

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owners 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 restrictions lines, and dedicate all streets, alleys, sidewalks, and parks and other open spaces to public or private use noted.

Date Signed _____ Owner's Signature _____

Date Signed _____ Owner's Signature _____

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 EXISTING WATER LINES

I HEREBY CERTIFY THAT THE WATER LINES SHOWN HEREON ARE IN PLACE.

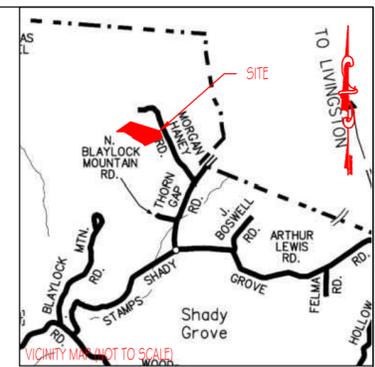
DATE _____ UTILITY DISTRICT MANAGER _____

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, THE PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON.

DATE _____ DIRECTOR, PUTNAM COUNTY E-911 _____

LINE	BEARING	DISTANCE
L1	N 45°13'45" W	56.21'
L2	N 38°56'25" W	38.05'



NOTES:

1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
3. THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47141C0175D, EFFECTIVE MAY 16, 2007.
4. INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
5. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30'
SIDE: 10'
REAR: 10'

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 _____

Approval is hereby granted for lot 1 defined as **Rose Haney Division, 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 Water Resources. Water taps; water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

Environmental Scientist _____ Date _____
Division of Water Resources

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

Lot 1 is approved for installation and duplication of conventional subsurface sewage disposal systems to serve a maximum house size of **3 (three)** bedrooms.

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.

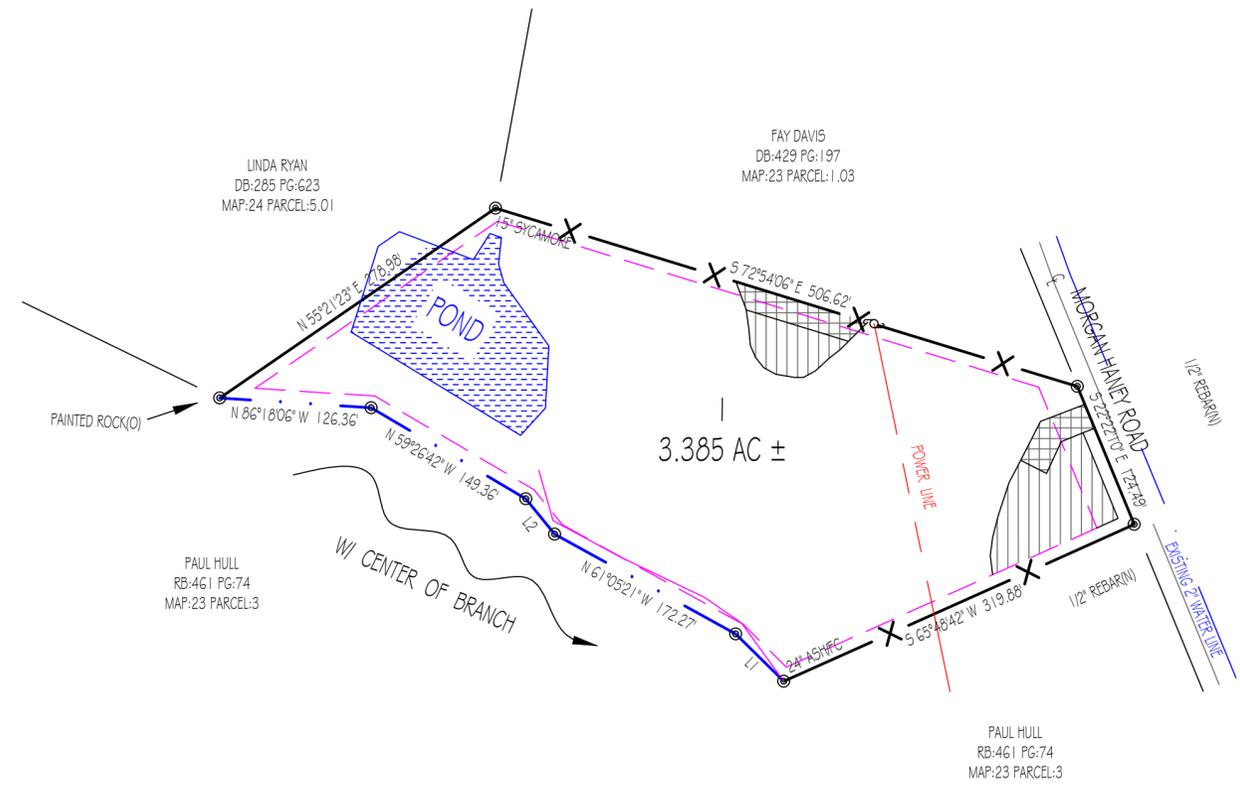
Lot 1 will require pump system to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.

Lot 1 will require the installation of an interceptor drain prior to the installation of the subsurface sewage disposal system. There is to be no construction of any type in the interceptor drain easement area.

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

Any well must be a minimum of 50 feet from the subsurface sewage disposal (SSD) system and reserve area. Any well must be a minimum of 40 feet from any property line. Prior to any well being dug, a permit shall be issued specifying location of SSD system and reserve area. Any well dug prior to issuance of SSD system permit may void approval of further restrict the maximum number of bedrooms for which a permit may be issued.

Shading on this lot 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.



CERTIFICATE OF APPROVAL FOR RECORDING

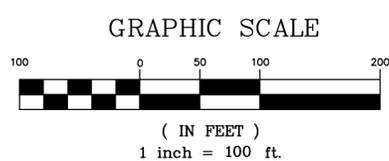
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY, PLANNING COMMISSION _____



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.

ALLEN MAPLES, JR.
RLS#2171



LEGEND

(N)	(NEW)
(O)	(OLD)
C	CENTERLINE
⊗	POWER POLE
-X-	FENCELINE
FC	FENCE CORNER
FL	FENCE LINE
WP	WOOD POST
SP	STEEL POST
[Hatched Box]	INTERCEPTOR DRAIN
[Diagonal Lines Box]	FIELD LINE

FINAL PLAT FOR
ROSE HANEY DIVISION
PRESENTED TO
PUTNAM COUNTY PLANNING COMMISSION

DEVELOPER: TAYS AUCTION	SURVEYOR: ALLEN MAPLES LAND SURVEYING	6TH CIVIL DISTRICT, PUTNAM COUNTY, TN
ADDRESS: 620 MAXWELL STREET COOKEVILLE, TN 38501	ADDRESS: 38 MAYBERRY STREET SPARTA, TN 38583	ACREAGE SUBDIVIDED: 3.385 AC ± P/O WDB: 285 PG: 601
TELEPHONE: (931) 526-2307	TELEPHONE: (931) 837-5446	TAX MAP: 23 P/O PARCEL: 1
DRAWING #20-329 C	SCALE: 1" = 100'	DATE: 10/2/2020 NUMBER OF LOTS: 1