

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) 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 AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE ROAD.

DATE _____ OWNER _____

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE OVERTON COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE OVERTON COUNTY SUBDIVISION REGULATIONS.

DATE _____ REGISTERED SURVEYOR
RL5#2171

CERTIFICATE OF EXISTING WATER LINES

I HEREBY CERTIFY THAT THE WATER LINE(S) HEREON IS (ARE) IN PLACE AND IS (ARE) MAINTAINED BY (PRESIDING UTILITY DISTRICT). APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF ANY FURTHER WATER METER(A) AND IS APPROVED SUBJECT TO ANY SUBDIVISION REGULATIONS/POLICIES OR IMPROVEMENTS AS REQUIRED BY (PRESIDING UTILITY DISTRICT).

DATE _____ AUTHORIZED SIGNATURE _____

CERTIFICATION OF APPROVAL OF PROPERTY NUMBER(S)

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON, AND PROPERTIES THEREIN, HAVE BEEN ASSIGNED PROPERTY NUMBERS, AS PER THE OVERTON COUNTY ROAD NAMING AND PROPERTY NUMBERING SYSTEM AND THAT HEREAFTER, THE PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON.

DATE _____ DIRECTOR, OVERTON COUNTY E-911 BOARD _____

Approval is hereby granted for lots 1-6, 8 defined as Thrasher Division, Overton 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.

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

Shading on some 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.

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 7, "This lot has not been evaluated, pursuant to the plat review, for an SSD system and does not constitute approval of this lot or the existing system."

Lots 1-6, 8 are approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of 3 (THREE) bedrooms. Some lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.

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.

Environmental Specialist _____ Date _____
Division of Ground Water Protection

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

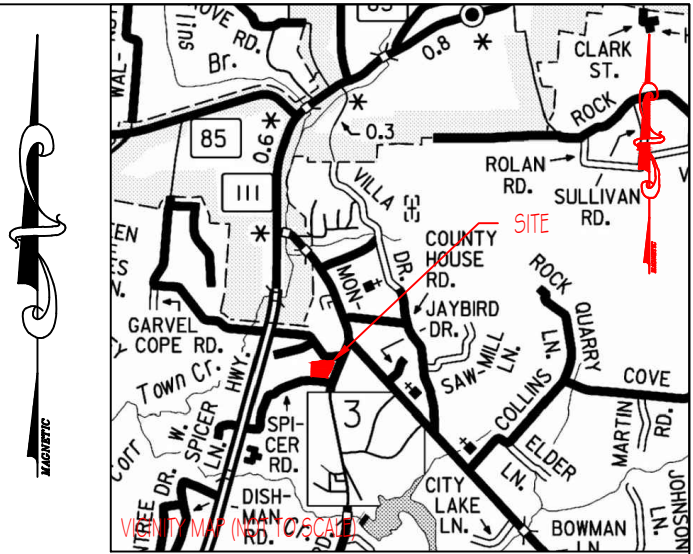
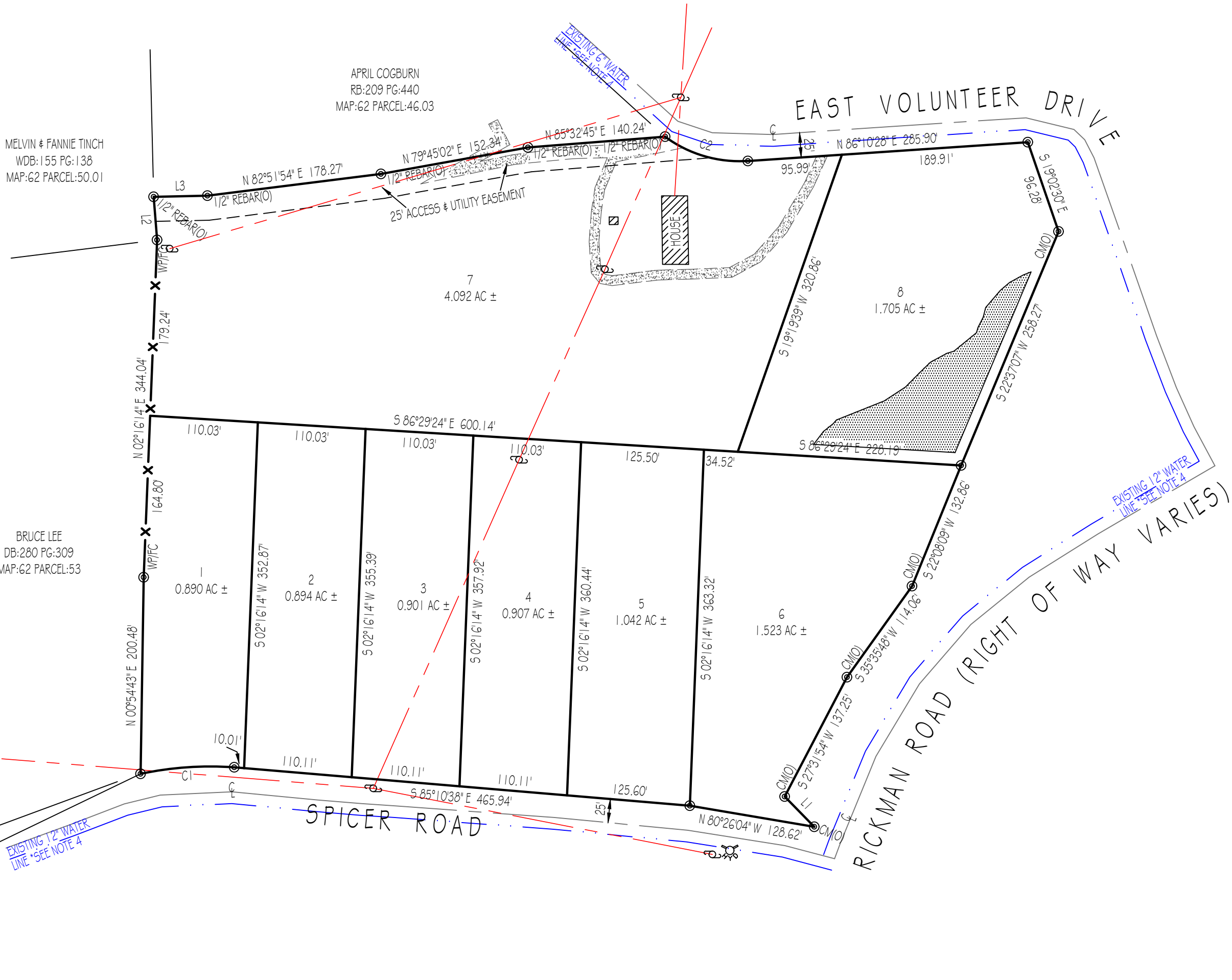
I HEREBY CERTIFY: (1) THAT STREETS AND ROADS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO OVERTON COUNTY SUBDIVISION REGULATIONS SPECIFICATIONS, (2) THAT AN ACCEPTABLE SURETY INSTRUMENT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT, OR (3) THAT THE STREETS(S) AND ROAD(S) SHOWN ON THIS PLAT APPEARS ON THE OFFICIAL OVERTON COUNTY ROAD MAP AND THEREBY HAS (HAVE) THE STATUS OF ACCEPTED PUBLIC ROAD(S).

DATE _____ PLANNING COMMISSION ENGINEER OR
OTHER DESIGNATED OFFICIAL _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ SECRETARY, OVERTON COUNTY REGIONAL
PLANNING COMMISSION _____



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 #47133C0202B, EFFECTIVE MAY 18, 2009.
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:

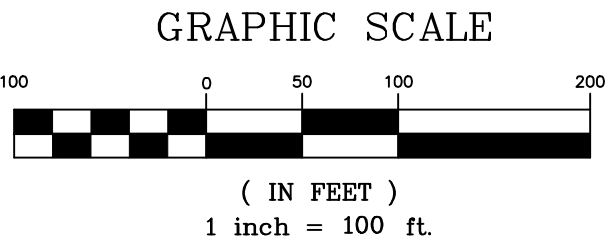
FRONT: 30'
SIDE: 10'
REAR: 10'

LEGEND

- (N) (NEW)
- (O) (OLD)
- CL CENTERLINE
- PP POWER POLE
- FC FENCE CORNER
- FL FENCE LINE
- WP WOOD POST
- SP STEEL POST
- CM CONCRETE MONUMENT
- FD FIRE HYDRANT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	339.49'	96.13'	95.81'	S 86°01'45" W	16°13'29"
C2	127.63'	89.77'	87.93'	S 73°40'37" E	40°17'51"

LINE	BEARING	DISTANCE
L1	S 44°20'44" E	43.07'
L2	N 04°25'13" W	44.14'
L3	N 88°51'14" E	54.74'



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.
RL5#2171

FINAL PLAT FOR
THRASHER DIVISION
PRESENTED TO
OVERTON COUNTY PLANNING COMMISSION

DEVELOPER: EARL THRASHER	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 240 EAST VOLUNTEER DRIVE	ADDRESS: 38 MAYBERRY STREET
LIVINGSTON, TN 38570	SPARTA, TN 38583
PL RB:181 PG:240	TAX MAP:62 PARCEL:46
DATE:7/23/2021	6TH C.D. - OVERTON COUNTY, TN
SCALE:1"=100'	ACREAGE SUBDIVIDED: 11.954 AC ±
DRAWING #21-279 C	NUMBER OF LOTS: 8