION OF ±3.52 ACRES ON MAPLE STREET & HICKORY STREET IN THE FIRST CIVIL DISTRICT OF ANDERSON COUNTY, TN

353 N. CULLOM ST. CLINTON, TN. 37716
 PHONE : (865) 457-1664 FAX : (865) 463-7609
 EMAIL : MCGREWENG@GMAIL.COM

DRAWN BY: LEB
 APPROVED BY: GAM
 SCALE: 1" = 50'
 DATE: 11-15-21
 DRAWING NO: 4989A