

FINAL PLAT OF:
ESTATE OF PORTER H. BELL, ETAL,
CHANCERY COUNTY, HAMLEN COUNTY, TN.
(NO. 2014-CV-417)

Located within the 4th district of HAMLEN county, Tennessee
051/-/015.01 403/611
050/-/135.00 1582/596
Tax Map/Group/Parcel# 050J/-/137.00 Deed Ref. Bk./Pg: 1582/596

GARRETT ASSOCIATES
EDDY R. GARRETT, RLS#1544
4839 SHADY RD., STRAWBERRY PLAINS, TN 37871
PHONE: (665)-933-5622 FAX: (665)-933-1272
EMAIL: GARRETT1544@GMAIL.COM
LAND SURVEYORS
DATE 08/22/2017 SCALE 1"=200'
DRAWN BY CAB TDH
REVISED 09/17/2017 LOT 11 REV. DRAWING NO. 17-212

FLOOD CERTIFICATION
This is to certify that I have examined the federal insurance administration flood hazard map and found the described property is, in part, as shown, located within a special flood hazard area.

CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

Part or All of this survey was performed using a dual frequency Topcon HiPer SR GPS receiver, model #1002399-01.
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
Type of GPS field procedure: Real Time Kinematic Network
Datum/EPOCH: Horizontal- $NAD 83$, Vertical- $VDN 88$.
Published/Field-control used: TDOT GNSS Reference Network
Good Model: 2017
Combined errors: none specified



NOTES:
NEW 1/2" IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
REFERENCE: TDOT MAPS:
ROW/1968/RS-113(2)
SHEET 5
ALL PERMANENT DRAINAGE EASEMENT AND RIGHT OF WAY SHOWN PER TDOT MAPS.

PROPERTY IS LOCATED WITHIN HAMLEN COUNTY ZONING DISTRICT A-1.
ALL LOTS ARE 5.00 ACRES OR LARGER.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR HAMLEN COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE HAMLEN COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SECURITY HAS BEEN POSTED IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE HAMLEN COUNTY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

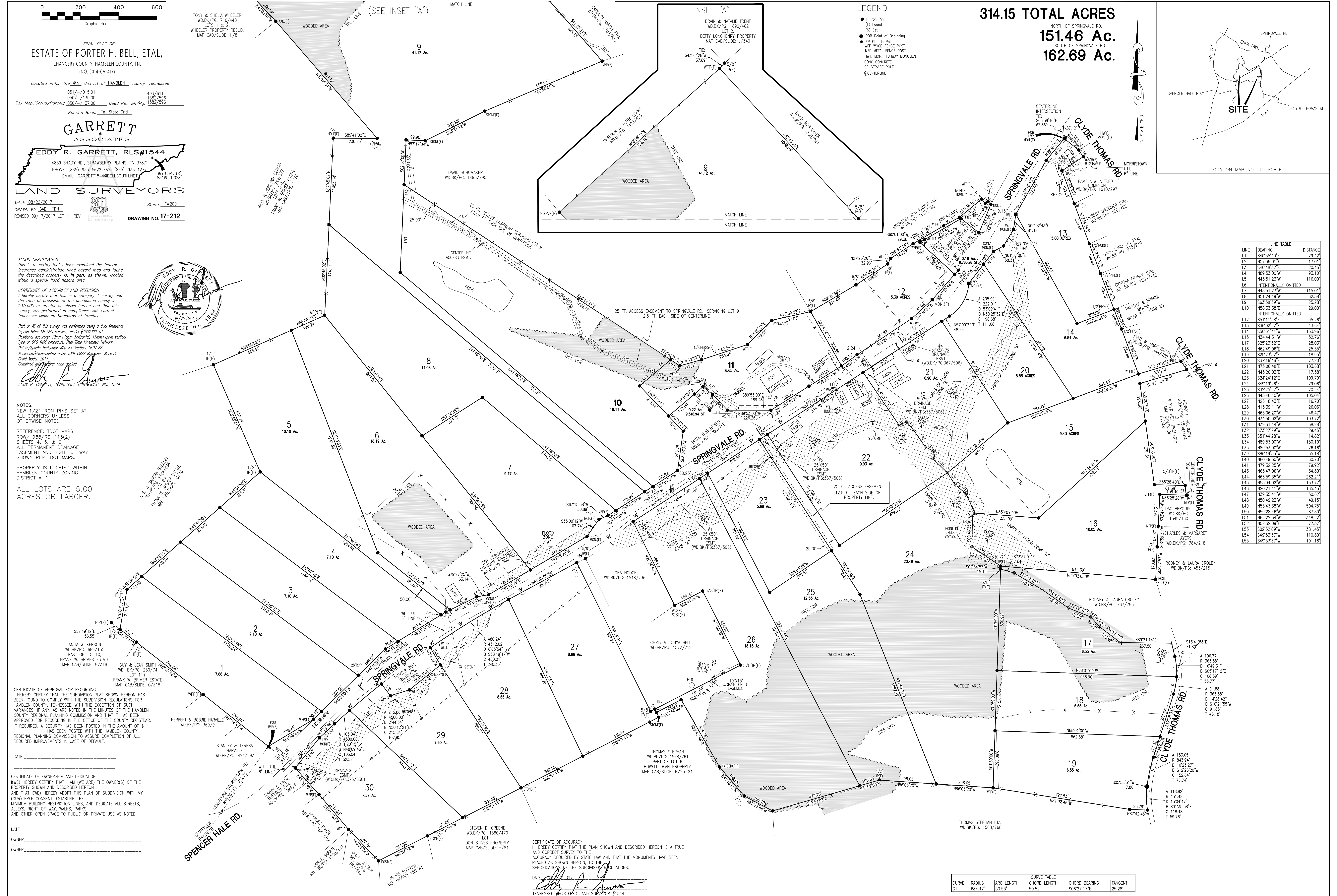
DATE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
(WE) HEREBY CERTIFY THAT I (AM WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, RIGHT-OF-WAY, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

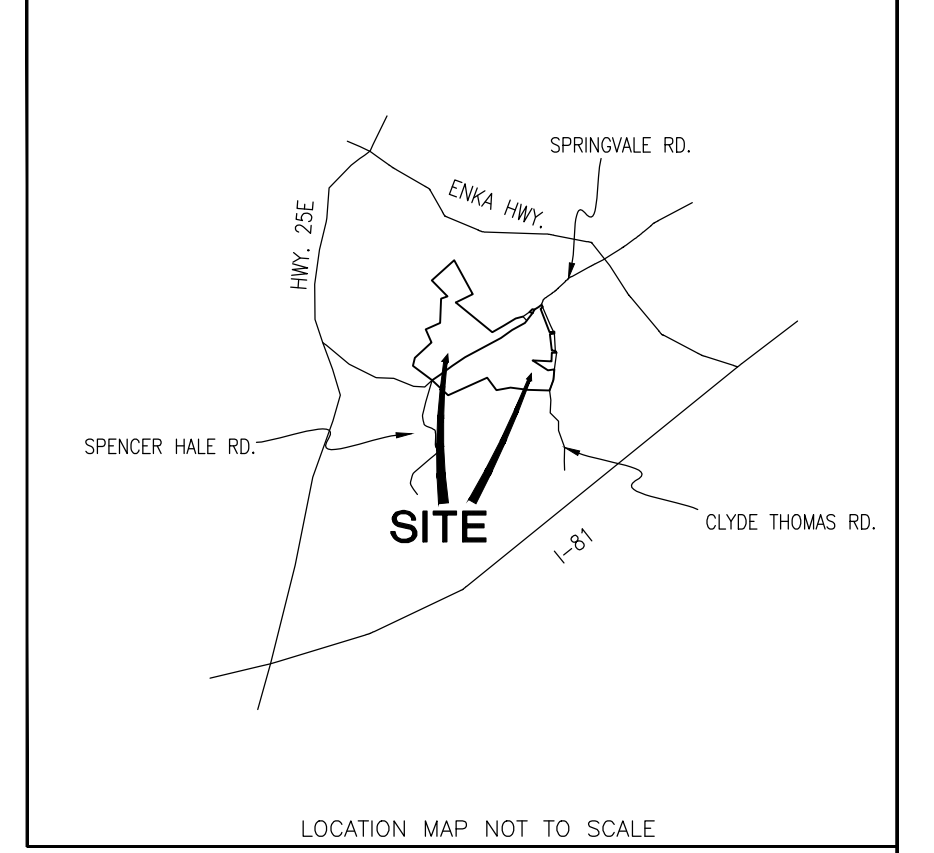
DATE: _____
OWNER: _____
OWNER: _____

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY STATE LAW AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE 08/22/2017
EDDY R. GARRETT
TENNESSEE REGISTERED LAND SURVEYOR #1544



314.15 TOTAL ACRES
151.46 Ac.
162.69 Ac.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S40°35'43"E	29.42
L2	N57°39'01"E	17.01
L3	S46°48'32"E	20.45
L4	N89°53'00"W	93.10
L5	N43°51'23"W	116.00
L6	INTENTIONALLY OMITTED	
L7	N43°51'23"W	115.01
L8	N51°24'49"W	62.58
L9	S6°58'39"W	25.28
L10	N58°33'38"E	29.00
L11	INTENTIONALLY OMITTED	
L12	S51°11'58"E	95.26
L13	S36°02'22"E	43.64
L14	S56°31'44"W	133.96
L15	N34°44'31"W	52.76
L17	S25°23'52"E	28.03
L18	N62°49'06"E	25.35
L19	S25°23'52"E	18.95
L20	S37°16'46"E	77.20
L21	N7°30'48"E	103.68
L22	N45°20'03"E	17.58
L23	S24°24'24"E	109.79
L24	S49°19'26"E	79.06
L25	S32°25'27"E	70.24
L26	N45°46'10"W	105.04
L27	N26°18'43"E	16.70
L28	N13°59'11"W	26.06
L29	N63°08'20"W	46.47
L30	N34°50'02"W	103.72
L31	N39°31'14"W	58.28
L32	S73°27'29"W	29.45
L33	S51°44'28"W	14.82
L34	N89°53'00"W	150.10
L35	N89°53'00"W	76.16
L39	S86°19'35"W	55.18
L40	N80°49'50"W	60.70
L41	N78°32'25"W	78.82
L43	N63°47'06"W	34.60
L44	N66°59'35"W	262.21
L45	N55°34'02"W	133.77
L46	N20°21'11"W	165.43
L47	N59°35'41"W	50.62
L48	N59°49'23"W	49.15
L49	N55°43'38"W	504.75
L50	N59°28'46"W	87.30
L51	N62°22'54"W	348.22
L52	N02°32'09"E	77.37
L53	S02°32'09"W	381.45
L54	S49°53'37"W	110.60
L55	S49°53'37"W	101.18

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	684.47	50.53	50.52	S06°27'17"E	25.28