

Flood Hazard Note:
By graphic plotting only, no portion of this property lies within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of Roane County, Tennessee and incorporated areas map number 47145C0315F & 47145C0285F effective September 28, 2007.

Line Table		
Line #	Length	Direction
L1	117.39'	N59° 31' 49"W
L2	87.87'	N60° 24' 07"W
L3	85.97'	N62° 01' 36"W
L4	94.66'	N86° 41' 39"W
L5	32.87'	N87° 42' 33"W
L6	53.44'	N87° 21' 08"W
L7	25.17'	N87° 21' 08"W
L8	30.53'	N68° 18' 59"W
L9	87.25'	N57° 30' 25"E
L10	143.75'	N35° 14' 40"W
L11	16.77'	S40° 20' 22"W
L12	39.72'	S27° 57' 59"W
L13	119.96'	N88° 21' 47"W
L14	104.93'	N85° 26' 31"W
L15	131.51'	N80° 54' 31"W

Curve Table			
Curve #	Length	Radius	Chord Bearing
C1	72.28'	953.27'	S28° 34' 06"W
C2	99.38'	64.56'	S77° 34' 02"W
C3	24.88'	168.44'	S88° 24' 55"W
C4	63.99'	266.99'	S47° 12' 18"W

Notes:
1. Total Acreage: 44.20 Acres
2. The property shown hereon may be subject to the right-of-ways of Dry Fork Valley Road and/or Spring Lane.

CERTIFICATION OF OWNERSHIP & 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 roads, alleys and walks to public or private use as noted.

Date _____ Owner _____
Date _____ Owner _____

EXEMPT PLAT CERTIFICATE OF APPROVAL

This plot is exempt from the requirements of the Minimum Subdivision Regulations based on the provisions of Sections 13-3-401 and 13-4-301 of Tennessee Code Annotated, 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 plot do have access to a public road right-of-way by virtue of direct access or an access easement represented hereon. Certifications which demonstrate compliance with other applicable state laws and local ordinances are properly affixed and the boundary of the survey was checked for accuracy. This plot is also exempt from the provisions of Sections 13-3-402 and 13-4-302, because this plot does not qualify as a Subdivision Plat as represented above.

Planning Commission Staff _____ Date _____



Utilities:
Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

This plot was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

The survey shown hereon was prepared without benefit of any abstract of title; therefore, this Surveyor makes no guarantees or representations regarding information shown hereon pertaining to easements, title, rights of way, setback lines, agreements, reservations, and other similar matters.

Survey fieldwork performed on: June 24-25, 2024

This survey was authorized by: Ronnie Colyer

Certification:
This is to certify that this survey is a Category I survey made under my supervision and is a true representation of the land surveyed. The Ratio of Precision of the unadjusted survey is one foot in 10,000 feet, and an angular error of 05" per angle point. This survey was done in compliance with current Tennessee Minimum Standards of Practice. Angular and linear measurements were made using the following equipment: a Topcon PS-105 Robotic Total Station, a Sokkia SRX5 Robotic Total Station, a Topcon Hiper VR GPS, and a Sokkia GRX3 GPS Unit. This may have been calculated for closure, and has been found to be accurate within one foot in 235,855 feet.

Per the Laws of the State of Tennessee, this tract does not meet the definition of a subdivision, and therefore does not require Planning Commission approval.

Legend:

- x — FENCE LINE
- up — UNDERGROUND POWER
- s — UNDERGROUND SEWER
- c — UNDERGROUND COMMUNICATION
- r — CENTERLINE OF ROAD
- p — POWER LINE
- w — WATER LINE
- u — UNDERGROUND TELEPHONE LINE
- m — METAL GUARD RAIL
- g — UNDERGROUND GAS LINE
- TREE (AS NOTED)
- PLANTED STONE FOUND
- ⊗ IRON PIN FOUND (AS NOTED)
- ⊙ FENCE POST (AS NOTED)
- IRON PIN SET (5/8" REBAR W/ CAP)
- IRON PIN SET
- IPS BEND/BREAK IN LINE
- WATER METER/WELL
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- BOLLARD
- ELECTRIC BOX
- DROP INLET
- POWER POLE
- GAS LINE MARKER
- FIBER OPTIC / COMMUNICATION LINE MARKER
- SIGN
- CLEANOUT
- GAS VALVE
- GUY WIRE ANCHOR
- CENTER LINE
- FLAG POLE
- LAMP POLE
- DOWN SPOUT
- BENCHMARK
- PROPERTY LINE
- OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- NF NAIL FOUND
- N/F NOW, OR FORMERLY
- P.O.B. POINT OF BEGINNING
- INV INVERT
- CONC. CONCRETE
- E.O.P. EDGE OF PAVEMENT
- IR IRON ROD
- FFE FINISHED FLOOR ELEVATION
- CMP CONCRETE MONUMENT FOUND
- NS NAIL SET
- RB REBAR
- DI DROP INLET
- TEM TEMPORARY BENCHMARK
- PS PAINT STRIPE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE

Survey Of:
The Clyde Edgington Estate
Date: June 27, 2024
Scale: 1"=150'
Fourth Civil District
Roane County, Tennessee
Tax Map 126, Parcel 004.00
Deed Book 1867, Page 190

DRAWN BY: AM JN: Colyer-Edgington-062424 LSV: BT

sheet no.
1
of 1

GPS NOTES
GPS SOLUTION
REL. POS. ACCURACY: 0.019M
DATES OF SURVEY: JUN. 24-25, 2024
DATUM: NAD 83
EPOCH: 2010.0000
GEOID12B
COMB. GRID FACTOR: 0.99991766
ELEVATION: ORTHOMETRIC

CERTIFICATION OF ACCURACY
I hereby certify that the plan shown and described hereon is true and correctly surveyed to the accuracy required by the Roane County Regional Planning Commission and the Monuments have been placed as shown hereon, to the specifications of the State of Tennessee.

Date _____ Registered Surveyor _____

Kale Belk
TN PLS NO. 2755
3864 Hwy 11 S.
Riceville, TN 37370
O:(423) 462-2755
E: kbelk@kalebelk.com



NO.	DATE	DESCRIPTION	BY
2	7/12/24	PLANNER COMMENTS	AM
1	7/9/24	PLANNER COMMENTS	AM