



FINAL PLAT:  
**LOTS 1-6 CRAIG SUMMEY PROPERTY**  
 TOTAL AREA = 5.57 ACRES

BK/PG: PB-8/773-773  
**24004971**

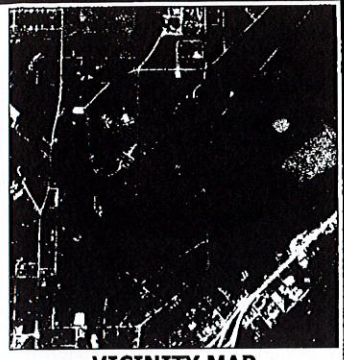
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

Surveyor's notes  
 1: Setbacks:  
 R: 1-Front (30) feet, Rear (25) feet, Sides (15) feet  
 M: 1-Front (20) feet, Rear (20) feet, Sides (20) feet  
 Z: Zoning M-1 being rezoned as R-1  
 2: References:  
 A: Deed Book 455, Page 97.  
 B: Plat Book 27, Page 194.  
 4: A 15' utility and drainage easement is reserved adjacent to all road right-of-way and 7.5' on the side of lots to lines.  
 5: Review of the Federal Emergency Management Agency Flood Insurance rate maps with community-panel number 4712301603D, Dated 2/2/2010 indicates this property lies with Zone X, which is not in a flood area.  
 6: Water and Sewer by City of Madisonville.  
 7: Owner: Craig Summey  
 Address: 452 County Farm Rd, Madisonville, TN 37354

TPG'S:AL-PLAT SMALL  
 HEATHER BATCH: 114774  
 08/06/2024 - 03:35:33 PM  
 VALUE 0.00  
 MORTGAGE TAX 0.00

STATE OF TENNESSEE, MONROE COUNTY  
**KIMBERLY ESTES BIVENS**  
 REGISTER OF DEEDS

CERTIFICATION OF SEWERAGE SYSTEM (public or community system)  
 I certify that the sewage disposal system installed, or proposed for installation along with financial guarantee provided, fully meets the requirements of the State of Tennessee and is approved as shown with all restrictions/conditions as noted.  
 (not required if 4b is applicable)  
8-6-24 Tracy A. Johnson  
 DATE Authorized Signature of Utility Provider



VICINITY MAP

CERTIFICATION OF OWNERSHIP AND DEDICATION  
 This is to certify that the owner(s) of the property shown and described herein hereby adopt this subdivision plat and dedicate all streets, alleys, walks, park or other public ways and open spaces to public or private use as noted.  
8-1-24 Tracy A. Johnson  
 Date

EXISTING WATER CERTIFICATION  
 The property shown on this subdivision plat is within the service area of FLEL. I certify that all lots shown on this subdivision plat have access to an existing water line located within the existing road right-of-way.  
8/1/24 Tracy A. Johnson  
 Date Authorized Representative of Utility Provider

EXISTING SEWER CERTIFICATE  
 The property shown on this subdivision plat is within the service area of FLEL. I certify that all lots shown on this subdivision plat have access to an existing sewer line located within the existing road right-of-way.  
 Date Authorized Representative of Utility Provider

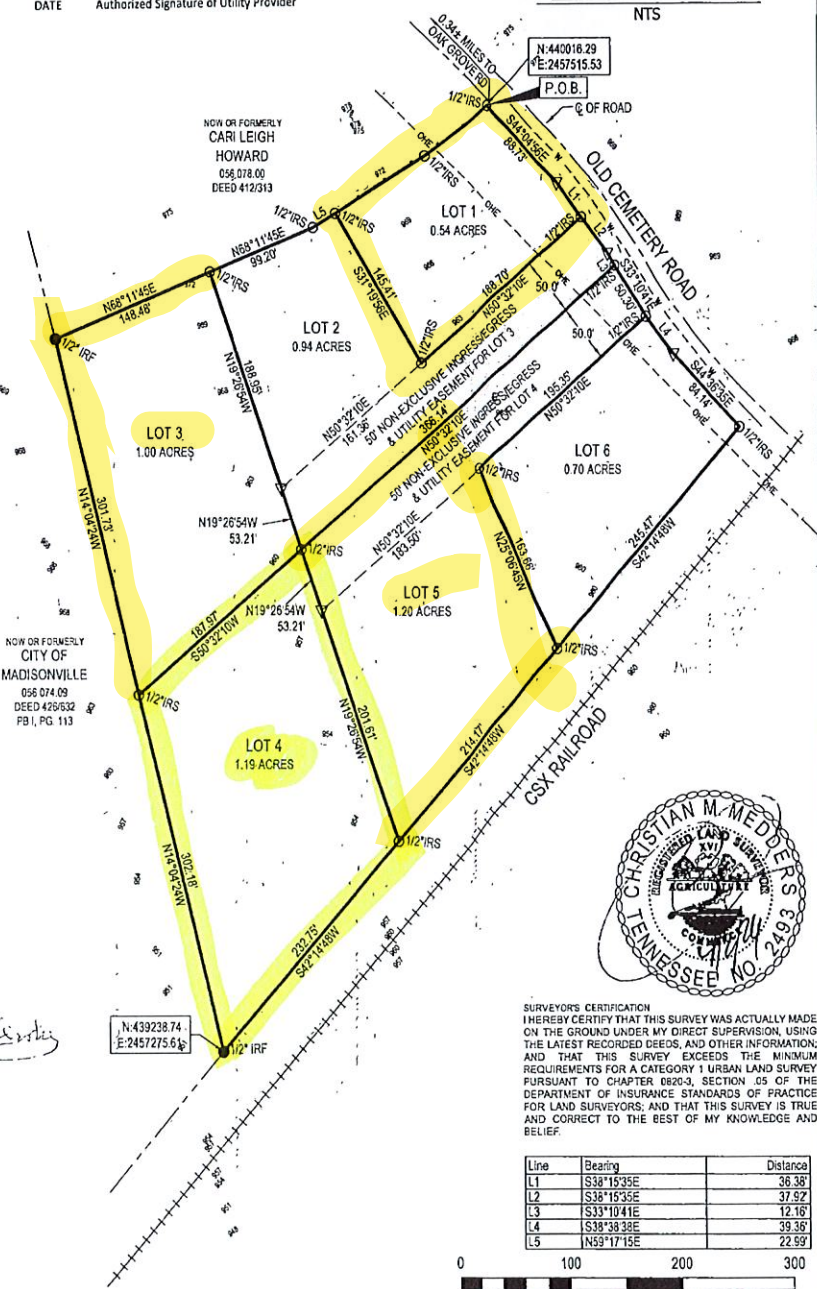
CERTIFICATION OF STREETS  
 I certify that streets and related appurtenances installed, or proposed for installation along with the financial guarantee provided, fully meet the specifications established by the Madisonville Regional Planning Commission.  
8-2-24 Tracy A. Johnson  
 Date Authorized Representative of City

CERTIFICATION OF APPROVAL OF STREET NAME(S)  
 I certify that all street names on this plat have been reviewed and are acceptable in accordance with the policies of the Monroe County Communications District.  
8/1/24 Tracy A. Johnson  
 Date Authorized Representative of Monroe County Communications District

CERTIFICATE OF ELECTRICAL UTILITY SERVICE  
 The property shown on this subdivision plat is within the service area of FLEL.  
 The following condition(s) apply:  
 Lots 1-6 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.  
Wesley Coy DM 6/6  
 Date Signature (Utility Provider)

CERTIFICATION OF APPROVAL FOR RECORDING  
 I certify that this plat has been found to comply with the subdivision requirements of 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 security posted in order to assure completion. This plat is approved for recording in the office of the county register.  
Aug 6, 2024 Tracy A. Johnson  
 Date Secretary, Monroe County Planning Commission

CERTIFICATION OF ACCURACY OF SURVEY  
 I certify that the plat shown and described herein is a true and correct survey to the accuracy required by the Madisonville Regional Planning Commission, and, that monuments have been placed as shown herein in accordance with the specifications of the Madisonville Regional Planning Commission.  
Christian M. Medders  
 Date Christian M. Medders, TNRLS# 2493



SURVEYOR'S CERTIFICATION  
 I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, USING THE LATEST RECORDED DEEDS, AND OTHER INFORMATION; AND THAT THIS SURVEY EXCEEDS THE MINIMUM REQUIREMENTS FOR A CATEGORY 1 URBAN LAND SURVEY PURSUANT TO CHAPTER 060-03, SECTION 05 OF THE DEPARTMENT OF REVENUE STANDARDS OF PRACTICE FOR LAND SURVEYORS; AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Line	Bearing	Distance
L1	S38°15'35E	36.38'
L2	S38°15'35E	37.52'
L3	S33°10'41E	12.16'
L4	S33°39'35E	39.38'
L5	N59°17'15E	22.59'

LEGEND

- IRON REBAR SET IN CAP
- IRON REBAR/PIPE FOUND
- CONCRETE MONUMENT FOUND
- ▲ FENCE CORNER
- △ P.K. NAIL SET
- ▽ P.K. NAIL FOUND
- NO CORNER SET/FOUND
- POWER POLE
- WATER METER
- WELL
- SANITARY SEWER MANHOLE
- FENCE LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- OVERHEAD ELECTRIC LINE
- SURVEYED PROPERTY LINE
- ADJACENT/NOT SURVEYED LINE

**TWM**  
 CONSULTING ENGINEERING  
 GEOSPATIAL SERVICES  
 ILLINOIS SWANSEA  
 COLUMBIA  
 GLEN CARBON  
 PEORIA  
 DECATUR  
 MISSOURI ST. CHARLES  
 ST. LOUIS  
 COLUMBIA  
 TENNESSEE NASHVILLE  
 CHATTANOOGA  
 ATHENS

**THOUVENOT, WADE & MOERCHEN, INC.**  
 ATHENS BRANCH  
 9 W. WASHINGTON AVE  
 ATHENS, TN 37303  
 INFO@TWM-INC.COM WWW.TWM-INC.COM  
 423-745-5440  
 DATE: 04/02/24  
 AREA: 5.57 ACRES  
 SCALE: 1"=100'  
 DRAWN BY: BAG CHECK BY: CVM  
 EQUIP.: NPL322, GAGE IGS  
 ACCURACY: 1/10,000  
 SHEET: 1 OF 1  
 PROJECT NO: 240452

SURVEYOR'S NOTES  
 1: COPYING THIS ORIGINAL INVALIDATES ANY AND ALL LIABILITIES AND/OR CERTIFICATIONS, THAT MAY HAVE BEEN IN EFFECT AT THE TIME OF THE ORIGINAL SURVEY. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION. A DETERMINATION OF THE TITLE MAY BEST BE PERFORMED BY A COMPETENT PROFESSIONAL WHO SPECIALIZES IN LAND TITLE MATTERS. 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.  
 2: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER. IGAZE IGS NETWORK ROVER, DUAL FREQUENCY WAS USED. L1, L2, L5, GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. WE DERIVED USING THE ITOO GNSS REFERENCE NETWORK AND ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983, NAD 83 (2011) (EPOCH 2010), GEOID16. HORIZONTAL AND VERTICAL STANDARD DEVIATIONS OF THE RTK GPS VECTORS DO NOT EXCEED: H: 0.02, V: 0.12  
 CLIENT: **CRAIG SUMMEY**  
 FINAL PLAT OF LOTS 1-6, CRAIG SUMMEY PROPERTY, TAX ID # 056 079 00  
 CITY OF MADISONVILLE, 3RD CD., MONROE COUNTY, TENNESSEE