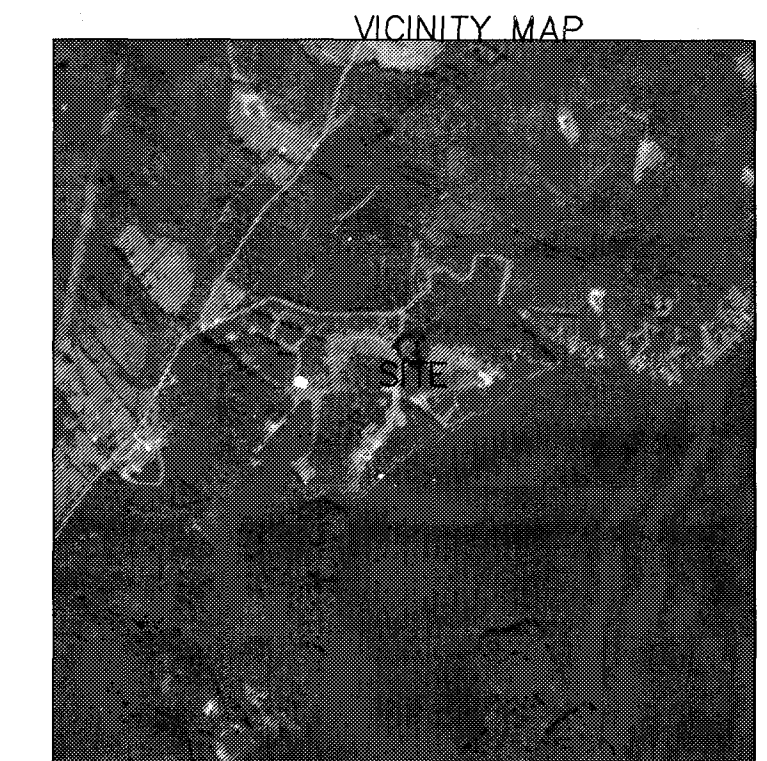
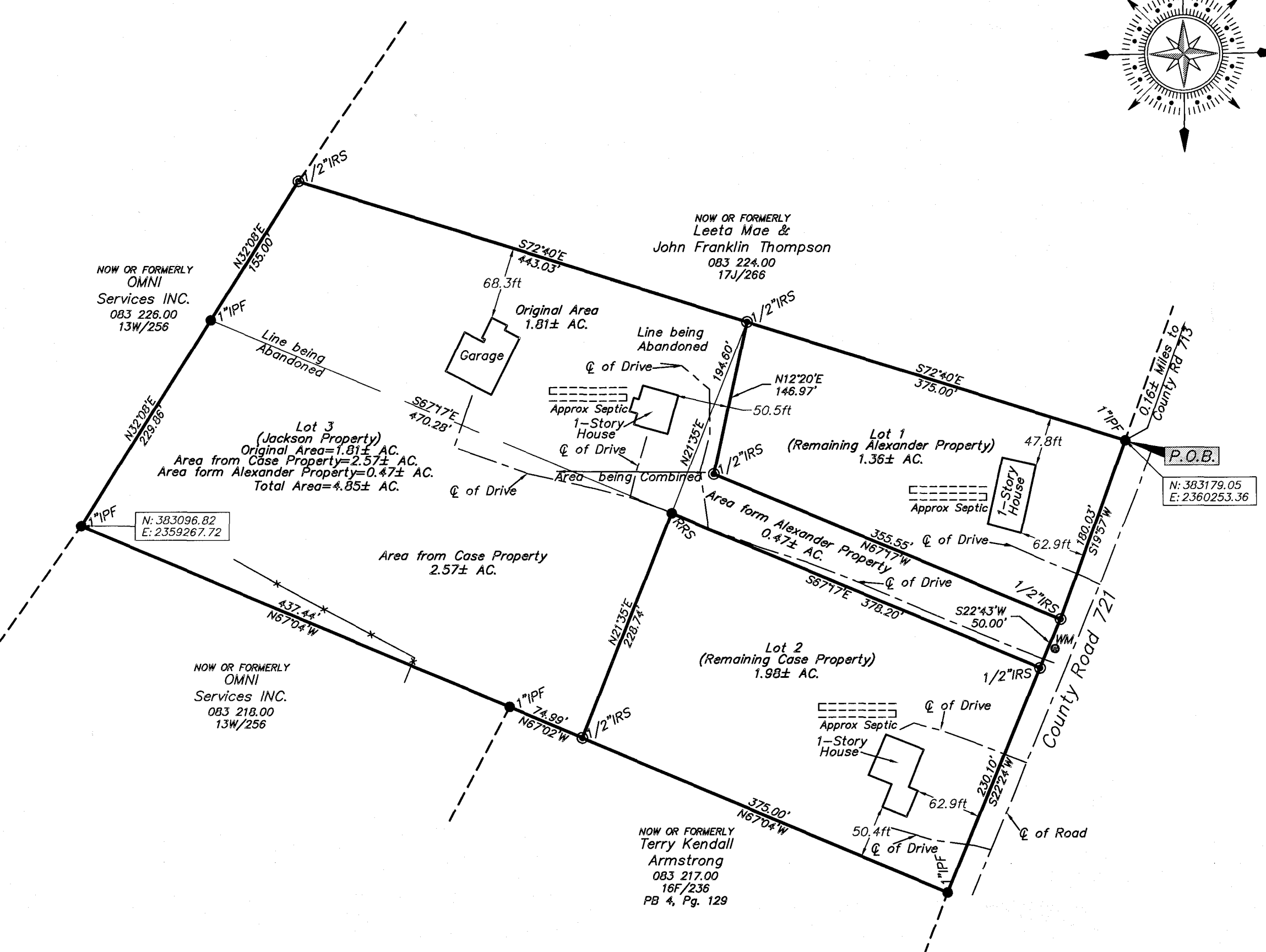
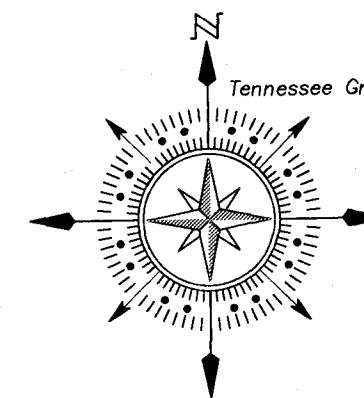


FINAL PLAT FOR:
LOTS 1-3, ALEXANDER, CASE, & JACKSON COUNTY ROAD 721 PROPERTIES
 TOTAL AREA = 8.19± ACRES



Surveyor's notes
 1: Setbacks:
 Front: (35) feet, Rear: (15) feet, Sides: (10) feet
 2: References:
 A: Deed Book 221, Page 415.
 B: Deed Book 121, Page 232.
 C: Deed Book 201, Page 35.
 3: A 15' utility and drainage easement is reserved adjacent to all road right-of-way and 7.5' either side of side and rear of lot lines.
 4: Review of the Federal Emergency Management agency flood insurance rate maps with community-panel number 47107001250, Dated 09/28/2007 indicates this property lies with Zone X, which is not in a flood area.
 5: Water by Riceville Utilities, sewer by individual septic systems.
 6: Original 30' Easement to Jackson property in Deed Book 221, Page 415 is now not needed by this plat due to now owning the 50' strip of land to the road & you can not have an easement over your own property.

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 requirements of the Subdivision Regulations of McMinn County, have been fully complied with.

Christian M. Medders, R.L.S. 2493
Certification of Owner:
 The owner of the land shown on this plat and whose name is subscribed hereto, 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.
 Date: 5/17/23
 Owner: Katelyn Jackson
 Date: 5/17/23
 Owner: Shanelle Nichols

Certification of Dedication:
 I (we) 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 subdivision requirements, and dedicate all roads, alleys, walks, parks, and other open spaces to public or private use as noted.
 Date: 5/17/23
 Owner: Katelyn Jackson
 Date: 5/17/23
 Owner: Shanelle Nichols

Existing Septic System Certificate
 The existing septic system(s) is/are located as shown on the plat (Lots 1-3). 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(s).
 Date: 5/17/23
 Owner: Katelyn Jackson
 Date: 5/17/23
 Owner: Shanelle Nichols

Certification of Approval of Water System
 By public water system extensions designed and installed in accordance to applicable local and state regulations.
 Date: 6-21-23
 Logal Water Utility: Virginia Kenney

Certification of Approval of 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.)
 Date: 6-23-23
 Electric Power Official: [Signature]

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.
 Date: 5/2/2023
 McMinn County E-911 Representative: Julie Heppner

Certification of Approval of Final Plat by Planning Commission:
 All the requirements of approval having been fulfilled pursuant to the Subdivision Regulations of McMinn County, Tennessee, this final plat was given final approval by the McMinn County Regional Planning Commission effective August 02, 2023 (date)
 Date: 08/02/2023
 Secretary, The McMinn County Regional Planning Commission: Cheryl Ingram

Cheryl Ingram, Register
 McMinn County

Rec #: 232215	Instrument #: 248361
Rec d: 15.00	Recorded
State: 0.00	8/3/2023 at 11:13 AM
Clerk: 0.00	in Plat Cabinet
Other: 2.00	
Total: 17.00	

PGS 238-238

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 TDOF GNSS Network-NAD83 (NSRS2007). 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 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--3, with the authority of T.C.A. §62-18-106(c), and does require planning approval for recording of this plat.

SURVEY FOR: **KATELYN JACKSON, RYAN CASE, & ALLEN ALEXANDER**
 FINAL PLAT OF LOTS 1-3, ALEXANDER, CASE, & JACKSON COUNTY ROAD 721 PROPERTIES,
 TAX ID # 083 223.00, 222.00, & 219.00, 2ND CIVIL DISTRICT, MCMINN COUNTY, TENNESSEE

CHRISTIAN M. MEDDERS
 REGISTERED LAND SURVEYOR
 BOUNDARY | SUBDIVISIONS | ALTA/ASCM
 9 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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JOB NO: 23-132
DATE: 03/22/23
AREA: 8.19± ACRES
SCALE: 1"=100'
DRAWN BY: BAG
EQUIP: NPL322, IGAGE I69
SHEET#: 1 OF 1
ACCURACY: 1/10,000/URBAN

