

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) 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, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

12/2/2020
DATE OWNER

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CLASS 'A' SURVEY, AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000, PERFORMED IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS HAVE BEEN AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SPARTA PLANNING COMMISSION.

12-2-2020
DATE SURVEYOR

CERTIFICATE OF EXISTING WATER LINES AND/OR OTHER UTILITIES

I HEREBY CERTIFY THAT THE WATER LINES, SEWER LINES AND/OR OTHER UTILITIES SHOWN HEREON ARE IN PLACE.

1/8/21
DATE SPARTA WATER DEPT. SUPERVISOR

CERTIFICATION OF EXISTING STREET

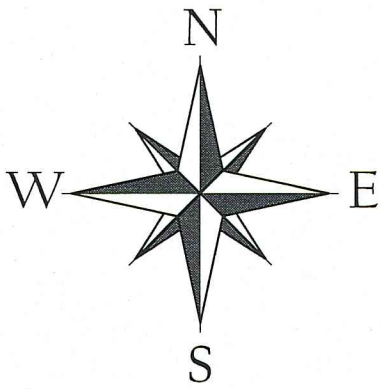
I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED PUBLIC STREET REGARDLESS OF CURRENT CONDITION.

1/8/21
DATE SPARTA STREET DEPT. SUPERVISOR

CERTIFICATE OF APPROVAL OF RECORDING

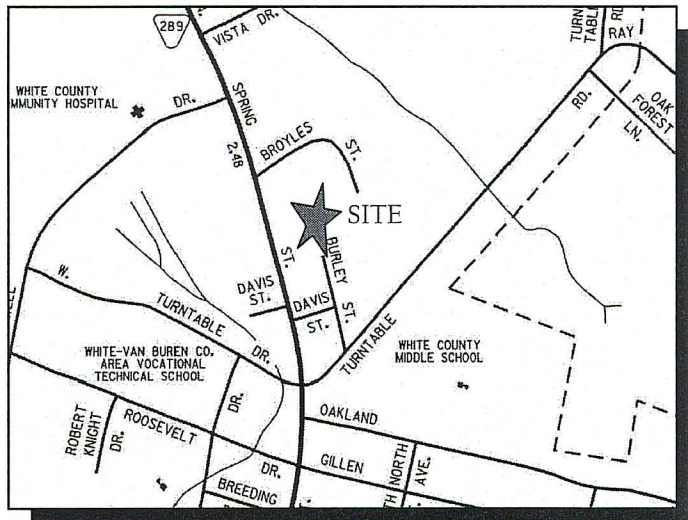
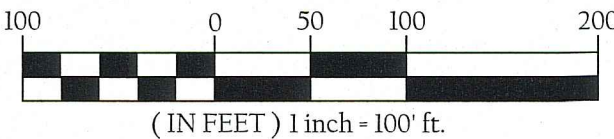
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE SPARTA PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE BAXTER PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WHITE COUNTY, TENNESSEE.

1/8/21
DATE SECRETARY, SPARTA MUNICIPAL PLANNING COMMISSION



TNSPC: TN-4100

GRAPHIC SCALE



VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE

BEING ALL OF PARCEL 26.00, AS SHOWN ON WHITE COUNTY TAX MAP 049H, GROUP 'B'.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SAMUEL EARL ALLEN, TRUSTEE OF THE LEONARD ALVIN ALLEN, JR. 2018 REVOCABLE TRUST DATED OCTOBER 3, 2018, OF RECORD IN RECORD BOOK 424 PAGE 145, R.O.W.C., TN.

ZONING C-D

COMMERCIAL DISTRICT

SETBACKS
FRONT - 25'
REAR - 20'
SIDE - 0'



IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

EARL W. JONES, JR.
ASSESSOR OF PROPERTY
1 49A B 49H 26.00
DI MAP GP C-MAP PARCEL
COMPLETE SPLIT

FINAL SUBDIVISION PLAT
HUDDLESTON HEIRS DIVISION
1st CIVIL DISTRICT,
WHITE COUNTY, TENNESSEE

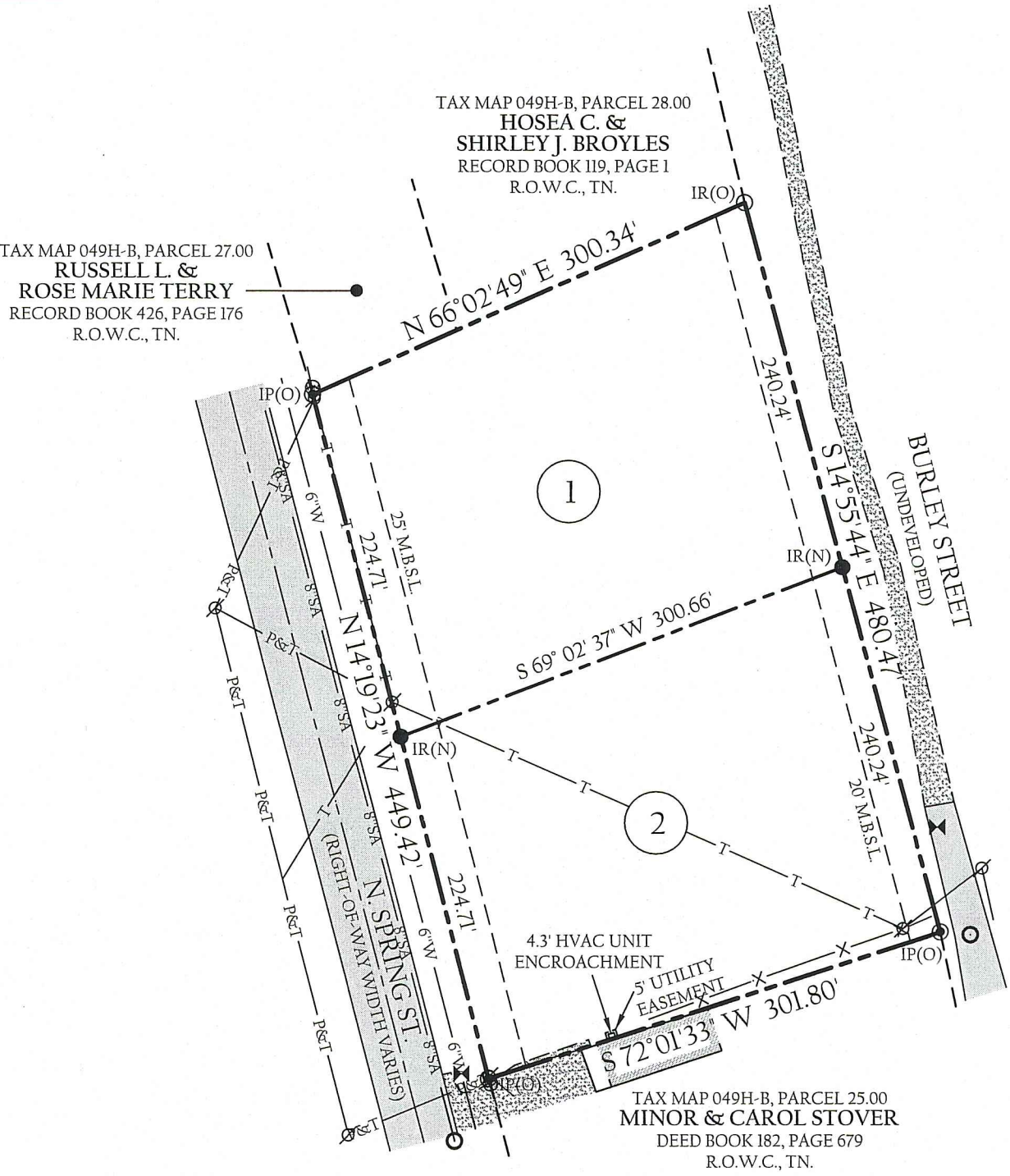
DRAWN BY: AMG ACRES: 3.19
NUMBER OF LOTS: 2 JOB NUMBER: 20-306
PARCEL #: MAP 049H-B PARCEL 026.00 DATE: 12-01-2020
ADDRESS: NORTH SPRING STREET SCALE: 1"=100'

OWNERS

MAC HUDDLESTON
NORTH SPRING STREET
SPARTA, TN.
931-260-2620

SURVEYOR

TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN. 38501
931-528-LAND



GENERAL NOTES

1. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
3. THIS SURVEY WAS 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 A CURRENT TITLE SEARCH WILL REVEAL.
4. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
5. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
6. ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47185C0155D DATED 09-28-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

LEGEND

- IR(O) 1/2" IRON REBAR (OLD)
- IR(O) IRON PIPE (OLD)
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ UTILITY POLE
- P — POWER LINE
- X — FENCE LINE
- T — TELEPHONE LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.W.C., TN. REGISTER'S OFFICE WHITE COUNTY, TN.
- Gravel Area GRAVEL AREA
- Concrete Area CONCRETE AREA
- Asphalt Surface ASPHALT SURFACE

LOT 1 AREA = 1.59 ACRES±
LOT 2 AREA = 1.60 ACRES±
TOTAL AREA = 3.19 ACRES±

