



MARIO R. BEAN &
LISA K. BEAN
Map 27 Parcel 68.00
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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 of facts that a current accurate title search will reveal.

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.

I hereby certify that this is a category II 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.

Drawn by: MRH File No: 18-118c1 Lot 1 & 2-2 lot SD
Revised by: CHN 13 FEB 2019

Approval is hereby granted for lots 1-2 defined as the Sharon Meadows Subdivision, Putnam 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 Ground Water Protection. Water taps; water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

Environmental Specialist
Division of Ground Water Protection

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

Shading on lots represents an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal systems, and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL in Tennessee. Modification of the shaded area may be considered, provided sufficient shaded area is maintained.

Lots 1-2 are approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of 3 bedrooms.
Lots 1-2 are approved for use with utility water only.

All underground utilities and driveways must enter along the property lines.

Some lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.

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.

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

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

- No permanent structure such as a deck, patio, garage, carport or other building shall be erected within the limits of any easement shown on this plat.
- No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plat if such excavation, filling, landscaping or other construction will alter or diminish the flow of water through said easement.
- All driveways, entrances, curb cuts or points of ingress and egress to the lots shown on this plat shall be in accordance with the rules, regulations and policies of the Putnam County Highway Department. All culverts at driveway entrances shall have a minimum diameter of 15".
- The placing of pipe within or otherwise filling of the ditches within the rights-of-way shown on this plat is prohibited without the approval of the Putnam County Highway Department. All piping and catch basins used for these purposes shall be approved by the Highway Department and shall have a minimum diameter of 15".

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 Putnam County Regional Planning Commission and that the monuments have been placed as shown herein, to the specifications of the Putnam County Regional Planning Commission.

Date _____ Licensed Surveyor _____

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0130D

Dated: 05-16-2007

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



SITE MAP NTS

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for Putnam County, 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 for recording in the office of the county register.

Date _____ Secretary, Planning Commission _____

CERTIFICATE FOR LOTS FRONTING COUNTY OR STATE ROAD

I hereby certify that the subdivision as shown hereon is served by a county or state road and rights-of-way are appropriate.

Date _____ Putnam County Road Supervisor _____

CERTIFICATION OF PROPERTY ADDRESS

I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

Date _____ Director Putnam County E-911 _____

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 spaces to public or private use as noted. Furthermore, I (we) hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date _____ Owner _____

Owner

15TH CIVIL DISTRICT

REVISED FINAL PLAT FOR LOT 1 AND 2 OF THE SHARON MEADOWS SUBDIVISION (KENNETH WHITTAKER SURVEY)

PRESENTED TO
PUTNAM COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: <u>STEVE PHILLIPS</u>	SURVEYOR: <u>CHRISTOPHER M. VICK</u>
ADDRESS: <u>7600 FAIRVIEW ROAD</u> <u>COOKEVILLE, TN 38501</u>	ADDRESS: <u>2772 Hidden Cove Road</u> <u>COOKEVILLE, TN. 38506</u>
TELEPHONE: <u>931-239-0925</u>	TELEPHONE: <u>931-372-1286</u>
ENGINEER: _____	OWNER: <u>STEVE PHILLIPS</u>
ADDRESS: _____	ADDRESS: <u>7600 FAIRVIEW ROAD</u> <u>COOKEVILLE, TN 38501</u>
TELEPHONE: _____	TELEPHONE: <u>931-239-0925</u>

ACREAGE SUBDIVIDED: 1.04 LOTS: 2 TAX MAP: 27 PARCEL NO: 65.00, 65.01
DEED BOOK REFERENCE: RB 1060/91 SCALE: 1"=40'-0" DATE: 21 JUNE 2018