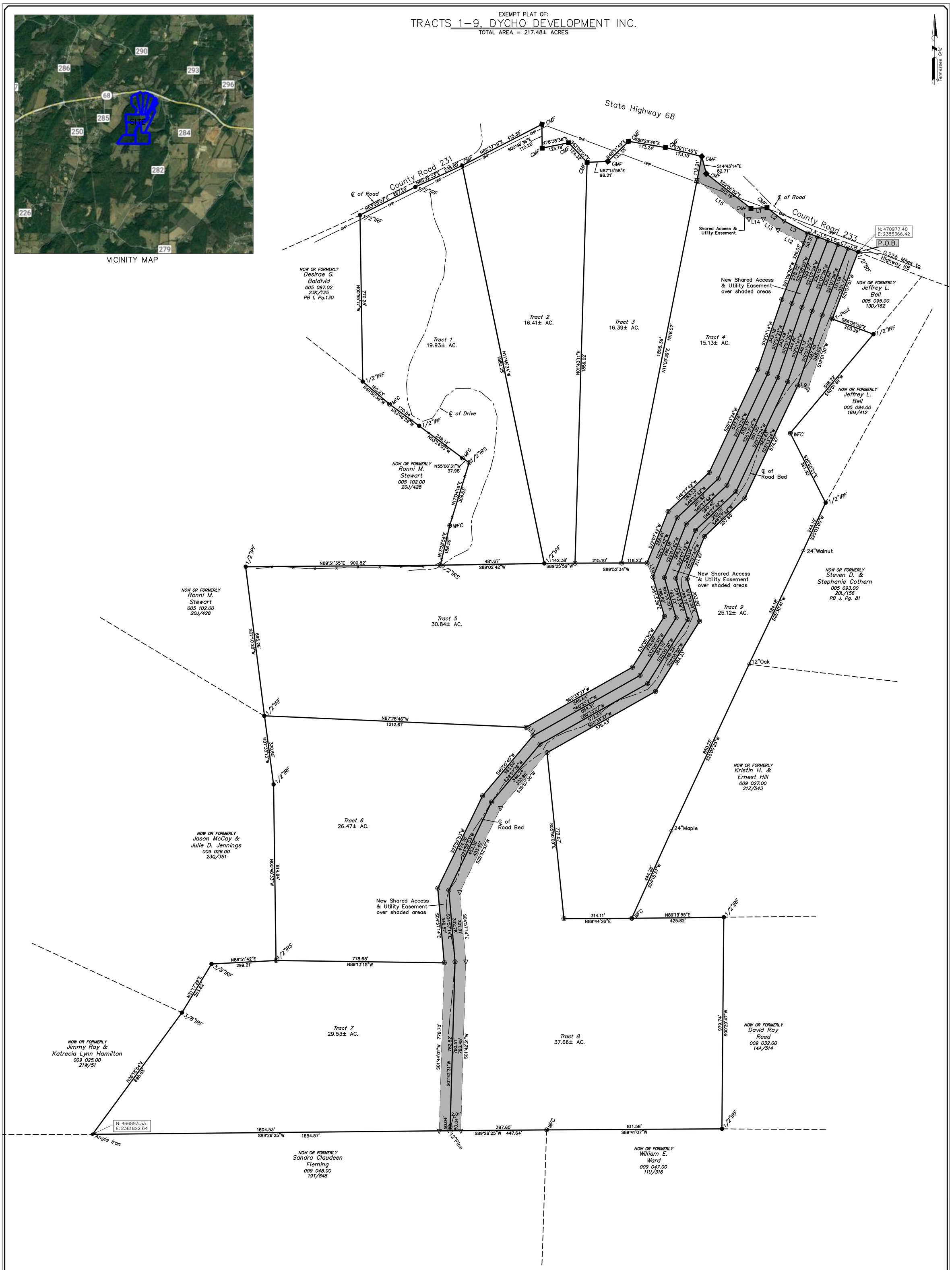
EXEMPT PLAT OF:

TRACTS 1–9, DYCHO DEVELOPMENT INC.

TOTAL AREA = 217.48± ACRES

VICINITY MAP



Surveyor's notes

1: Setbacks:
Front: (35) feet, Rear: (15) feet, Sides: (10) feet
2: References:
A: Deed Book 19B, Page 54.
B: Plat Book I, Page 130.
C: Plat Book J, Page 81.
D: 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 47107C0125D, Dated 09/28/2007 indicates this property lies with Zone X, which is not in a flood area.
5: Water by well, sewer by individual septic systems.
6: All tracts are over 5 acres and are exempt from septic approval.
7: Every ◎ Is a 1/2" Iron rebar Set with a TWM cap on it.

0 200 400 600

LEGEND

- IRON REBAR SET W/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

GPS Survey Note: All boundary monuments and survey control was performed using GPS receiver: Igage IG8 network rover, dual frequency was used(L1, L2, L5), GPS survey performed was network adjusted real time kinematics were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD 83 (2011) (Epoch 2010), Geoid18. Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1–sigma.

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 EXEMPT SURVEY

I Certify that this plat is exempt from the requirements of the Minimum Subdivision Regulations based on the provisions of T.C.A. §13–3–401 and T.C.A. §13–4–301, because (A) no new street or utility construction is required, and (B) all resultant tracts are over five (5) acres in size. All resultant tracts of this plat do have access to a public road right–of–way by virtue of direct access or an access easement represented hereon. This plat is also exempt from the provisions of T.C.A. §13–3–402 and T.C.A. §13–4–302, because this plat does not qualify as a Subdivision Plat as represented above and does not require planning approval for recording of this plat. This plat also meets Tennessee standards of practice for land surveying in chapter 0820–03, with the authority of T.C.A. §62–18–106(c), and the boundary of the survey was checked for accuracy.

SURVEY FOR: DYCHO DEVELOPMENT INC.

EXEMPT PLAT OF TRACTS 1–9, DYCHO DEVELOPMENT INC., TAX ID # 005 096.00

2ND CIVIL DISTRICT, MCMINN COUNTY, TENNESSEE

THOUVENOT, WADE & MOERCHEN, INC.
PREVIOUSLY OPERATING AS
MEDDERS SURVEYING
BOUNDARY | SUBDIVISIONS | ALTA/ASCM
9 W. WASHINGTON AVE. ATHENS, TN PHYSICAL
P.O. BOX 969, ATHENS, TN 37371-MAILING
PH. (423) 745-5440 CMEDDERS@TWMAINC.COM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

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PROJECT NO: 231168	
DATE:	09/14/23
AREA:	217.48± ACRES
SCALE:	1"=200'
DRAWN BY: BAG	CHECK BY: CMM
EQUIP.:	NPL322, IGAGE IG9
SHEET#:	1 OF 1
ACCURACY: 1/10,000	

CHRISTIAN M. MEDDERS
REGISTERED LAND SURVEYOR XVI
AGRICULTURE COMMERCE
TENNESSEE NO. 2493