

GRID NORTH NAD 83(2011)

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 plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date: 03/31/2025

Owner
Cosmina A Cimpana

CERTIFICATE OF APPROVAL FOR STREET NAMES

I hereby certify that the street name(s) depicted on this plat have been approved and comply with the street name policies of Sweetwater.

Date: 03/31/25

E-911 Director
April White

CERTIFICATE 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.

Date:

SECRETARY, SWEETWATER REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF WATER AND SEWAGE SYSTEMS

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Department of Environment and Conservation, and are hereby approved as shown.

Date: 3/31/25

Sweetwater Utilities Board

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify that the streets and related facilities have been installed in an acceptable manner according to Sweetwater street specifications or that an acceptable security arrangement has been made with the planning commission to assure completion of all required improvements in case of default.

Date: 3/31/25

City Road Supervisor

CERTIFICATION OF THE APPROVAL OF UTILITIES

I hereby certify that the utilities have been installed in acceptable manner and according to specifications or that an acceptable security arrangement has been made with the planning commission to assure completion of all required improvements in case of default.

Date: 3/31/25

Public Works Director

This Survey Does Not Require Planning Commission Approval

3/31/25

PEO/City Planner

OWNER: KIMBERLY ESTES OWENS
REGISTERED PLAT
BK/PG: CAB-P/197-197
INST: 25003121
BATCH: 119851
1 PGS PLAT 1/1
05/15/2025 - 10:00 AM
VALUE: 0.00
MORTGAGE TAX: 0.00
TRANSFER TAX: 0.00
RECORDING FEE: 0.00
DP FEE: 2.00
REGISTER FEE: 0.00
TOTAL AMOUNT: 17.00

NOTES:

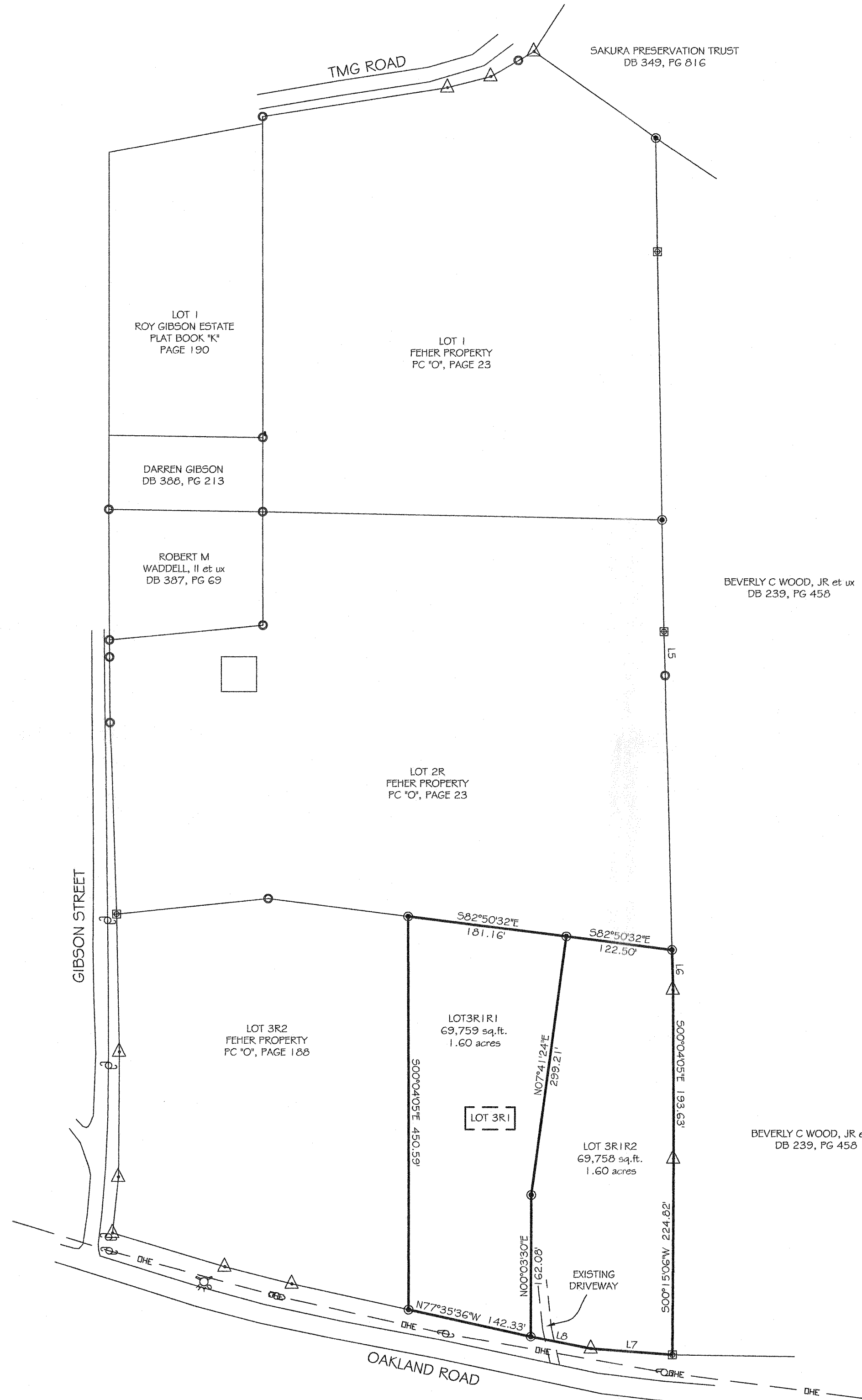
1. THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.
2. DEED REFERENCE: DEED BOOK 462, PAGE 159. WO 461, PG 508
3. PLAT REFERENCE: PLAT CAB, '07, PAGE 186
4. WATER & SEWER BY S.U.B.
5. PROPERTY IS ZONED R-3 HIGH DENSITY DOWNTOWN RESIDENTIAL

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

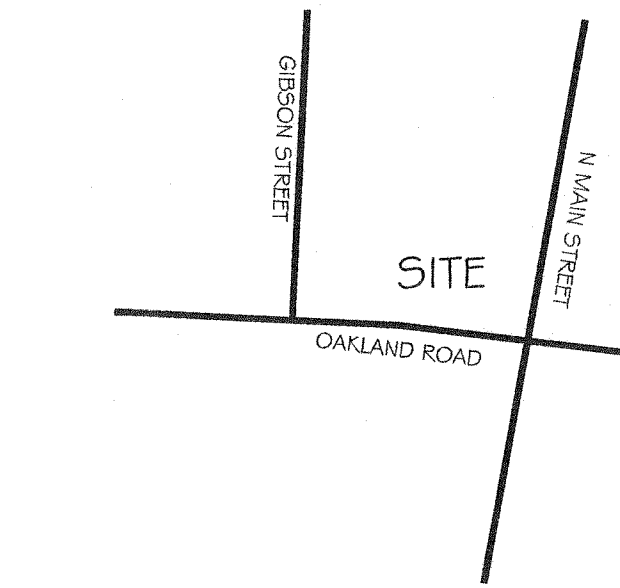
FOR CONTROL ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 01/17/2023 UTILIZING A TOPCON HIFER GA DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12B.

POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: 11 0.03', V0.05'

OWNER
VASILE & COSMINA A CIMPAN
9585 WEST KEYSER DR.
PEORIA AZ 85383



LINE TABLE		
LINE	BEARING	LENGTH
L6	S01°18'45"E	45.66'
L7	N85°44'41"W	93.48'
L8	N78°38'17"W	70.19'



VICINITY MAP
N.T.S.

CERTIFICATION OF SURVEY

THE BOUNDARY SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE WAS 1:47,333. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 47123C0127D DATED FEBRUARY 3, 2010 AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THIS SURVEY AND PLAT MEET OR EXCEEDS THE MINIMUM STANDARDS OF A CATEGORY I SURVEY. THE BASIS OF THE BEARINGS SHOWN HEREON IS GRID NORTH. THIS SURVEY IS REFERENCED TO THE TENNESSEE COORDINATE SYSTEM OF 1983. A GRID OR SCALE FACTOR WAS NOT APPLIED TO THE CONTROL TRAVERSE FOR THIS SURVEY.

Daniel P. Humphreys
3/02/2025
DATE

DANIEL P. HUMPHREYS P.L.S.
TENNESSEE REG. NO. 2060

CERTIFICATE OF ACCURACY

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

Date: 3/02/2025

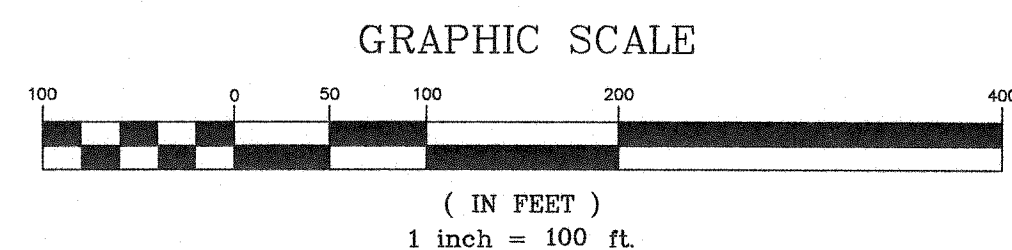
Registered Land Surveyor

LINE-TYPE LEGEND

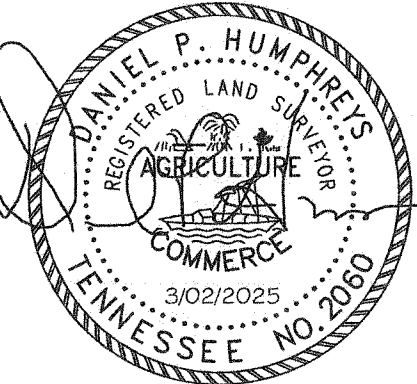
WATER LINE _____ W _____
OVERHEAD ELECTRIC LINE _____ OHE _____
STORM SEWER LINE _____ ST _____
CENTERLINE _____

SYMBOL LEGEND

- 1/2" IRON ROD FOUND
- UTILITY POLE
- DROP INLET
- STORM DRAIN MANHOLE
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- 5/8" IRON ROD SET WITH CAP "IN20GOKY3582"



BEGINNING POINT
LAND SURVEYING



Resubdivision of Lot 3R1

Fehér Property
Oakland Road

1st Civil District, Monroe County, Sweetwater, Tennessee
CLT Map 023B, Group "A", Parcel 032.06

DRAWN BY: DPH DATE: 3/02/2025
CHECKED BY: DPH FILE: 20230509PLAT2

REVISIONS

NO.	DATE	COMMENTS

PLAT