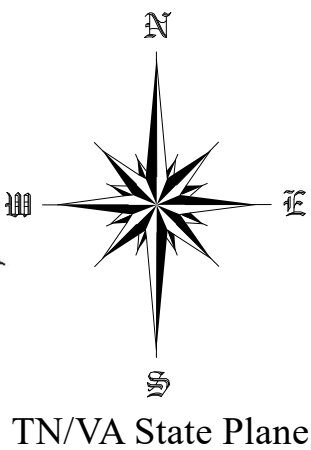
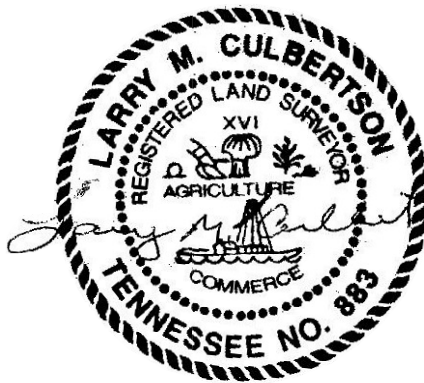
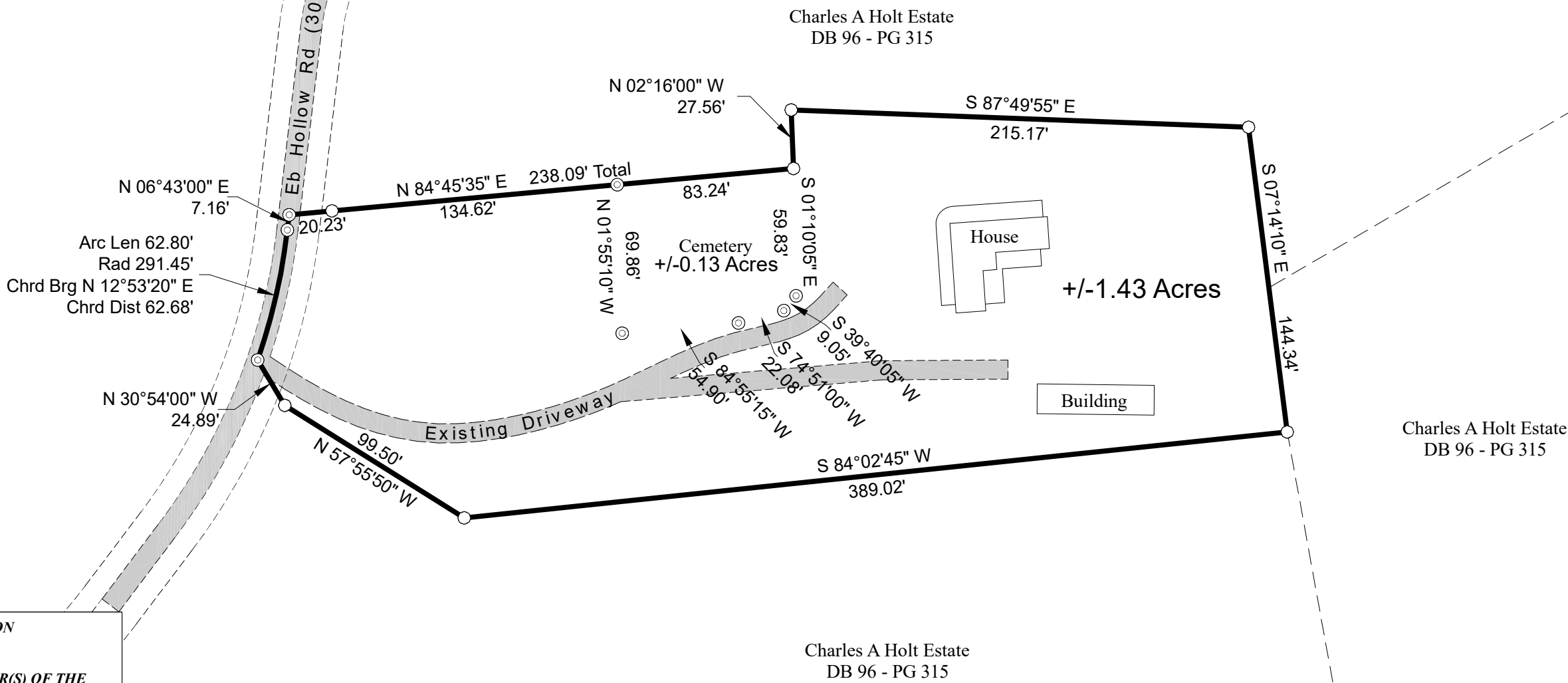


CERTIFICATION BY REGISTER OF DEEDS

I hereby certify that this is a category 1 survey and the ratio of precision of the un-adjsted survey is 1-10,000+ as shown hereon.



PRELIMINARY



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA LABELED AS "ZONE A"

FIRM MAP #: 47067C0125D
HAWKINS COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 06-18-2010

EASEMENT NOTE

There is hereby established an easement area a minimum of 7' 1/2" wide along the interior side of all lot lines for the the installation and maintenance of utilities and the conveyance of stormwater runoff. Such standard easement area is in addition to any other easements as may be delineated on the on the final plat. No primary or custom acsory structures may be placed witin these easements. Minor structures such as but not limited to fences and planter boxes may be located within the easements but they must not block, restrict or divert the flow of stormwater.

SETBACK NOTE

Setbacks for all lots are 30' Front, 8' Side, 20' Rear per Hancock County



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: Charles Avery Holt Estate
"House Lot"

Date: 09-13-2023
File: holt2.dwg
Drawn By: NLC
Scale: 1" = 60'

4th (Fourth) Civil District
Hancock County, TN

Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093
Drawing Number 8090

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 PLAT 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.

OWNER DATE

OWNER DATE

OWNER DATE

CERTIFICATION OF THE APPROVAL OF 911 STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE STREET NAME(S), AS NOTED ON THE FINAL PLAT, IS (ARE) APPROVED AS ASSIGNED.

HANCOCK COUNTY 911 DIRECTOR DATE

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

WATER DIRECTOR OR AUTHORIZED REPRESENTATIVE DATE

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR HANCOCK CO, 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 REGISTRAR.

SECRETARY, PLANNING COMMISSION DATE

CERTIFICATION OF POWELL VALLEY ELECTRIC

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING POWELL VALLEY ELECTRIC COOPERATIVE LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THE PLAT. NOTE THAT POWELL VALLEY ELECTRIC COOPERATIVE LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO POWELL VALLEY ELECTRIC COOPERATIVE BEFORE SERVICE WILL BE EXTENDED TO THIS SITE

POWELL VALLEY ELECTRIC AUTHORIZED REP DATE

CERTIFICATE OF ACCURACY

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

Sept 27th 20 23
DATE

REGISTERED LAND SURVEYOR

Legend

- denotes Rebar Found
- denotes Rebar Set
- ⊙ denotes Calculated Point Unless otherwise Noted
- denotes Highway Marker
- ▲ denotes Railroad Spike
- Ⓜ denotes Water Meter
- denotes Pavement

Notes

1. Deed Reference: DB 96 - 315
2. TAX MAP: Portion of 028 - 002.00