

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAN AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED, DATE:

OWNER:

OWNER:

CERTIFICATION OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS LOT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER, DATE:

SECRETARY, REGIONAL PLANNING COMMISSION

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE  | TANGENT |
|-------|----------|------------|--------------|---------------|--------------|---------|
| C1    | 214.73'  | 119.96'    | 118.41'      | S53°19'19"E   | 32°00'29.19" | 61.59'  |
| C2    | 473.77'  | 129.95'    | 129.54'      | S61°28'06"E   | 15°42'55.39" | 66.39'  |
| C3    | 3225.47' | 223.36'    | 223.32'      | S49°46'50"W   | 3°58'03.75"  | 111.73' |
| C4    | 3175.00' | 247.41'    | 247.35'      | N49°58'45"E   | 42°7'53.23"  | 123.77' |

TOTAL AREA 390.66 AC.

LEGEND

- IP Iron Pin
- (F) Found
- (S) Set
- POB Point of Beginning
- EP Electric Pole
- WM Water Meter

NOTES:

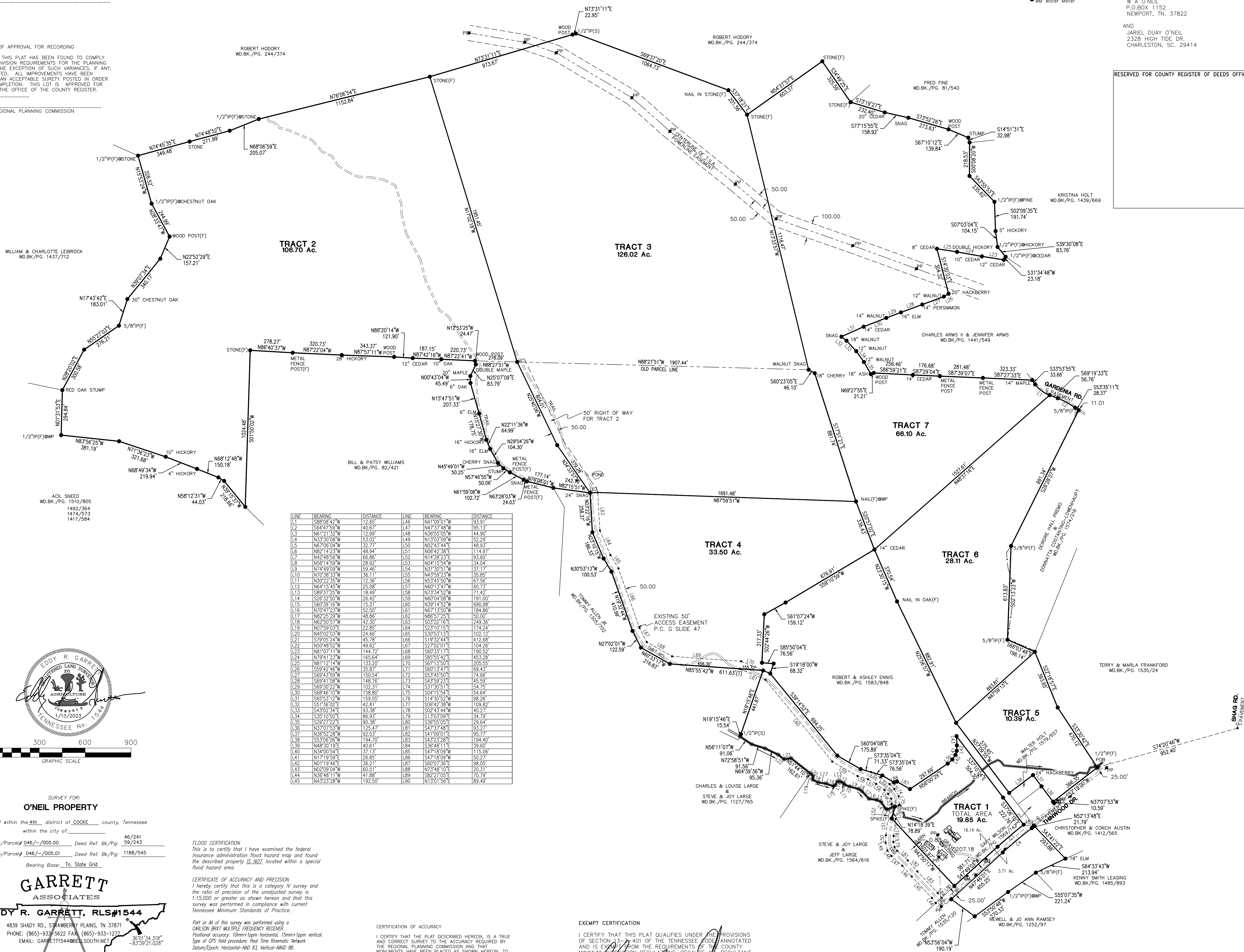
1/2" IRON PINS FOUND ON ALL CORNERS UNLESS OTHERWISE NOTED.

PROPERTY CONSISTS OF 7 TRACTS WITH A TOTAL AREA OF 390.66 ACRES.

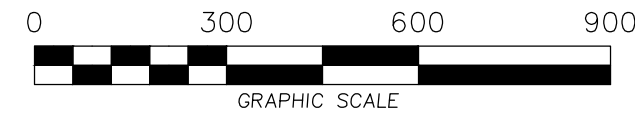
PROPERTY OWNERS:  
W A O'NEIL  
P.O. BOX 1152  
NEWPORT, TN. 37822

AND  
JARIEL DUAY O'NEIL  
2328 HIGH TIDE DR.  
CHARLESTON, SC. 29414

RESERVED FOR COUNTY REGISTER OF DEEDS OFFICE



| LINE | BEARING     | DISTANCE | LINE | BEARING     | DISTANCE |
|------|-------------|----------|------|-------------|----------|
| L1   | S50°08'42"W | 12.65'   | L46  | N41°09'01"W | 93.91'   |
| L2   | S64°47'59"W | 40.67'   | L47  | N47°37'48"W | 95.13'   |
| L3   | N61°21'32"W | 12.99'   | L48  | N36°55'05"W | 44.90'   |
| L4   | N33°30'08"W | 53.02'   | L49  | N13°03'09"W | 52.29'   |
| L5   | N67°06'04"W | 32.77'   | L50  | N02°43'44"E | 48.93'   |
| L6   | N82°14'23"W | 48.94'   | L51  | N06°42'38"E | 114.97'  |
| L7   | N42°48'56"W | 66.86'   | L52  | N14°28'23"E | 93.60'   |
| L8   | N56°14'59"W | 28.32'   | L53  | N04°15'54"W | 34.04'   |
| L9   | N74°49'09"W | 59.46'   | L54  | N31°35'51"W | 37.17'   |
| L10  | N70°38'33"W | 36.11'   | L55  | N43°59'23"W | 35.85'   |
| L11  | N30°22'35"W | 12.36'   | L56  | N53°45'50"W | 67.56'   |
| L12  | N64°15'45"W | 25.08'   | L57  | N60°15'47"W | 60.73'   |
| L13  | S89°31'25"W | 18.49'   | L58  | N13°34'52"W | 71.42'   |
| L14  | S26°32'50"W | 26.42'   | L59  | N60°04'08"W | 191.00'  |
| L15  | S60°39'16"W | 15.31'   | L60  | N39°14'52"W | 690.98'  |
| L16  | N70°47'23"W | 52.50'   | L61  | N67°13'50"W | 184.86'  |
| L17  | N62°25'29"W | 48.86'   | L62  | N86°51'29"E | 50.00'   |
| L18  | N62°50'57"W | 42.30'   | L63  | S03°22'16"E | 249.36'  |
| L19  | N07°59'03"E | 22.85'   | L64  | S23°10'15"E | 174.24'  |
| L20  | N45°02'03"W | 24.66'   | L65  | S30°53'13"E | 102.12'  |
| L21  | S7°05'24"W  | 45.78'   | L66  | S19°33'44"E | 412.68'  |
| L22  | N50°48'52"W | 49.62'   | L67  | S27°02'01"E | 104.26'  |
| L23  | N81°07'11"W | 144.72'  | L68  | S60°33'17"E | 190.52'  |
| L24  | N79°41'23"W | 165.64'  | L69  | S85°55'42"E | 453.28'  |
| L25  | N61°12'14"W | 133.20'  | L70  | S67°13'50"E | 205.65'  |
| L26  | S59°42'46"W | 35.87'   | L71  | S60°13'47"E | 69.43'   |
| L27  | S69°43'59"W | 150.54'  | L72  | S53°45'50"E | 74.66'   |
| L28  | S69°41'08"W | 148.76'  | L73  | S43°39'23"E | 45.59'   |
| L29  | S69°20'22"W | 102.31'  | L74  | S20°43'44"E | 56.75'   |
| L30  | S68°46'10"W | 158.80'  | L75  | S04°15'54"E | 54.64'   |
| L31  | S65°53'12"W | 159.55'  | L76  | S14°30'52"W | 98.26'   |
| L32  | S51°36'02"E | 42.81'   | L77  | S08°42'36"W | 109.82'  |
| L33  | S43°02'34"E | 83.38'   | L78  | S20°43'44"E | 40.27'   |
| L34  | S35°10'50"E | 86.93'   | L79  | S13°03'09"E | 34.79'   |
| L35  | S29°27'22"E | 90.38'   | L80  | S36°55'05"E | 29.64'   |
| L36  | N37°07'53"W | 125.47'  | L81  | S47°37'48"E | 93.27'   |
| L37  | N36°52'28"W | 92.53'   | L82  | S41°09'01"E | 95.77'   |
| L38  | S53°06'06"W | 194.70'  | L83  | S43°32'28"E | 194.40'  |
| L39  | N48°30'19"E | 40.61'   | L84  | S36°48'11"E | 39.60'   |
| L40  | N54°00'54"E | 37.13'   | L85  | S47°18'09"W | 115.06'  |
| L41  | N17°19'59"E | 26.85'   | L86  | S47°18'09"W | 50.27'   |
| L42  | N01°19'46"E | 36.21'   | L87  | S60°07'36"E | 98.05'   |
| L43  | N02°09'04"W | 60.51'   | L88  | N73°48'10"E | 20.31'   |
| L44  | N36°48'11"W | 41.88'   | L89  | S82°27'05"E | 70.79'   |
| L45  | N43°23'28"W | 192.50'  | L90  | N13°01'56"E | 89.49'   |



SURVEY FOR:  
**O'NEIL PROPERTY**  
Located within the 4th district of COCKE county, Tennessee within the city of: 46/241  
Tax Map/Group/Parcel# 046/-/005.00 Deed Ref. Bk/Pg: 59/243  
Tax Map/Group/Parcel# 046/-/005.01 Deed Ref. Bk/Pg: 1188/545  
Bearing Base: In State Grid

**GARRETT ASSOCIATES**  
EDDY R. GARRETT, RLS#1544  
4839 SHADY RD., STRAWBERRY PLAINS, TN 37871  
PHONE: (865)-933-5622 FAX: (865)-933-1277  
EMAIL: GARRETT1544@BELL.SOUTH.NET

DATE 1/13/2023 SCALE 1" = 300'  
REVISIONS  
DRAWN BY CAB TDH DRAWING NO. 22-282

**FLOOD CERTIFICATION**  
This is to certify that I have examined the federal insurance administration flood hazard map and found the described property IS NOT located within a special flood hazard area.

**CERTIFICATE OF ACCURACY AND PRECISION**  
I hereby certify that this is a category IV 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 CARLSON BRK7 MULTIPLE FREQUENCY RECEIVER.  
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.  
Type of GPS field procedure: Real Time Kinematic Network  
Datum/Fixes: Horizontal-WAD 83 Vertical-NAVD 88  
Published/Field-control used: TDOT GNSS Reference Network  
Geoid Model: 2018  
Combined grid errors: none applied

CERTIFICATION OF ACCURACY  
I CERTIFY THAT THE PLAT DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.  
13 DAY OF JANUARY 2023  
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

**EXEMPT CERTIFICATION**  
I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-2-401 OF THE TENNESSEE CODE ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE COUNTY MINIMUM SUBDIVISION REGULATIONS, BECAUSE ALL RESULTANT TRACTS ARE FIVE (5) FIVE ACRES OR GREATER IN SIZE.  
EDDY R. GARRETT, RLS NO. 1544  
DATED: JANUARY 13th, 2023

In State Grid