

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Overton County Regional Planning Commission and that the monuments have been placed as shown herein, to the specifications of the Putnam County Regional Planning Commission.

Date Signed _____ Registered Land Surveyor
Tennessee Number: 2635

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations for Overton County, Tennessee, with the exception of such variances, if any, as are noted in the Minutes of the Planning Commission, and that it has been approved for recording in the office of the county register.

Date Signed _____ Secretary, Planning Commission

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 dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.

Date Signed _____ Owner's Signature
Date Signed _____ Owner's Signature
Date Signed _____ Owner's Signature
Date Signed _____ Owner's Signature

**** SPECIAL NOTE ****

There are water service lines running across both Lots 1 & 2 shown hereon. There shall be a ten (10) foot utility easement running over and across said Lots 1 & 2, centered along each water service line. The purpose of said easements is the right to have in place, maintain and or replace said water lines. These easements shall run forever with the property, unless agreed upon by all property owners effected by said easements.

I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "1" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.

Rusty L. Norrod, R.L.S. #2635, Clinton Surveying, LLC
300 South Lowe Avenue, Suite 6
Cookeville, TN 38501

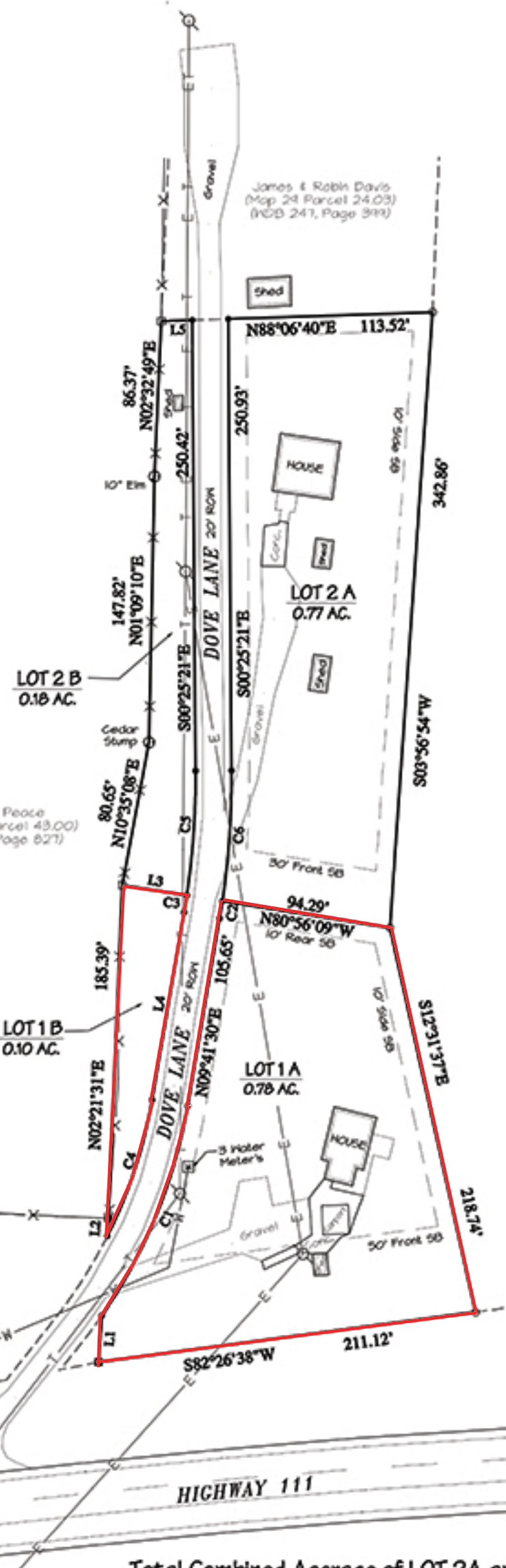
- NOTES:**
- This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
 - This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
 - All corners are 1/2" rebar set unless otherwise noted.
 - Source of Title: Portion of R.B. 45, Page 773.
 - Property is currently not zoned.
 - Location of utilities is approximate. Contact the appropriate utility for location of underground services.
 - Tax Map Info: Map 24 Portion of Parcel 24.04.

GRAPHIC SCALE 1"=50'



Boundary Line/Curve Table

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
L1	25.86'	N03°56'32"E				
C1	126.87'	N22°13'24"E	210.00'	25°03'50"	125.86'	64.41'
C2	9.63'	N04°09'29"E	468.00'	1°12'11"	9.63'	4.81'
L2	9.75'	N03°56'32"E				
L3	36.26'	S80°56'10"E				
C3	9.61'	S01°04'38"W	448.00'	1°13'44"	9.61'	4.80'
L4	105.65'	S01°41'30"W				
C4	74.88'	S18°10'12"W	270.00'	16°51'04"	74.59'	40.23'
C5	17.21'	N88°06'40"E				
L5	64.48'	S04°01'13"W	448.00'	8°53'07"	64.41'	34.61'
C6	12.71'	S04°01'54"W	468.00'	8°54'40"	12.71'	36.41'



LEGEND

- Metal Post Found
- Calculated Point
- 1/2" Rebar Found
- Concrete Monument
- Tree (See Description)
- Power/Telephone/Utility Pole
- X-X Fence Line
- E Overhead Electric
- T Overhead Telephone
- W Water Line



Mitchel Rhea
(Map 24 Parcel 24.01)
(R.B. 44, Page 235)

Nancy Pease
(Map 24 Parcel 43.00)
(R.B. 25, Page 827)

Daniel Ledbetter
(Map 24 Parcel 45.00)
(R.B. 143, Page 581)

James & Robin Davis
(Map 24 Parcel 24.03)
(R.B. 241, Page 398)

Total Combined Acreage of LOT 2A and LOT 2B = 0.95 Acres

Total Combined Acreage of LOT 1A and LOT 2B = 0.88 Acres

18-164

FINAL PLAT OF Perkins Heirs Division

PRESENTED TO
OVERTON COUNTY PLANNING COMMISSION
11th Civil District, Overton County, Tennessee

DEVELOPER: Rebecca Shropshire	SURVEYOR: Clinton Surveying
ADDRESS: 120 Dove Lane Morroe, TN 38513	ADDRESS: 300 S Lowe Ave, Suite 6 Cookeville, TN 38501
TELEPHONE: 615-504-8212	TELEPHONE: 431-312-0421
ENGINEER: Rusty L. Norrod	ACREAGE SUBDIVIDED: 1.83 Acres
ADDRESS: 300 S Lowe Ave, Suite 6 Cookeville, TN 38501	NUMBER OF LOTS: 02
TELEPHONE: 615-504-8212	SCALE: AS SHOWN DATE: 04-25-18
	TAX MAP REFERENCE: MAP 024 PARCEL 24.04