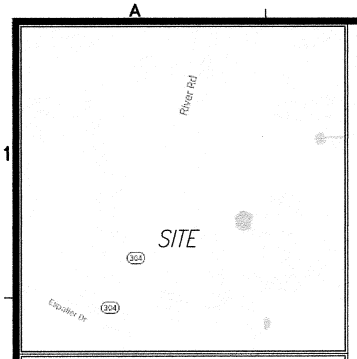


LOCATION MAP
not to scale / ref. GOOGLE

Notes:
1. Owner: David Stewart
   PO Box 1286
   Decatur, TN 37322
2. Zoning: FAR
3. Setbacks: Front-35'/Sides-10'/Rear-15'
4. Flood Hazard Note: By graphic plotting only, no portion of this property lies within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of Meigs County Tennessee and incorporated areas map number 47121C0141F effective September 17, 2010.
5. Water Utility provided by Watts Bar Utility District
6. No Local Sewage Utility Service
7. Electric utility provided by Volunteer Electric

GPS NOTES
OPUS SOLUTION
REL. POS. ACCURACY: 0.056M
DATES OF SURVEY: May 29 and June 1, 2020
DATUM: NAD 83
EPOCH: 2010.0000
GEOID12B
COMB. GRID FACTOR: 0.99991705
ELEVATION: ORTHOMETRIC

Kale Belk
TN PLS NO. 2755
3864 Hwy 11 S.
Riceville, TN 37370
O:(423)462-2755
E: kbelk@kalebelk.com

Certification of Owner

The owner of the land shown on this plat and whose name is subscribed Thereto, in person or through a duly authorized agent, certifies that this Plat was made from an actual survey, that all state, city, and county taxes Or other assessments now due on this land have been paid.

Plat approved without signed certification due to Chapter 12 Reorganization

Date _____ Owner _____

Certification of Approval of Water System

I hereby certify that each lot shown is served by public water system extensions designed and installed in accordance to applicable local and state regulations.

7-17-2020
Date

Local Water Utility

7.13.20
DATE

E-911 REPRESENTATIVE

Certification of E-911 Approval

I hereby certify that I have reviewed this plat and find that it conforms to the county's E-911 Requirements, including appropriate road names/numbers.

Utilities:

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

The survey shown hereon was prepared without benefit of any abstract of title; therefore, this Surveyor makes no guarantees or representations regarding information shown hereon pertaining to easements, title, rights of way, setback lines, agreements, reservations, and other similar matters.

Survey fieldwork performed on: David Stewart

This survey was authorized by: May 29 & June 1, 2020

Certification:

This is to certify that this survey is a Category I survey made under my supervision and is a true representation of the land surveyed. The Ratio of Precision of the unadjusted survey is one foot in 10,000 feet, and an angular error of 05" per angle point. This survey was done in compliance with current Tennessee Minimum Standards of Practice. Angular and linear measurements were made using a Topcon PS-105 Robotic Total Station or a Sokia SRX5 Robotic Total Station, and a Topcon Hiper II RTK GPS Unit or a Sokia GRX1 GPS Unit. This map has been calculated for closure, and has been found to be accurate within one foot in 158,370 feet.

Certificate of Approval by Electric Power Utility

I hereby certify that this subdivision plat shows adequate easements for needed electric power lines, (and electrical service is available to all lots shown. Or agreement has been made between the utility and the developer to provide electrical service to all lots shown.)

7-13-2020
DATE

ELECTRIC POWER OFFICIAL

Certification of Approval of Final Plat By Planning Commission

All the requirements of approval having been fulfilled pursuant to the Subdivision Regulations of Meigs County, Tennessee, this final plat was given final approval by the Meigs County Regional Planning Commission effective (date)_____

8/11/20
DATE

SECRETARY, MEIGS COUNTY REGIONAL PLANNING COMMISSION

Certificate of Approval for Subsurface Sewage Disposal Systems

Approval is hereby granted for lots 1-4 defined as Final Plat of Southern River Road Subdivision in Meigs County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structurelocation 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. Any cutting, filling or alteration of the soil conditions may void this approval.

07/07/2020
Date

Environmental Scientist
Division of Water Resources

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

A.) House location Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, odd shaped configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office in order to insure proper house site location.

B.) Lots 1-4 have adequate suitable soil to install and duplicate a three bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.

Certification of Surveyor

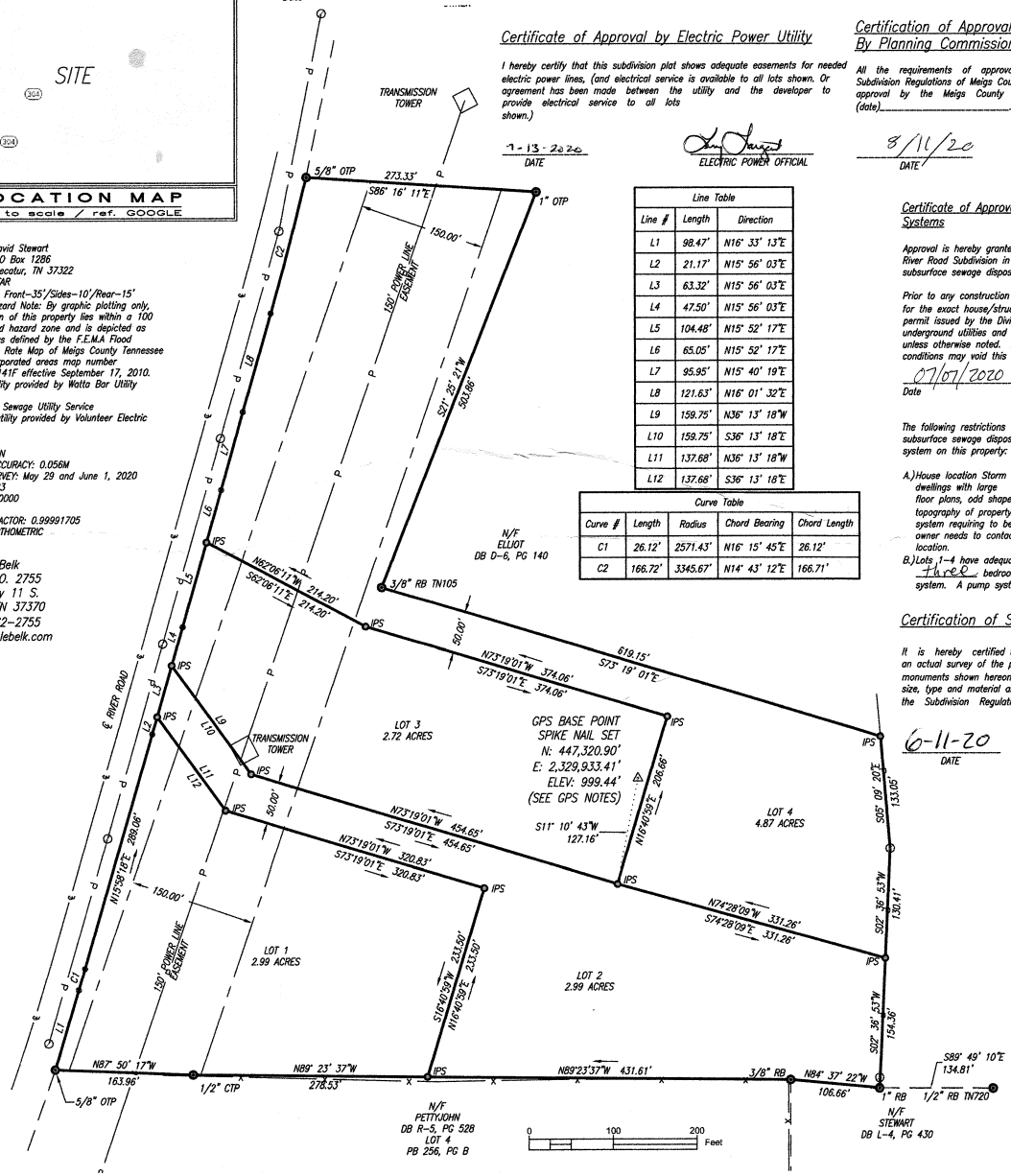
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; and that all monuments shown hereon actually exist or are marked as "future", and their location, size, type and material are correctly shown; and that all engineering requirements of the Subdivision Regulations of Meigs County, have been fully complied with."

6-11-20
DATE

KALE BELK
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 2755

Line Table		
Line #	Length	Direction
L1	98.47'	N16° 33' 13"E
L2	21.17'	N15° 56' 03"E
L3	63.32'	N15° 56' 03"E
L4	47.50'	N15° 56' 03"E
L5	104.48'	N15° 52' 17"E
L6	65.05'	N15° 52' 17"E
L7	95.95'	N15° 40' 19"E
L8	121.63'	N16° 01' 32"E
L9	159.75'	N36° 13' 18"W
L10	159.75'	S36° 13' 18"E
L11	137.68'	N36° 13' 18"W
L12	137.68'	S36° 13' 18"E

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	26.12'	2571.43'	N16° 15' 45"E	26.12'
C2	166.72'	3345.67'	N14° 43' 12"E	166.71'



Legend:

- TREE (AS NOTED)
- PLANTED STONE FOUND
- IRON PIN FOUND (AS NOTED)
- FENCE POST (AS NOTED)
- FENCE LINE
- IRON PIN SET (5/8" REBAR W/ CAP)
- IPS IRON PIN SET
- BEND/BREAK IN LINE
- CENTERLINE OF ROAD
- POWER LINE
- CMF CONCRETE MONUMENT FOUND
- NS NAIL SET
- RB REBAR
- TPOST METAL T-POST
- WPT WOOD POST
- WATER LINE
- UNDERGROUND TELEPHONE LINE
- WATER METER/WELL
- FFE FINISHED FLOOR ELEVATION
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- BOLLARD
- ELECTRIC BOX
- DROP INLET
- INV INVERT
- PVC POLYVINYL CHLORIDE PIPE
- E.O.P. EDGE OF PAVEMENT
- BEND/BREAK IN LINE
- POWER POLE
- GAS LINE MARKER
- FIBER OPTIC/ COMMUNICATION LINE MARKER
- SIGN
- CLEANOUT
- GAS VALVE
- GUY WIRE ANCHOR
- ℄ CENTER LINE
- N/F NOW, OR FORMERLY
- P.O.B. POINT OF BEGINNING
- FLAG POLE
- LANDSCAPE LIGHT
- IR IRON ROD
- ℄ CENTER LINE
- P PROPERTY LINE
- OTP OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- AI ANGLE IRON LINE
- CONCRETE MONUMENT

Final Plat of Southern River Road Subdivision For:

David Stewart
Date: June 11, 2020
Scale: 1"=100'
Third Civil District District
Meigs County, Tennessee
Tax Map 032, Parcel 002.04 & 004.01
Deed Book L-4, Page 430
Deed Book U-4, Page 790
DRAWN BY: AM JN: Stewart-052920 LSV: BT

Janie Stiner, Register
Meigs County
Instrument #: 37912
Rec #: 70488
Rec'd: 15.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 17.00
Recorded
8/13/2020 at 11:52 AM
in Plat Cabinet
484
PGS A-A

sheet no. 1 of 1