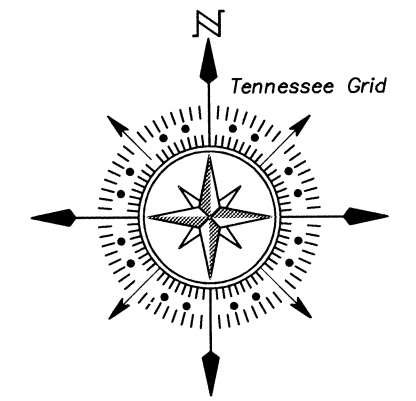
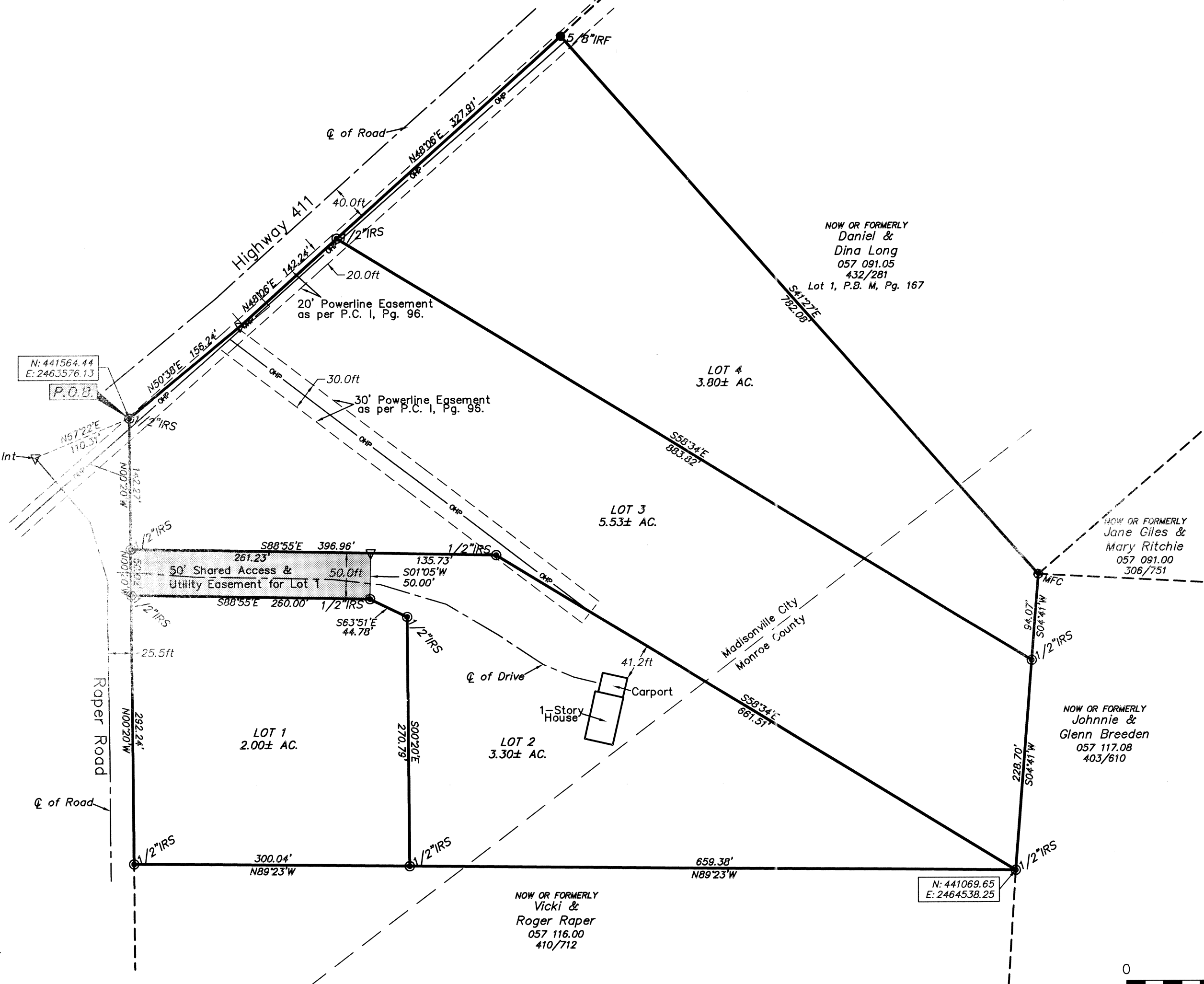


FINAL PLAT FOR:
LOTS 1-4 OF TRACT 1, CHRISTINE GILES SUBDIVISION
 TOTAL AREA = 14.63± ACRES



VICINITY MAP



Surveyor's notes

- Setbacks:
 Front: (30) feet, Rear: (15) feet, Sides: (15) feet
 C-3: Front: (35) feet, Rear: (20) feet, Side: (10) feet.
- Zoning: Urban Growth Boundary & Partially C-3
- Reference: 1: Deed Book 414, Page 611.
 2: Plat Cabinet I, Slide 96.
- A 10' utility and drainage easement is reserved adjacent to all road right-of-way and 5' either side of side lot lines.
- Review of the Federal Emergency Management agency flood insurance rate maps with community-panel number 47123C0165D, Dated 02/03/2010 indicates this property lies with Zone X, which is not in a flood area.
- Water and Sewer by Madisonville Utilities.

Existing Sewer Certification

The property shown on this subdivision plat is within the service area of Madisonville Utilities. I certify that all lots shown on this subdivision plat have access to an existing sewer line locate within the existing road right-of-way.

Date: 5-17-22
 Signature: *[Signature]*
 Authorized Representative of Utility Provider

Certification of Approval of Existing Water System

I hereby certify that each lot shown is served by a public water system with the meter to be located directly off on the public road in accordance to applicable local and state regulations. Extensions from the meter will be responsibility of the owner and to be installed in accordance to applicable local and state regulations.

Date: 5-17-22
 Signature: *[Signature]*
 Public Water System Official

CERTIFICATION OF EXISTING STREET

I hereby certify that the street(s) shown on this plat has (have) the status of being an accepted public street(s) regardless of its (their) current condition.

Date: 5-17-22
 Signature: *[Signature]*

CERTIFICATE OF ELECTRICAL UTILITY SERVICE

The property shown on this subdivision plat is within the service area of

Fort Loudon Electric Cooperative

The following condition(s) apply:

- Lots 1-4 are served by existing powerlines.
 - Lots are/will be served by new powerlines as per agreement between owner of subdivision property and utility.
- NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this utility company.

Date: 5/17/2022
 Signature: *[Signature]*
 Utility Provider

CERTIFICATION OF STREET NAMES

I certify that all street names are in compliance with E-911 and do not conflict with other street names in the county.

Date: 5/17/22
 Signature: *[Signature]*
 Monroe County E-911 Coordinator

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the subdivision regulations for the Madisonville Regional Planning Commission, with the exception of such variances, if any, which are noted in the minutes of that planning body. All improvements have been installed or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the county register of deeds.

Date: 5/17/22
 Signature: *[Signature]*
 Secretary, Madisonville Regional Planning Commission

CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, parks, or other public ways and open space to public or private use as noted.

Date: 5-17-22
 Signature: *[Signature]*
 Owner(s)
 Date: 5-17-22
 Signature: *[Signature]*
 Owner(s)

CERTIFICATION OF ACCURACY OF SURVEY

I certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Madisonville Regional Planning Commission, and, that monuments have been placed as shown hereon in accordance with the specifications of the Madisonville Regional Planning Commission.

Christian M. Medders, TNRLS#2493

GPS Survey Note: All boundary monuments and survey control was performed using GPS receiver: Igaige 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 (NSRS2007), Vertical datum is NAVD83, GEOID08. 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 9999142993.
Surveyor's Note: 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 SUBDIVISION SURVEY
 I Certify that this plat meets the requirements of the Minimum Subdivision Regulations based on the provisions of T.C.A. §13-3-401 and T.C.A. §13-4-302. I hereby certify that this plat, to the best of my knowledge and belief is a true and correct representation of the actual conditions and was prepared from an actual field survey of property by me, or under my supervision, and Certify that this is division survey of existing property of record and meet the Tennessee standards of practice for land surveying in chapter 0820-03, with the authority of T.C.A. §62-18-106(c), and does require planning approval for recording of this plat.

SURVEY FOR: **JUDITH CARDIN**
 FINAL PLAT OF LOTS 1-4 OF TRACT 1, CHRISTINE GILES SUBDIVISION, TAX ID # 057 093.01
 CITY OF MADISONVILLE, 3RD CIVIL DISTRICT, MONROE COUNTY, TENNESSEE

CHRISTIAN M. MEDDERS
 REGISTERED LAND SURVEYOR
 BOUNDARY | SUBDIVISIONS | AS-BUILT
 10 W. WASHINGTON AVE, ATHENS, TN - PHYSICAL
 P.O. BOX 969, ATHENS, TN 37371-MAILING
 PH: (423)-745-3440 christian@meddersurveying.com
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IRS=IRON PIN SET
 IRF=IRON PIN FOUND
 IPE=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: 22-305
 DATE: 4/29/2022
 AREA: 14.63± ACRES
 SCALE: 1"=100'
 DRAWN BY: BAG
 EQUIP.: NPL322, IGAGE IGB
 SHEET: 1 OF 1
 ACCURACY: category II.

