

MEMORANDUM

TO: White County Regional Planning Commission Members
Denny Wayne Robinson, County Executive
FROM: Tommy Lee, Staff Planner
DATE: April 1, 2020
SUBJECT: April 7, 2020 Planning Commission Meeting

The White County Regional Planning Commission will meet on Tuesday, April 7, 2020 at 5:00 p.m. at the White County Courthouse. Agenda items are as follows:

1. Call to order.
2. Approval of January 7, 2020 minutes.
3. Consideration of final subdivision plat for property located on Cherry Road (Roberts Division)*
4. Consideration of final subdivision plat for property located on Coles Chapel Road (Burton Division)*
5. Consideration of final subdivision plat for property located Liberty Road and Fancher's Mill Road (Eyman Division)*
6. Consideration of final lot line adjustment plat for property located Old Smithville Highway, Gunnels Road and Smithville Highway (McGarrity Adjustment)*
7. Staff Report—Brogden Division, Wiley Division, Price Combination and Close Adjustment.
8. Other Business as Necessary.
9. Adjourn.

*See Agenda Review

Chairman Gary McBride ____ Vice-Chairman Jonathan Demps ____ Secretary Chad Marcum ____ County
Executive Denny Wayne Robinson ____ Kurt Dronebarger ____ Lanny Selby ____ Roy Whited ____ Vanessa
O'Neal ____ Kayd Whitson ____

Agenda Review

1. Roberts Division—Final

Mary Roberts submitted a final subdivision plat for the purpose of subdividing 0.924 acres into two (2) proposed new lots for property located on Cherry Road. Lot 1 would consist of 0.459 acres and an existing residential structure. Lot 2 would consist of 0.465 acres and an existing residential structure. Lot 1 would require a two (2) feet front setback variance. The proposed new lots are served by an existing six (6) inch water line and would comply with all other White County Subdivision Regulations.

2. Burton Division—Final

Lynn Burton submitted a final subdivision plat for the purpose of subdividing 5.677 acres into two (2) proposed new lots for property located on Coles Chapel Road. Lot 1 would consist of 1.770 acres and an existing residential structure. Lot 1 would require a five (5) feet side setback variance. Lot 2 would consist of 3.907 acres, an existing residential structure and an existing accessory structure. The proposed new lots are served by an existing four (4) inch water line and both proposed new lots would comply with all other White County Subdivision Regulations.

3. Eyman Division—Final

Rodger Eyman submitted a final subdivision plat for the purpose of subdividing 4.979 acres into four (4) proposed new lots for property located on Liberty Road and Fancher's Mill Road. Lot 1 would consist of 0.491 acres and is currently vacant. Lot 2 would consist of 0.489 acres and is currently vacant. Lot 3 would consist of 0.488 acres and is currently vacant. Lot 4 would consist of 3.511 acres and a proposed structure. The proposed new lots are served by an existing four (4) inch water line and would comply with all White County Subdivision Regulations.

4. McGarrity Adjustment—Final

Nora McGarrity submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Old Smithville Highway, Gunnels Road and Smithville Highway. After the adjustment, Lot 1 would consist of 2.905 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 1.592 acres and an existing structure. Lot 1 would require a twenty (20) feet front setback variance. Lot 2 would require a twenty (20) feet front setback variance. The proposed new lots are served by an existing six (6) inch water line and would comply with all other White County Subdivision Regulations.

5. Brogdon Division—Final

Rhyn Brogdon submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Big Bottom Road. The proposed new lot would consist of 3.135 acres and is currently vacant. The proposed new lots would be served by an existing four (4) inch water line and would comply with all White County Subdivision Regulations.

6. Wiley Division—Final

Betty Jean Wiley submitted a final subdivision plat for the purpose of subdividing 7.420 acres into two (2) proposed new lots for property located on Old Kentucky Road. Lot 1 would consist of 3.909 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 3.511 acres and an existing structure. The proposed new lots are served by an existing six (6) inch water line and both proposed new lots would comply with all White County Subdivision Regulations.

7. Price Combination-Final

Tammy Price submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Roberts Matthews Highway. The proposed new lot would consist of 1.056 acres and an existing residential structure. The proposed new lot would be served by an existing ten (10) inch water line and would comply with all White County Subdivision Regulations.

8. Close Adjustment-Final

Art Close submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels for property located on Duck Pond Road. After the adjustment, Lot 1 would consist of 2.140 acres and is currently vacant. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the Planning Commission. The proposed new lots would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

**REPORT OF MEETING
WHITE COUNTY REGIONAL PLANNING COMMISSION
FEBRUARY 4, 2020**

MEMBERS PRESENT

Gary McBride
Jonathan Demps
Chad Marcum
Vanessa O'Neal
Kayd Whitson
Roy Whited

STAFF PRESENT

Tommy Lee, UCDD Staff Planner

OTHERS PRESENT

Allen Maples, Surveyor

MEMBERS ABSENT

Kurt Dronebarger
Denny Wayne Robinson, County Executive
Lanny Selby

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the White County Regional Planning Commission (PC) meeting was called to order by Chairman Gary McBride on Tuesday, February 4, 2020 at the White County Courthouse.

ITEM 2: APPROVAL OF JANUARY 7, 2020 MINUTES

After the meeting was called to order, Chairman McBride asked for approval of the January 7, 2020 minutes. Roy Whited made a motion that the minutes be approved pending that one (1) clerical error be corrected. Jonathan Demps seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERTAION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON POLLARD ROAD AND WILL THOMPSON ROAD (WILEY DIVISION)

Surveyor Allen Maples presented a final subdivision plat on behalf of Calvin Wiley for the purpose of subdividing 5.582 acres into two (2) proposed new lots for property located on Pollard Road and Will Thompson Road. Lot 1 would consist of 2.677 acres and an existing residential structure. Lot 2 would consist of 2.905 acres and is currently vacant. Lot 1 would require a ten (10) feet front setback variance. The proposed new lots are served by an existing six (6) inch water line, an existing four (4) inch water line and would comply with all other White County Subdivision Regulations. After discussion, Roy Whited made a motion to grant the aforementioned variance and to approve the submitted final plat pending that all required signatures be obtained. Chad Marcum seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERTAION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON BURTON ROAD AND OAKWOOD STREET (LEFTWICH DIVISION)

Surveyor Allen Maples presented a final subdivision plat on behalf of James Leftwich for the purpose of subdividing 3.106 acres into two (2) proposed new lots for property located on Burton Road and Oakwood Street. Lot 1 would consist of 1.836 acres and an existing residential structure. Lot 1 would require a forty (40) feet front setback variance. Lot 2 would consist of 1.270 acres and an existing residential structure. Lot 2 would require a thirty-five (35) feet front setback variance. Lot 1 is served by an existing six (6) inch water line, Lot 2 is served by an existing two (2) inch water line and both proposed new lots would comply with all other White County Subdivision Regulations. After discussion, Jonathan Demps made a motion to approve the submitted final plat pending that all required signatures be obtained. Kayd Whitson seconded and the motion passed with a vote of all ayes.

ITEM 6: CONSIDERTAION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON BUFFALO ROAD (HOLDER DIVISION)

Surveyor Allen Maples presented a final subdivision plat on behalf of Elise Holder for the purpose of creating one (1) proposed new lot for property located on Buffalo Road. The proposed new lot would consist of 1.441 acres, an existing residential structure and three (3) existing accessory structures. The proposed new lot would require a twenty (20) feet front setback variance and a twenty-five (25) feet side setback variance. The proposed new lots are served by an existing four (4) inch water line and would comply with all other White County Subdivision Regulations. After discussion, Roy Whited made a motion to approve the submitted final plat pending that all required signatures be obtained. Chad Marcum seconded and the motion passed with a vote of all ayes.

ITEM 6: CONSIDERTAION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON HUMPHREY ROAD AND POLLARD ROAD (SCHOEN DIVISION)

Surveyor Allen Maples presented a final subdivision plat on behalf of Eugene Shoen for the purpose of subdividing 4.989 acres into two (2) proposed new lots for property located on Pollard Road and Humphrey Road. Lot 1 would consist of 0.575 acres and an existing residential structure. Lot 2 would consist of 4.414 acres and is currently vacant. Lot 1 would require a twenty (20) feet front setback variance. The proposed new lots are served by an existing two (2) inch water line, an existing four (4) inch water line and would comply with all other White County Subdivision Regulations. After discussion, Chad Marcum made a motion to approve the submitted final plat pending that all required signatures be obtained. Roy Whited seconded and the motion passed with a vote of all ayes.

ITEM 7: CONSIDERTAION OF FINAL LOT LINE ADJUSTMENT PLAT FOR PROPERTY LOCATED ON DORAN ROAD (MCKEE ADJUSTMENT)

Surveyor Allen Maples presented a final lot line adjustment plat on behalf of Mark McKee for the purpose of creating one (1) proposed new lot for property located on Doran Road. After the adjustment, Lot 1 would consist of 3.184 acres and two (2) existing accessory structures. Lot 2 is larger than five (5) acres and is not subject to planning commission jurisdiction. Lot 1 would require a thirty (30) feet front setback variance. The proposed new lots are served by an existing four (4) inch water line and would comply with all other White County Subdivision Regulations. After discussion, Jonathan Demps made a motion to approve the submitted final plat pending that all required signatures be obtained. Roy Whited seconded and the motion passed with a vote of all ayes.

ITEM 8: TRAINING—CHAPTER 13 OF THE TENNESSEE CODE ANNOTATED

In accordance with the requirements of TCA 13-4-101, Staff Planner provided training on Chapter 13 of the Tennessee Code Annotated. One (1) hour training credit was given to each member in attendance, and it will be applied to the four (4) hours of continuing education required of all Planning Commission members in a calendar year.

With no other business to discuss, Roy Whited made a motion to adjourn the meeting. Vanessa O'Neal seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the White County Regional Planning Commission will be on March 2, 2020.

CTL

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF 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 DEDICATED ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

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

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RLS #2171

EXISTING SEPTIC SYSTEM CERTIFICATE

THE EXISTING SEPTIC SYSTEM IS LOCATED AS SHOWN ON THE PLAT LOT(S) _____. THE LOCATION INCLUDES THE SEPTIC TANK AND ALL FIELD LINES. TO THE BEST OF MY KNOWLEDGE THE SEPTIC SYSTEM IS IN PROPER WORKING ORDER ON THIS DATE AND THE SEPTIC SYSTEM(S) IS/ARE CONTAINED WITHIN THE BOUNDARY OF THE INDIVIDUAL LOT.

DATE _____ OWNER _____

Lot(s) _____ has an existing septic system that has not been evaluated pursuant to this plat review for the existing system and plat approval does not constitute approval of this lot or the existing system.

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

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

DATE _____ AUTHORIZED REPRESENTATIVE
OF UTILITY DISTRICT

CERTIFICATION OF EXISTING ROAD AND CERTIFICATE
OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT APPEARS ON THE OFFICIAL WHITE COUNTY ROAD MAP AND HAS THE STATUS OF AN ACCEPTED PUBLIC ROAD REGARDLESS OF CURRENT CONDITION. I FURTHER CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON, WITH THE EXCEPTION OF THE EXISTING ROAD AND ANY SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE WHITE COUNTY REGIONAL PLANNING COMMISSION, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WHITE COUNTY, TENNESSEE AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

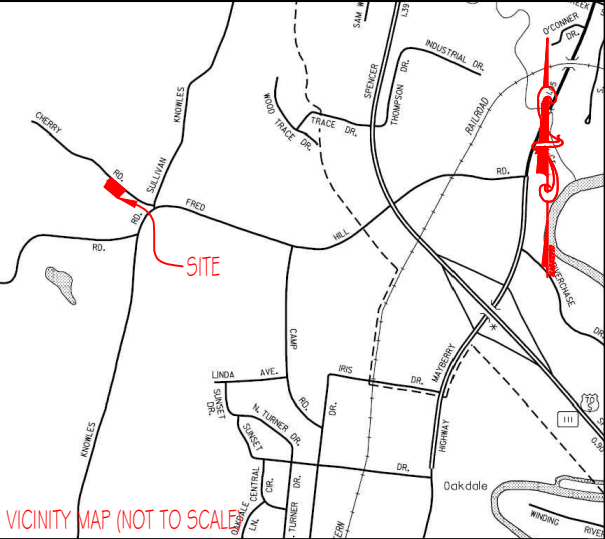
DATE _____ SECRETARY, WHITE COUNTY
REGIONAL PLANNING COMMISSION



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.

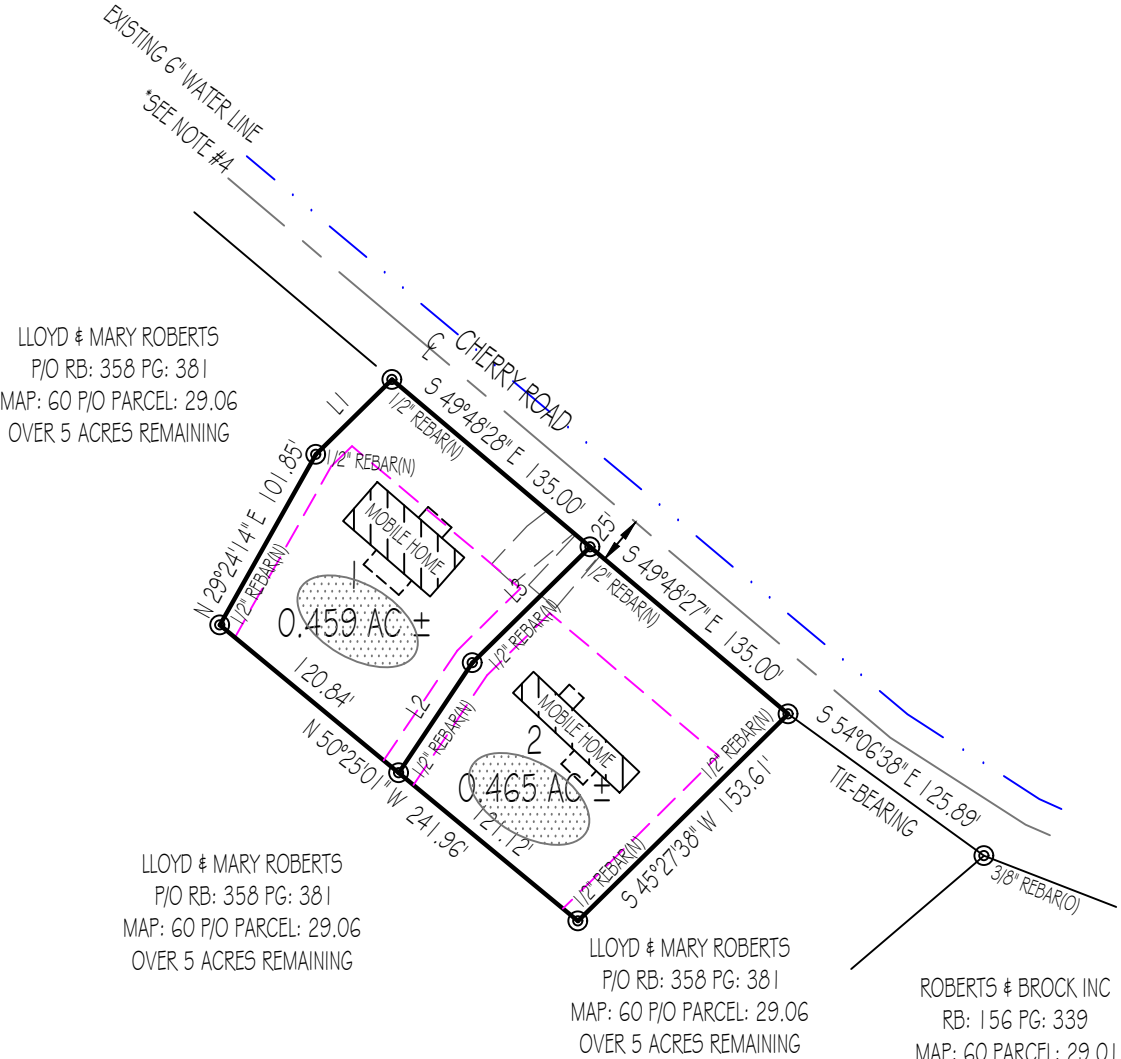
ALLEN MAPLES, JR.
RLS#2171

LINE	BEARING	DISTANCE
L1	N 45°27'38" E	55.71'
L2	N 33°46'44" E	68.86'
L3	N 45°27'38" E	86.18'



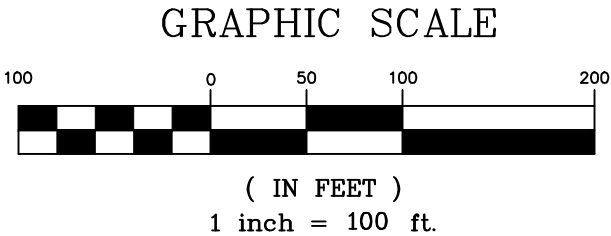
NOTES:

- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47185C0175D, EFFECTIVE SEPTEMBER 28, 2007.
- 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.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 40'
SIDE: 10'



LEGEND

- (N) (NEW)
- (O) (OLD)
- CL CENTERLINE
- PP POWER POLE
- FX FENCELINE
- FC FENCE CORNER
- FL FENCE LINE
- WP WOOD POST
- SP STEEL POST
- APPROX. LOCATION OF SEPTIC AND FIELD LINES. *SEE NOTE #4



FINAL PLAT FOR	
MARY ROBERTS DIVISION	
PRESENTED TO	
WHITE COUNTY PLANNING COMMISSION	
DEVELOPER: MARY ROBERTS	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 231 CHERRY ROAD	ADDRESS: 38 MAYBERRY STREET
SPARTA, TN 38583	SPARTA, TN 38583
TELEPHONE: (931) 273-9557	TELEPHONE: (931) 837-5446
P/O RB: 358 PG: 381	TAX MAP: 60 P/O PARCEL: 29.06
DATE: 03/18/2020	1ST C.D. - WHITE COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 0.924 AC ±
DRAWING #20-086 A3	NUMBER OF LOTS: 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF 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 DEDICATED ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____
DATE _____ OWNER _____

CERTIFICATION OF EXISTING ROAD AND CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT APPEARS ON THE OFFICIAL WHITE COUNTY ROAD MAP AND HAS THE STATUS OF AN ACCEPTED PUBLIC ROAD REGARDLESS OF CURRENT CONDITION. I FURTHER CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON, WITH THE EXCEPTION OF THE EXISTING ROAD AND ANY SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE WHITE COUNTY REGIONAL PLANNING COMMISSION, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WHITE COUNTY, TENNESSEE AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY, WHITE COUNTY REGIONAL PLANNING COMMISSION

GILL GIBBS
RB:86 PG:800
MAP:12 PARCEL:13.03

DONNA JETTER
RB:19 PG:913
MAP:12 PARCEL:12

2
3.907 AC±

1
1.770 AC±

RANDY WALKER
RB:50 PG:578
MAP:12 PARCEL:11.01

CERTIFICATE OF ACCURACY

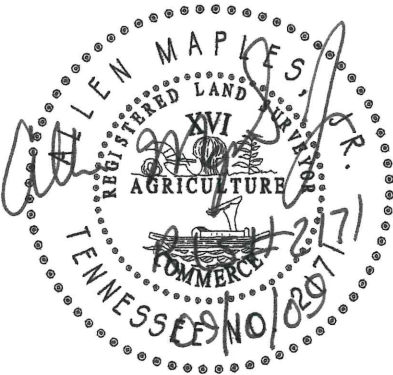
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WHITE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE WHITE COUNTY SUBDIVISION REGULATIONS.

09/10/09
DATE
REGISTERED ENGINEER OR SURVEYOR
RLS #2171

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

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

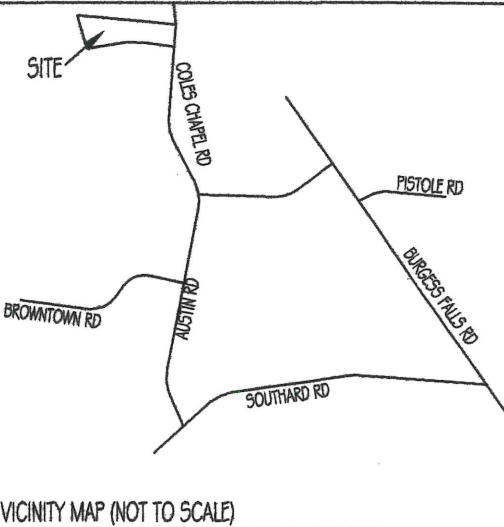
DATE _____ AUTHORIZED REPRESENTATIVE OF UTILITY DISTRICT



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
RLS#2171

LEGEND

(N) (NEW)
(O) (OLD)
CL CENTERLINE
P POWER POLE



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 #47185 C 0050 D, EFFECTIVE SEPTEMBER 28, 2007.
4. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 40'
SIDE: 25'
5. IF THE STRUCTURE ON LOT 1 IS EVER DESTROYED OR REMOVED IT MUST BE RELOCATED WITHIN THE BUILDING SETBACKS.

FINAL PLAT FOR LYNN BURTON DIVISION PRESENTED TO WHITE COUNTY PLANNING COMMISSION	
DEVELOPER: LYNN BURTON	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 219 WILLOW SONG LN SPARTA, TN 38583	ADDRESS: 36 MAYBERRY STREET SPARTA, TN 38583
TELEPHONE: (931) 761-4588	TELEPHONE: (931) 837-5446
P/L RB: 114 PG: 483	TAX MAP: 12 PARCEL: 13.05
P/L RB: 110 PG: 609	4TH C.D. - WHITE COUNTY, TN
SCALE: 1"=100' DATE: 09/10/09	ACREAGE SUBDIVIDED: 5.677±
DRAWING #09-124 A3	NUMBER OF LOTS: 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF 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 DEDICATED ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____

DATE _____ OWNER _____

EXISTING SEPTIC SYSTEM CERTIFICATE

THE EXISTING SEPTIC SYSTEM IS LOCATED AS SHOWN ON THE PLAT LOT(S) _____. THE LOCATION INCLUDES THE SEPTIC TANK AND ALL FIELD LINES. TO THE BEST OF MY KNOWLEDGE THE SEPTIC SYSTEM IS IN PROPER WORKING ORDER ON THIS DATE AND THE SEPTIC SYSTEM(S) IS/ARE CONTAINED WITHIN THE BOUNDARY OF THE INDIVIDUAL LOT.

DATE _____ OWNER _____

Lot(s) _____ has an existing septic system that has not been evaluated pursuant to this plat review for the existing system and plat approval does not constitute approval of this lot or the existing system.

AREA RESERVED FOR
SOILS RESTRICTIONS

CERTIFICATION OF EXISTING ROAD AND CERTIFICATE OF APPROVAL FOR RECORDING

HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT APPEARS ON THE OFFICIAL WHITE COUNTY ROAD MAP AND HAS THE STATUS OF AN ACCEPTED PUBLIC ROAD REGARDLESS OF CURRENT CONDITION. I FURTHER CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON, WITH THE EXCEPTION OF THE EXISTING ROAD AND ANY SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE WHITE COUNTY REGIONAL PLANNING COMMISSION, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WHITE COUNTY, TENNESSEE AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY, WHITE COUNTY REGIONAL PLANNING COMMISSION

CERTIFICATE OF ACCURACY

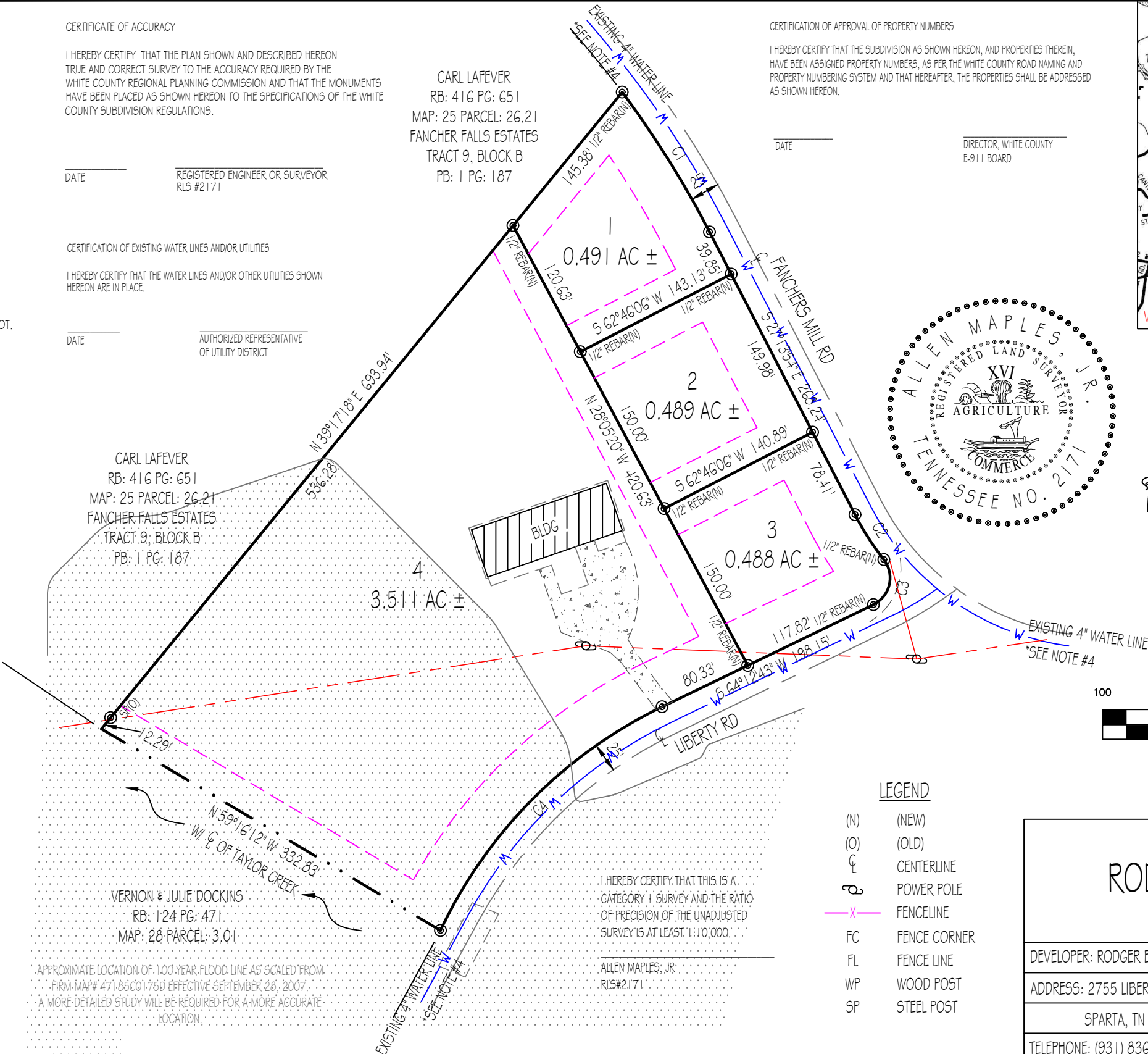
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WHITE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE WHITE COUNTY SUBDIVISION REGULATIONS.

DATE _____ REGISTERED ENGINEER OR SURVEYOR RLS #2171

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

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

DATE _____ AUTHORIZED REPRESENTATIVE OF UTILITY DISTRICT

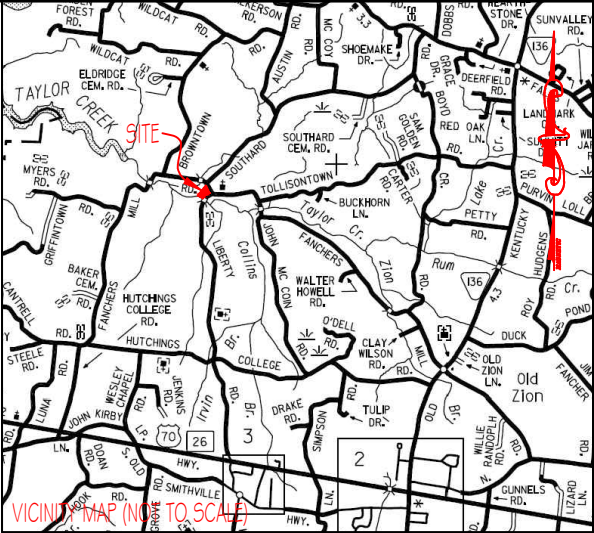


CERTIFICATION OF APPROVAL OF PROPERTY NUMBERS

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

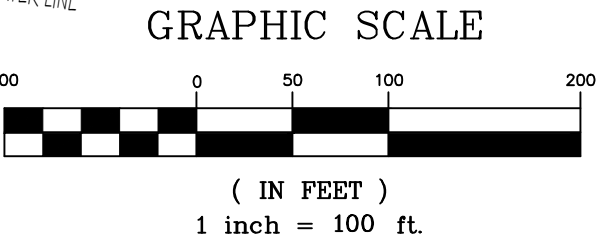
DATE _____

DIRECTOR, WHITE COUNTY E-911 BOARD



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 #47185C0150D, EFFECTIVE SEPTEMBER 28, 2007.
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: 40'
SIDE: 25'



LEGEND

- (N) (NEW)
- (O) (OLD)
- CL CENTERLINE
- PP POWER POLE
- FL FENCE LINE
- WP WOOD POST
- SP STEEL POST

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	835.00'	139.34'	139.18'	S 32°00'44" E	9°33'40"
C2	235.00'	45.06'	44.99'	S 32°43'30" E	10°59'12"
C3	25.00'	44.69'	38.98'	S 12°59'49" W	102°25'49"
C4	398.63'	270.77'	265.60'	S 44°45'10" W	38°55'07"

FINAL PLAT FOR RODGER EYMAN DIVISION PRESENTED TO WHITE COUNTY PLANNING COMMISSION	
DEVELOPER: RODGER EYMAN	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 2755 LIBERTY RD	ADDRESS: 38 MAYBERRY STREET
SPARTA, TN 38583	SPARTA, TN 38583
TELEPHONE: (931) 836-2259	TELEPHONE: (931) 837-5446
P/L RB: 419 PG: 374	TAX MAP: 25 PARCEL: 26.20
DATE: 02/12/2020	4TH C.D. - WHITE COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 4.979 AC ±
DRAWING #20-049 A3	NUMBER OF LOTS: 4

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF 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 DEDICATED ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____
DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

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

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RLS #2171

EXISTING SEPTIC SYSTEM CERTIFICATE

THE EXISTING SEPTIC SYSTEM IS LOCATED AS SHOWN ON THE PLAT LOT(S) _____. THE LOCATION INCLUDES THE SEPTIC TANK AND ALL FIELD LINES, TO THE BEST OF MY KNOWLEDGE THE SEPTIC SYSTEM IS IN PROPER WORKING ORDER ON THIS DATE AND THE SEPTIC SYSTEM(S) IS(ARE) CONTAINED WITHIN THE BOUNDARY OF THE INDIVIDUAL LOT.

DATE _____ OWNER _____

Lot(s) _____ has an existing septic system that has not been evaluated pursuant to this plat review for the existing system and plat approval does not constitute approval of this lot or the existing system.

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

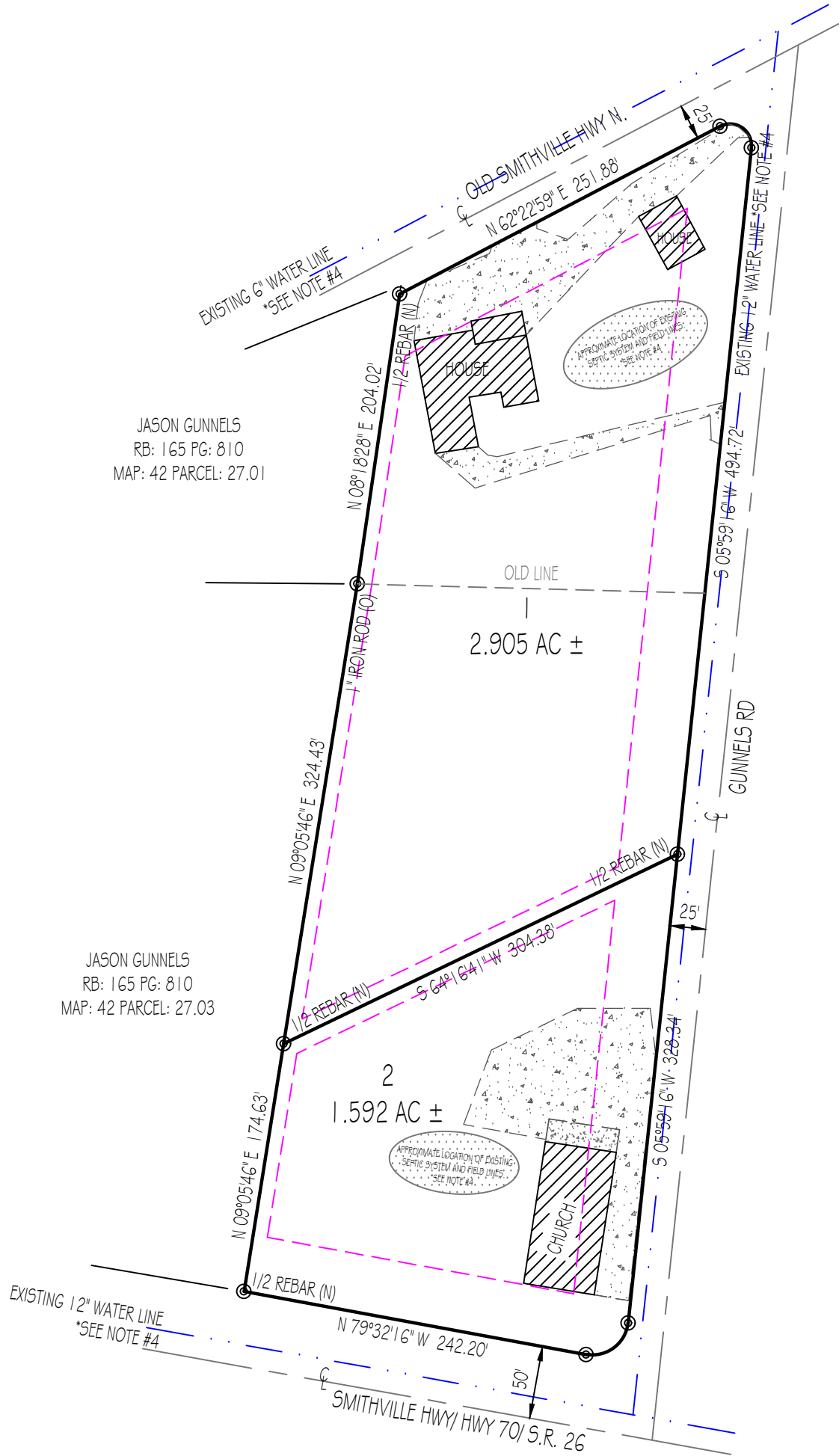
I HEREBY CERTIFY THAT THE WATER LINES AND/OR OTHER UTILITIES SHOWN HEREON ARE IN PLACE.

DATE _____ AUTHORIZED REPRESENTATIVE
OF UTILITY DISTRICT

CERTIFICATION OF EXISTING ROAD AND CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT APPEARS ON THE OFFICIAL WHITE COUNTY ROAD MAP AND HAS THE STATUS OF AN ACCEPTED PUBLIC ROAD REGARDLESS OF CURRENT CONDITION. I FURTHER CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON, WITH THE EXCEPTION OF THE EXISTING ROAD AND ANY SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE WHITE COUNTY REGIONAL PLANNING COMMISSION, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WHITE COUNTY, TENNESSEE AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

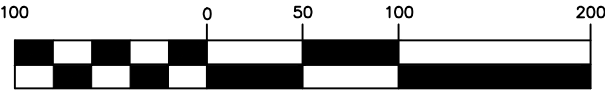
DATE _____ SECRETARY, WHITE COUNTY
REGIONAL PLANNING COMMISSION



I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.

ALLEN MAPLES, JR.
RLS#2171

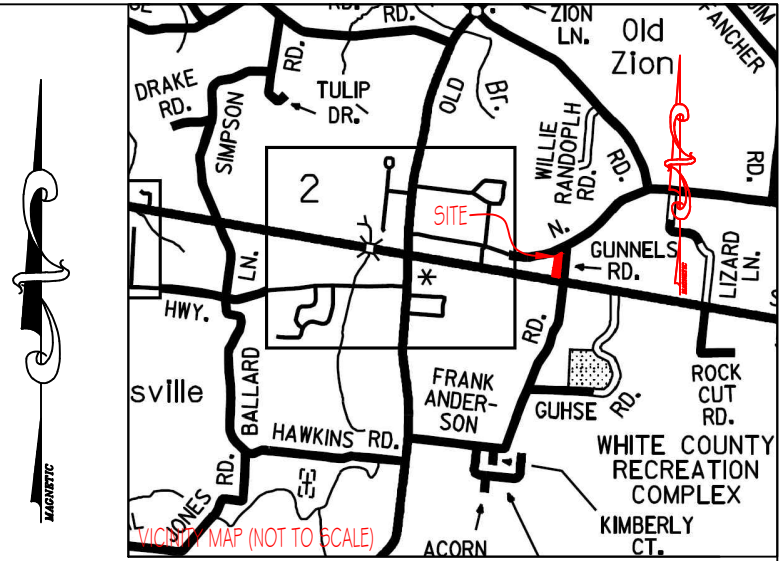
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- (N) (NEW)
- (O) (OLD)
- CL CENTERLINE
- PP POWER POLE
- FC FENCE CORNER
- FL FENCE LINE
- WP WOOD POST
- SP STEEL POST



NOTES:

- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47185C0150D, EFFECTIVE SEPTEMBER 28, 2007.
- 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.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 40'
SIDE: 10'
- IF THE STRUCTURE IS EVER DESTROYED, IF REPLACED IT MUST BE WITHIN THE BUILDING SETBACKS.

FINAL PLAT FOR	
MCGARRITY DIVISION	
PRESENTED TO WHITE COUNTY PLANNING COMMISSION	
DEVELOPER: NORA MCGARRITY	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 5055 OLD SMITHVILLE HWY N	ADDRESS: 38 MAYBERRY STREET
SPARTA, TN 38583	SPARTA, TN 38583
TELEPHONE: (931) 743-1067	TELEPHONE: (931) 837-5446
P/L RB: 365 PG: 859	TAX MAP: 42 PARCELS: 28 & 29
DATE: 03/16/2020	4TH C.D. - WHITE COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 4.497 AC ±
DRAWING #20-082 C	NUMBER OF LOTS: 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF 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 DEDICATED ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

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

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RLS #2171

CERTIFICATION OF EXISTING ROAD AND CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT APPEARS ON THE OFFICIAL WHITE COUNTY ROAD MAP AND HAS THE STATUS OF AN ACCEPTED PUBLIC ROAD REGARDLESS OF CURRENT CONDITION. I FURTHER CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON, WITH THE EXCEPTION OF THE EXISTING ROAD AND ANY SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE WHITE COUNTY REGIONAL PLANNING COMMISSION, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WHITE COUNTY, TENNESSEE AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____

CERTIFICATION OF APPROVAL OF PROPERTY NUMBERS

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

DATE _____

DIRECTOR, WHITE COUNTY
E-911 BOARD

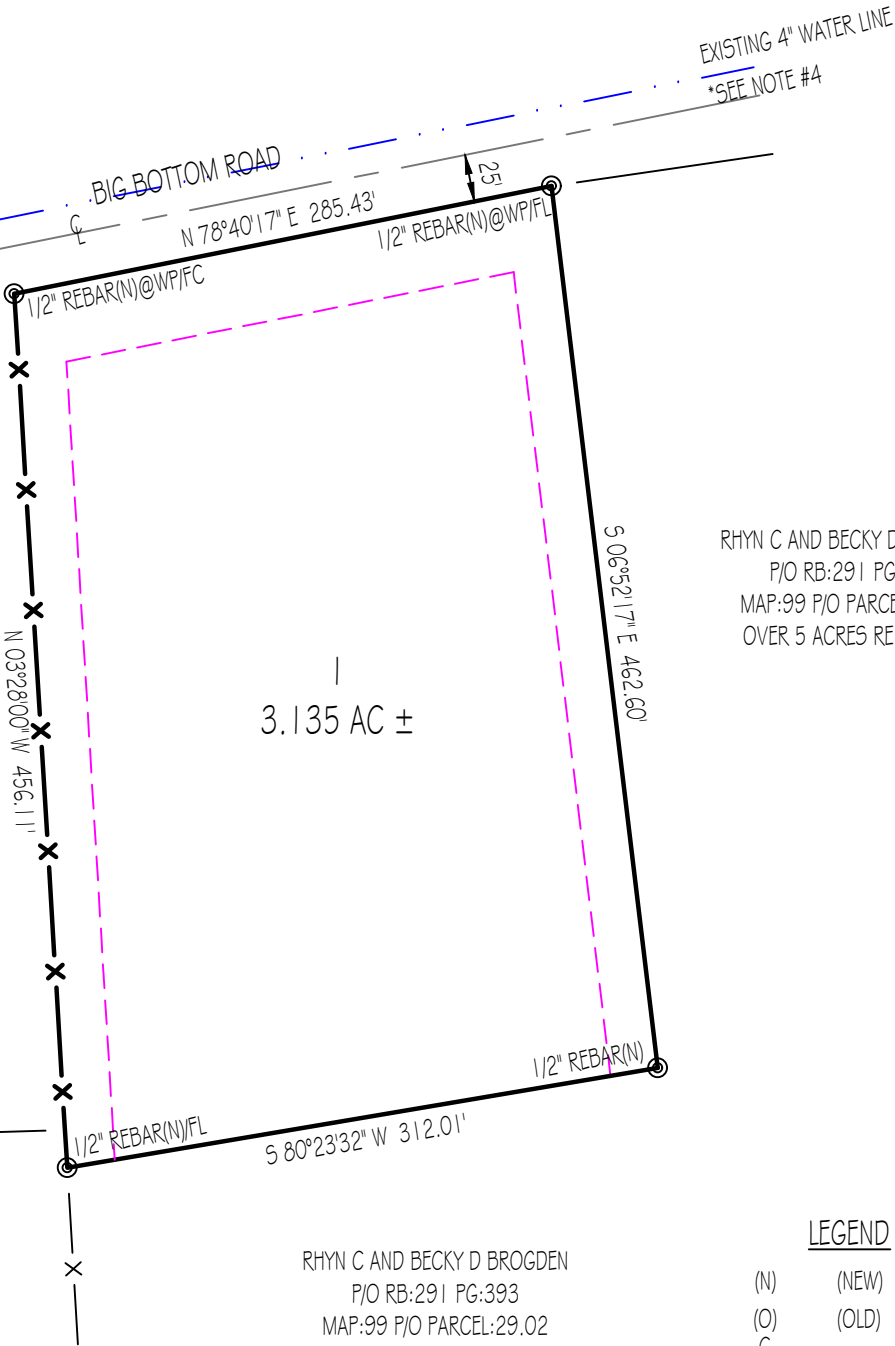
GWEN AND ROY JOHNSON
RB:248 PG:461
MAP:99 PARCEL:38.01

EDWARD GENTRY
WD:217 PG:824
MAP:99 PARCEL:38.00

RHYN C AND BECKY D BROGDEN
P/O RB:291 PG:393
MAP:99 P/O PARCEL:29.02
OVER 5 ACRES REMAINING

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
RLS#2171

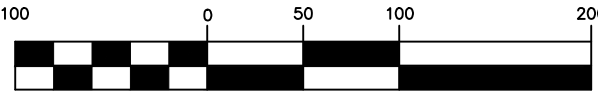


RHYN C AND BECKY D BROGDEN
P/O RB:291 PG:393
MAP:99 P/O PARCEL:29.02
OVER 5 ACRES REMAINING

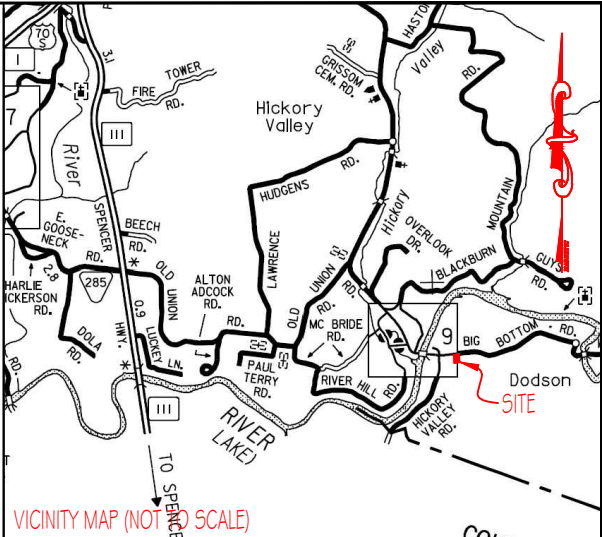
LEGEND

- (N) (NEW)
- (O) (OLD)
- CL CENTERLINE
- PP POWER POLE
- X- FENCELINE
- FC FENCE CORNER
- FL FENCE LINE
- WP WOOD POST
- SP STEEL POST

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



NOTES:

- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47185C0300D, EFFECTIVE SEPTEMBER 28, 2007.
- 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.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 40'
SIDE: 25'

AREA RESERVED FOR
SOILS RESTRICTIONS

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

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

DATE _____ AUTHORIZED REPRESENTATIVE
OF UTILITY DISTRICT



FINAL PLAT FOR
RHYN BROGDEN DIVISION
PRESENTED TO
WHITE COUNTY PLANNING COMMISSION

DEVELOPER: RHYN BROGDEN	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 6505 BIG BOTTOM ROAD	ADDRESS: 38 MAYBERRY STREET
SPARTA, TN 38583	SPARTA, TN 38583
TELEPHONE: (931) 808-2278	TELEPHONE: (931) 837-5446
P/O RB: 291 PG: 393	TAX MAP: 99 P/O PARCEL: 29.02
DATE: 03/10/2020	2ND C.D. - WHITE COUNTY, TN
SCALE: 1" = 100'	ACREAGE SUBDIVIDED: 3.135 AC ±
DRAWING #20-072 A3	NUMBER OF LOTS: 1

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF 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 DEDICATED ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

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

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RLS #2171

EXISTING SEPTIC SYSTEM CERTIFICATE

THE EXISTING SEPTIC SYSTEM IS LOCATED AS SHOWN ON THE PLAT LOT(S) _____. THE LOCATION INCLUDES THE SEPTIC TANK AND ALL FIELD LINES. TO THE BEST OF MY KNOWLEDGE THE SEPTIC SYSTEM IS IN PROPER WORKING ORDER ON THIS DATE AND THE SEPTIC SYSTEM(S) IS/ARE CONTAINED WITHIN THE BOUNDARY OF THE INDIVIDUAL LOT.

DATE _____ OWNER _____

Lot(s) _____ has an existing septic system that has not been evaluated pursuant to this plat review for the existing system and plat approval does not constitute approval of this lot or the existing system.

AREA RESERVED FOR
SOILS RESTRICTIONS

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.
RLS#2171

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

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

DATE _____ AUTHORIZED REPRESENTATIVE
OF UTILITY DISTRICT _____

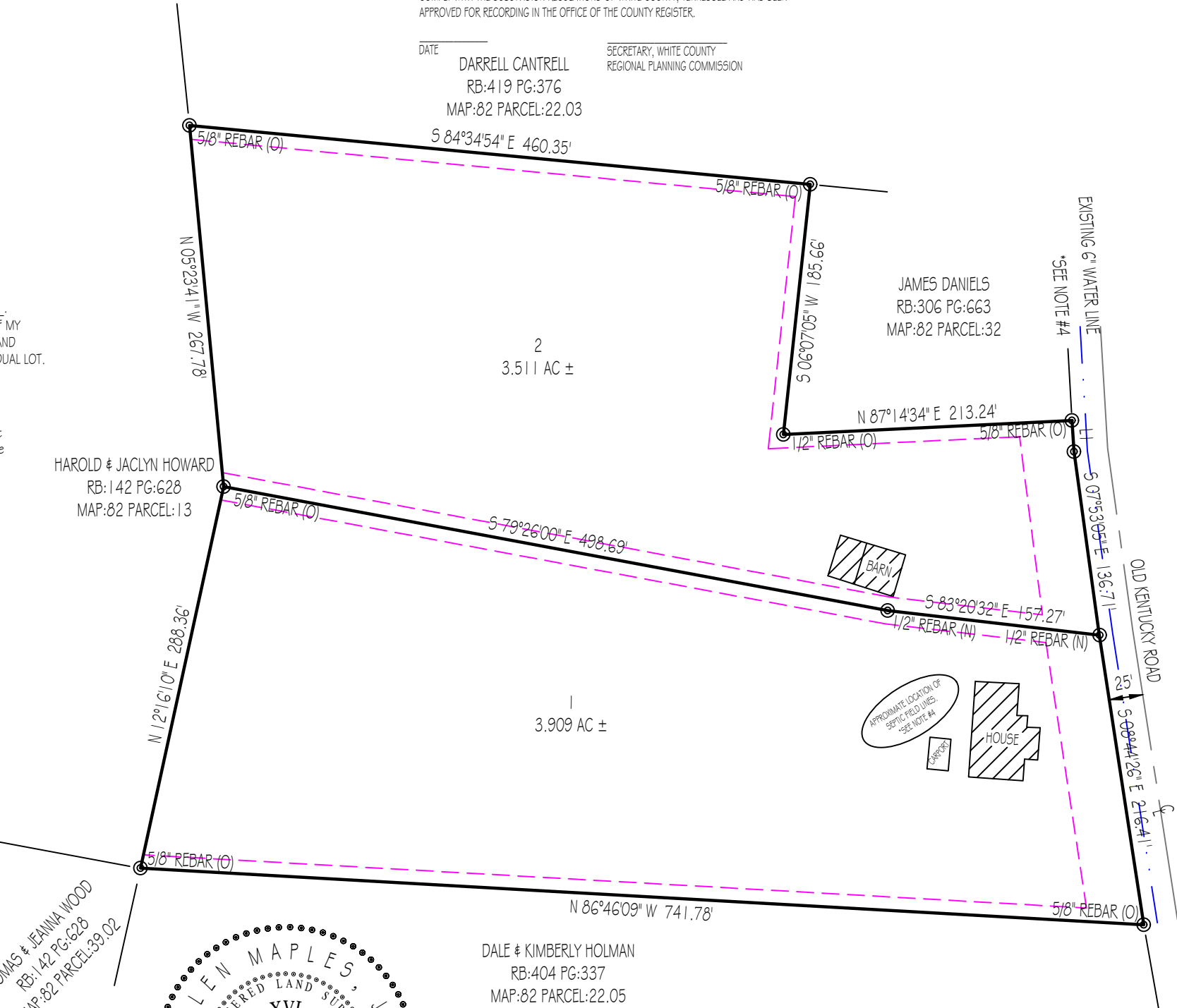
CERTIFICATION OF EXISTING ROAD AND CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT APPEARS ON THE OFFICIAL WHITE COUNTY ROAD MAP AND HAS THE STATUS OF AN ACCEPTED PUBLIC ROAD REGARDLESS OF CURRENT CONDITION. I FURTHER CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON, WITH THE EXCEPTION OF THE EXISTING ROAD AND ANY SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE WHITE COUNTY REGIONAL PLANNING COMMISSION, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WHITE COUNTY, TENNESSEE AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ DARRELL CANTRELL
RB:419 PG:376
MAP:82 PARCEL:22.03

SECRETARY, WHITE COUNTY
REGIONAL PLANNING COMMISSION

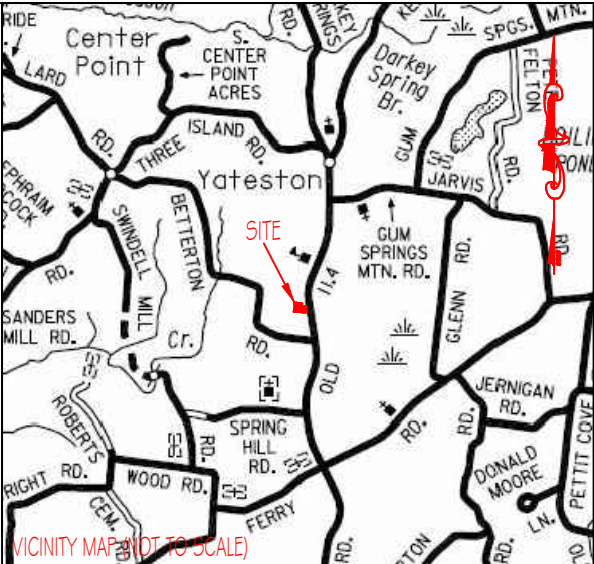
LINE	BEARING	DISTANCE
L1	S 03°23'46" E	23.08'



DALE & KIMBERLY HOLMAN
RB:404 PG:337
MAP:82 PARCEL:22.05

LEGEND

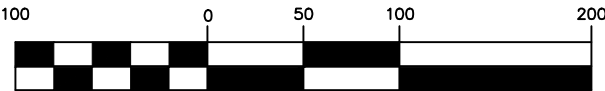
(N) (NEW)
(O) (OLD)
C CENTERLINE



NOTES:

- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47185 C 0150 D, EFFECTIVE SEPTEMBER 28, 2007.
- 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.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 40'
SIDE: 10'

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

FINAL PLAT FOR

BETTY JEAN WILEY DIVISION

PRESENTED TO
WHITE COUNTY PLANNING COMMISSION

DEVELOPER: BETTY JEAN WILEY	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 1000 FRED HILL ROAD	ADDRESS: 38 MAYBERRY STREET
SPARTA, TN 38583	SPARTA, TN 38583
TELEPHONE: (931) 265-0581	TELEPHONE: (931) 837-5446
P/L RB:437 PG:867	TAX MAP:82 PARCEL:22.04
DATE:3/12/2020	3RD C.D. - WHITE COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 7.420 AC ±
DRAWING #20-075 A3	NUMBER OF LOTS: 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF 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 DEDICATED ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

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

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RLS #2171

EXISTING SEPTIC SYSTEM CERTIFICATE

THE EXISTING SEPTIC SYSTEM IS LOCATED AS SHOWN ON THE PLAT LOT(S) _____. THE LOCATION INCLUDES THE SEPTIC TANK AND ALL FIELD LINES. TO THE BEST OF MY KNOWLEDGE THE SEPTIC SYSTEM IS IN PROPER WORKING ORDER ON THIS DATE AND THE SEPTIC SYSTEM(S) IS/ARE CONTAINED WITHIN THE BOUNDARY OF THE INDIVIDUAL LOT.

DATE _____ OWNER _____

** Lot(s) _____ has an existing septic system that has not been evaluated pursuant to this plat review for the existing system and plat approval does not constitute approval of this lot or the existing system.

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

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

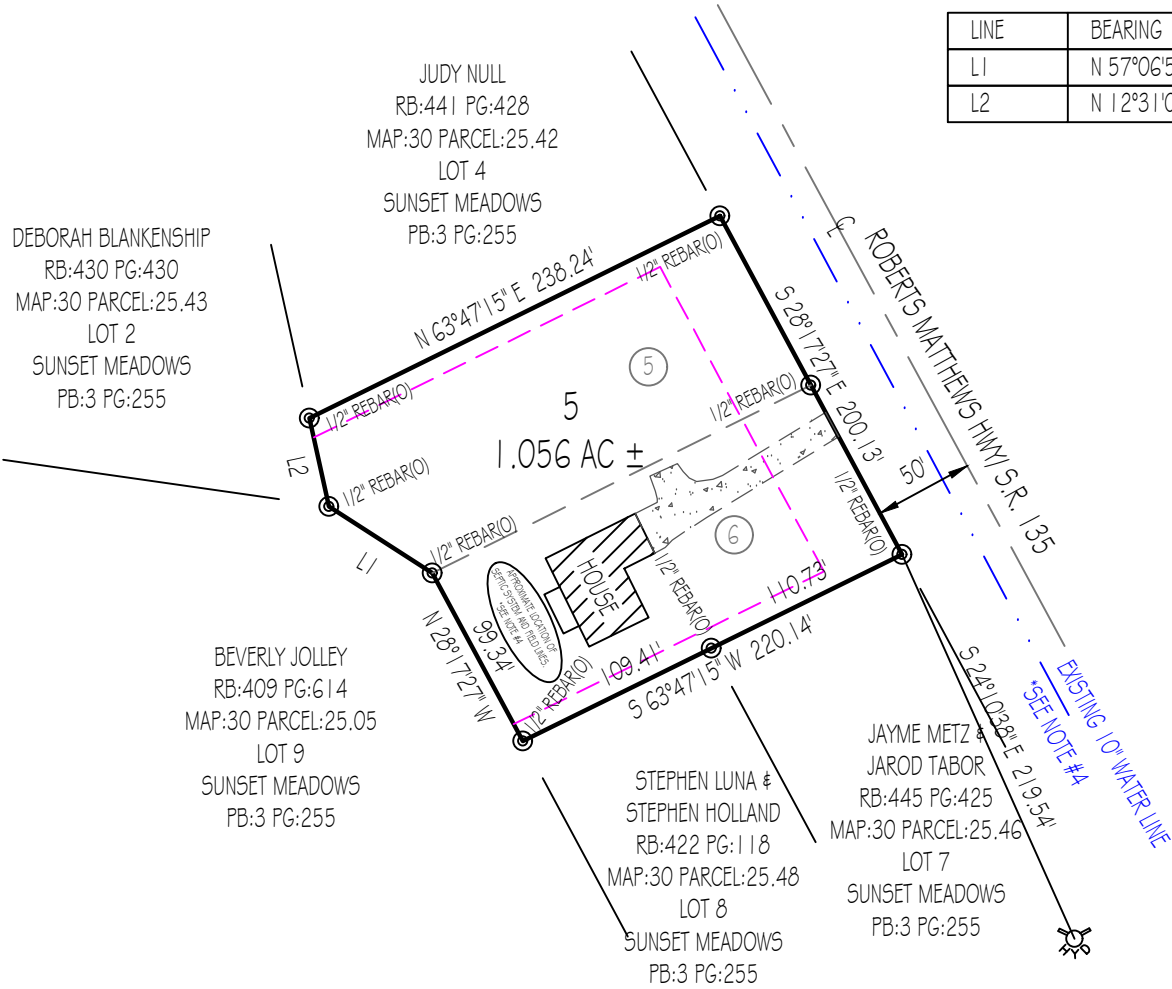
DATE _____ AUTHORIZED REPRESENTATIVE
OF UTILITY DISTRICT

CERTIFICATION OF EXISTING ROAD AND CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT APPEARS ON THE OFFICIAL WHITE COUNTY ROAD MAP AND HAS THE STATUS OF AN ACCEPTED PUBLIC ROAD REGARDLESS OF CURRENT CONDITION. I FURTHER CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON, WITH THE EXCEPTION OF THE EXISTING ROAD AND ANY SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE WHITE COUNTY REGIONAL PLANNING COMMISSION, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WHITE COUNTY, TENNESSEE AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY, WHITE COUNTY
REGIONAL PLANNING COMMISSION

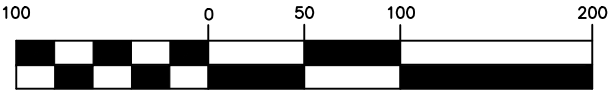
LINE	BEARING	DISTANCE
L1	N 57°06'50" W	64.07'
L2	N 12°31'03" W	47.09'



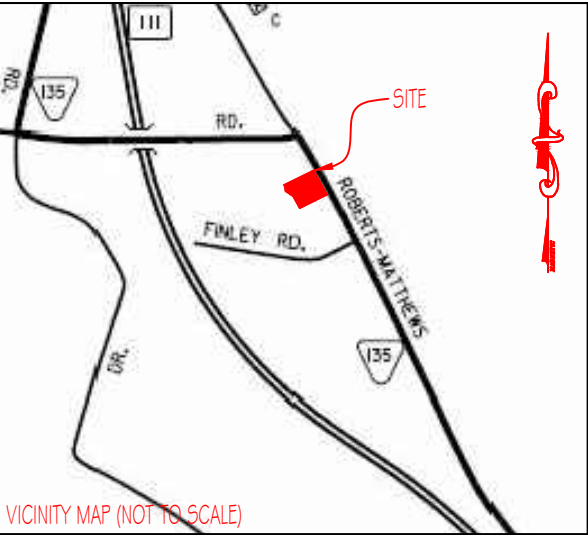
LEGEND

- (N) (NEW)
- (O) (OLD)
- C CENTERLINE
- P POWER POLE
- X FENCELINE
- Fire Hydrant Fire HYDRANT

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



NOTES:

- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47185CO155D, EFFECTIVE SEPTEMBER 28, 2007.
- 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.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 40'
SIDE: 10'

FINAL PLAT FOR
COMBINATION OF LOTS 5 & 6
SUNSET MEADOWS
(PG:3 PG:255)
PRESENTED TO
WHITE COUNTY PLANNING COMMISSION

DEVELOPER: TAMMY PRICE	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 260 LOW GAP RD	ADDRESS: 38 MAYBERRY STREET
SPARTA, TN 38583	SPARTA, TN 38583
TELEPHONE: (931) 212-8914	TELEPHONE: (931) 837-5446
P/L RB: 421 PG: 774	TAX MAP: 30 PARCEL: 25.45 & 25.47
P/L RB: 438 PG: 279	4TH C.D. - WHITE COUNTY, TN
SCALE: 1"=100' DATE: 01/24/2020	ACREAGE SUBDIVIDED: 1.056 AC ±
DRAWING #20-031 A3	NUMBER OF LOTS: 1

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
RLS#2171



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF 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 DEDICATED ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

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

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RLS #2171

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

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

DATE _____ AUTHORIZED REPRESENTATIVE
OF UTILITY DISTRICT

CERTIFICATION OF EXISTING ROAD AND CERTIFICATE
OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT APPEARS ON THE OFFICIAL WHITE COUNTY ROAD MAP AND HAS THE STATUS OF AN ACCEPTED PUBLIC ROAD REGARDLESS OF CURRENT CONDITION. I FURTHER CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON, WITH THE EXCEPTION OF THE EXISTING ROAD AND ANY SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE WHITE COUNTY REGIONAL PLANNING COMMISSION, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WHITE COUNTY, TENNESSEE AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

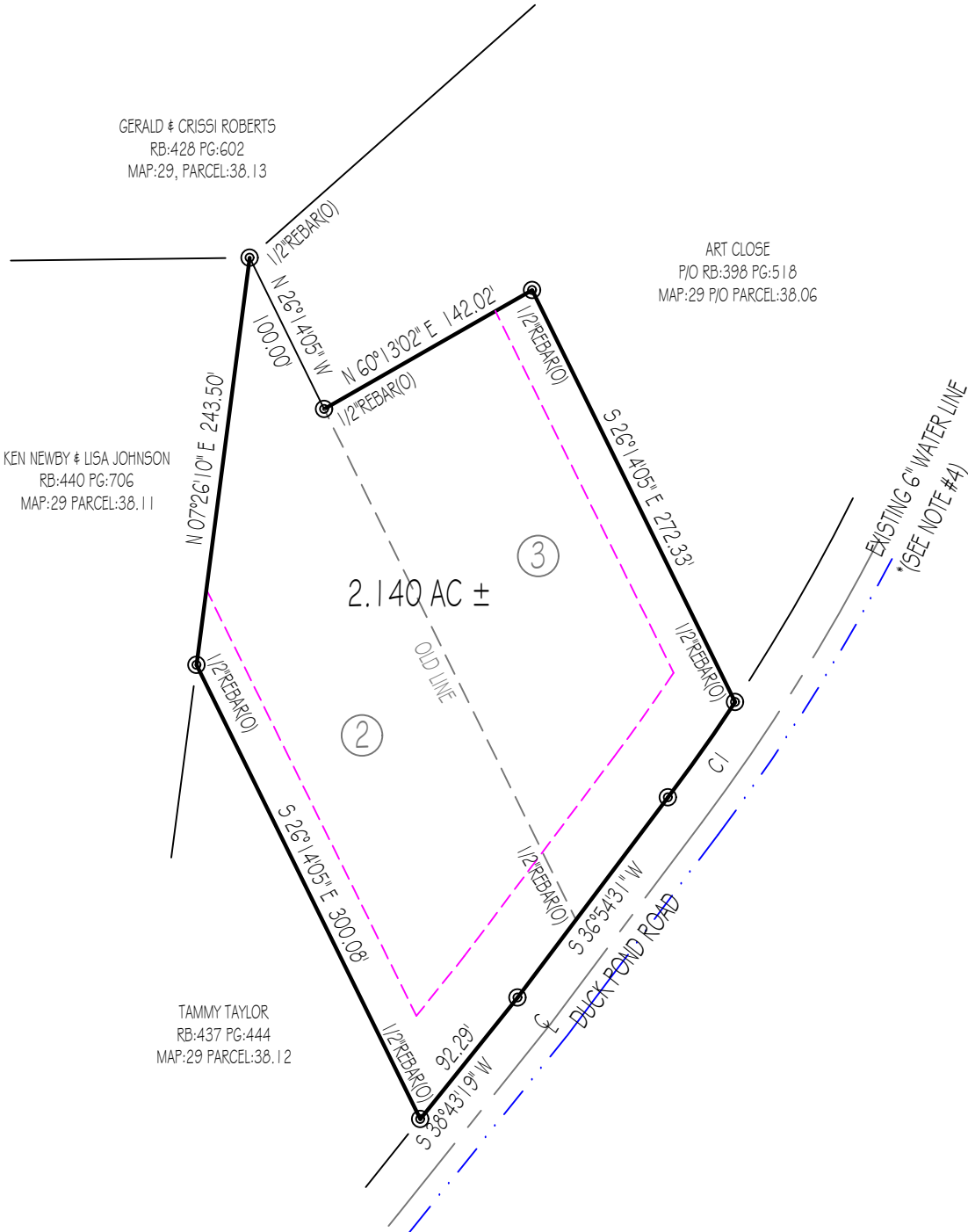
DATE _____ SECRETARY, WHITE COUNTY
REGIONAL PLANNING COMMISSION

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.

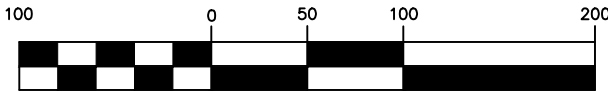
ALLEN MAPLES, JR
RLS#2171



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1152.95'	69.06'	69.05'	S 35°11'34" W	3°25'54"



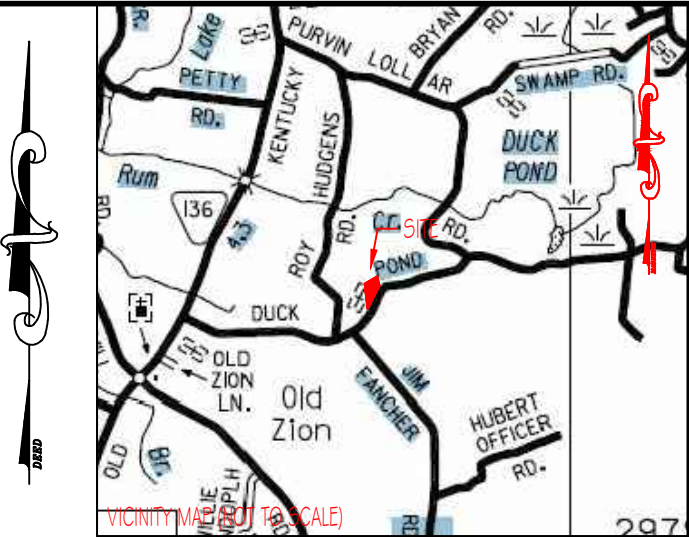
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- (N) (NEW)
- (O) (OLD)
- C CENTERLINE
- ⊕ POWER POLE



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 #47185 C 0150 D, EFFECTIVE SEPTEMBER 28, 2007.
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: 40'
SIDE: 25'

COMBINATION PLAT FOR LOTS 1 & 2 OF	
ART CLOSE DIVISION	
PRESENTED TO WHITE COUNTY PLANNING COMMISSION	
DEVELOPER: ART CLOSE	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 2246 CLARANCE GILLEN RD	ADDRESS: 38 MAYBERRY STREET
SPARTA, TN 38583	SPARTA, TN 38583
TELEPHONE: (931) 261-1797	TELEPHONE: (931) 837-5446
P/O RB:398 PG:518	TAX MAP:29 P/O PARCEL:38.06
DATE: 02/27/2020	4TH C.D. - WHITE COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 2.140 ±
DRAWING #15-193 A3	NUMBER OF LOTS: 1