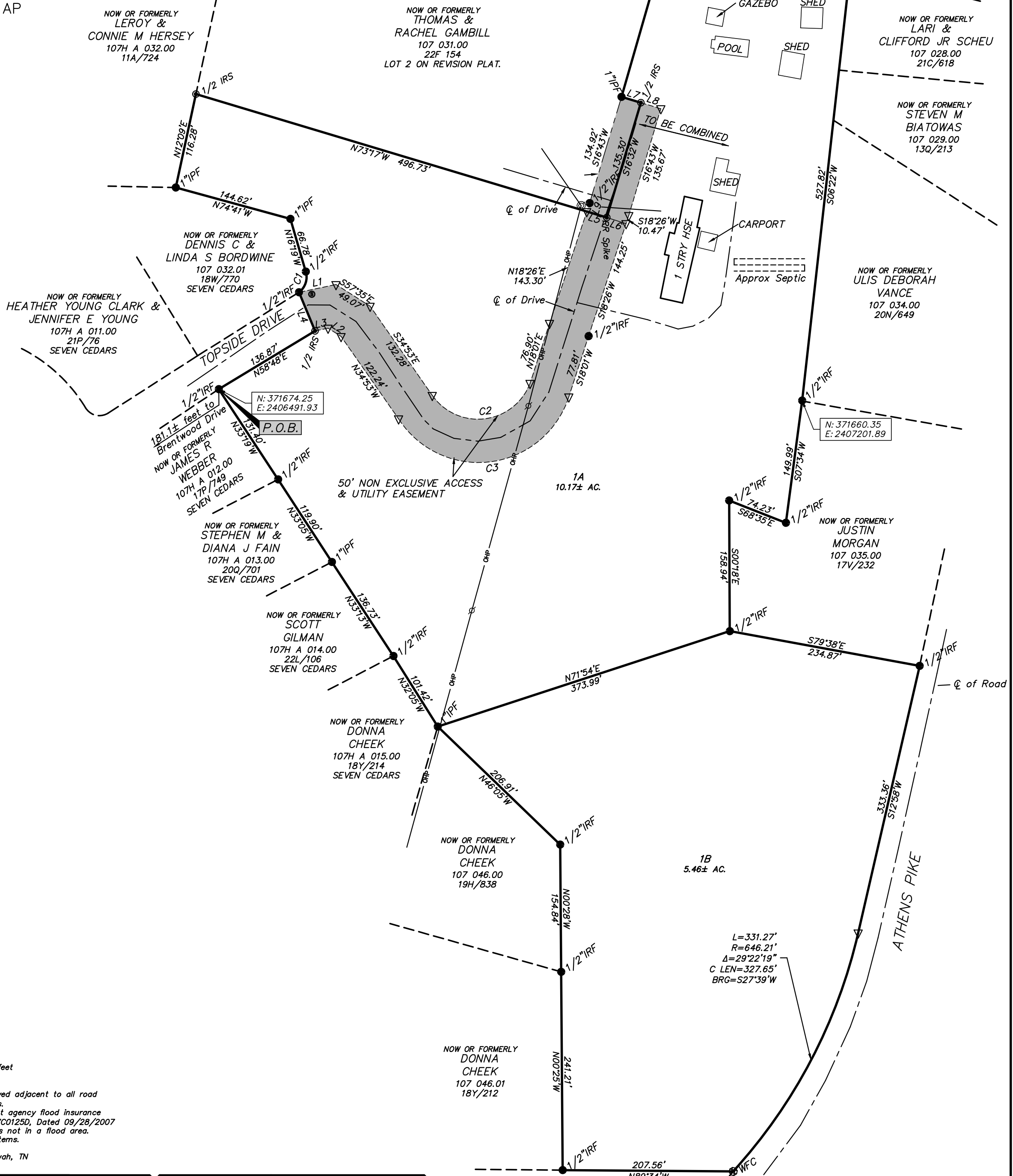
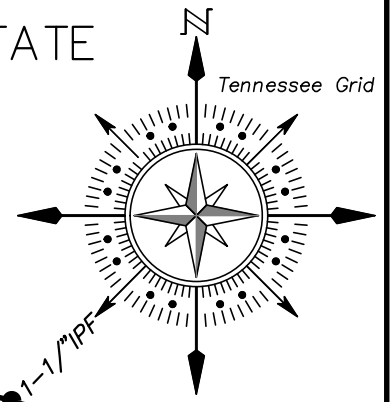


VICINITY MAP

EXEMPT PLAT FOR:
TRACTS 1A & 1B, TOM WILLIAMS ESTATE

TOTAL AREA = 15.63± ACRES

NOW OR FORMERLY
CLINTON &
GLENDA FAYE MARTIN
107H A 026.00
12C/471



Surveyor's notes
1: Setbacks: Zoning=R1
Front: (35) feet, Rear: (15) feet, Sides: (10) feet
2: Reference A: Deed Book 7N, Page 834.
Reference B: Deed Book 22F, Page 154.
3: A 10' utility and drainage easement is reserved adjacent to all road right-of-way and 5' either side of side lot lines.
4: Review of the Federal Emergency Management agency flood insurance rate maps with community-panel number 47107C0125D, Dated 09/28/2007 indicates this property lies with Zone X, which is not in a flood area.
5: Water by EUB, sewer by individual septic systems.
6: Owners:
Thomas Williams Estate, 745 Topside Drive, Etowah, TN

GPS Survey Note: All boundary monuments and survey control was performed using GPS receiver Igage IGB network rover, dual frequency was used (L1, L2, L5), GPS survey performed was network adjusted real time kinematics based on TDOT GNSS Network-NAD83 (NRS2007). Vertical datum is NAVD83, GEOID09. Precision of the GPS work RPA: 4 CM plus 50 parts per million (based on the direct distance between corners being tested) grid distances are shown having a scale factor of 99991425953.
Surveyor's Notes: Copying this original invalidates any and all liabilities and/or certifications, that may have been in effect at the time of the original survey as per the date on the signature of the surveyor whose seal is affixed, and the liability expires 4 years from that date as per Tenn. Code Ann. § 28-3-114(a) (2000). A determination of the title may best be performed by a competent professional who specializes in land title matters. This survey has been performed without the benefit of a complete title examination. The Land Surveyor whose seal is affixed does not guarantee that all easements which may affect this property are shown. Property owner is responsible for all permits that are required by government.

CERTIFICATION FOR EXEMPT SURVEY
I Certify that this plat is exempt from the requirements of the Minimum Subdivision Regulations based on the provisions of T.C.A. §13-3-401 and T.C.A. §13-4-301, because (A) no new street or utility construction is required, and (B) all resultant tracts are over five (5) acres in size. All resultant tracts of this plat do have access to a public road right-of-way by virtue of direct access or an access easement represented hereon. This plat is also exempt from the provisions of T.C.A. §13-3-402 and T.C.A. §13-4-302, because this plat does not qualify as a Subdivision Plat as represented above and does not require planning approval for recording of this plat. This plat also meets Tennessee standards of practice for land surveying in chapter 0820-03, with the authority of T.C.A. §62-18-106(c), and the boundary of the survey was checked for accuracy.

SURVEY FOR:
THOMAS WILLIAMS ESTATE
EXEMPT PLAT OF LOTS 1A & 1B, TOM WILLIAMS ESTATE, TAX IDS #107 030.00 & 033.00
CITY OF ETOWAH, 4TH CIVIL DISTRICT, McMINN COUNTY, TENNESSEE

CHRISTIAN M. MEDDERS
REGISTERED LAND SURVEYOR
BOUNDARY | SUBDIVISIONS | AS-BUILTS
9 W WASHINGTON AVE. ATHENS, TN - PHYSICAL
P.O. BOX 989, ATHENS, TN 37371-MAILING
Ph. (423)-745-3440 christianm@meddersurveying.com
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IRS=IRON PIN SET
IPF=IRON PIPE FOUND
WFC=WOOD FEN. CORNER
MFC=METAL FEN. CORNER
CMF=CONC. MON. FOUND
NO CORNER SET/FOUND
PROPERTY LINE
ADJ. PROP. LINE
FENCE LINE
OHP=OVERHEAD ELEC.

JOB NO: 21-720 PLAT 1
DATE: 8/30/21
AREA: 15.63± ACRES
SCALE: 1"=100'
DRAWN BY: SJP
EQUIP.: NPL322, IGAGE IGB
SHEET#: 1 OF 1
ACCURACY: category II.



Line	Bearing	Distance
L1	N78°16'E	46.11
L2	N57°35'W	18.76
L3	S78°16'W	16.30
L4	N22°32'W	50.90
L5	S73°17'E	25.36
L6	S72°26'E	24.66
L7	S73°17'E	24.58
L8	S73°17'E	25.42
L9	N18°26'E	10.84

Curve	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	23.25'	28.14'	26.45'	N18°21'E	69°19'49"
C2	67.82'	147.02'	119.87'	N83°01'E	124°12'44"
C3	115.59'	260.85'	208.92'	N82°40'E	129°17'35"