

VICINITY MAP
(NOT TO SCALE)



**TENNESSEE DEPT. OF ENVIRONMENT & CONSERVATION
(DIVISION OF GROUNDWATER PROTECTION)**

PLAT APPROVAL IS HEREBY GRANTED FOR THIS PROPERTY, DEFINED AS SERATT - KELLY ROAD SUBDIVISION, LOTS 1-12, DYER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM INSTALLATION PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER METERS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHALL BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING, AND/OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

BILL NEAL, ENV. SCIENTIST III DATE
DIVISION OF GROUND WATER PROTECTION

- RESTRICTIONS**
- 1.) LOTS 1-12 ARE RESTRICTED TO, AT MOST, A SINGLE THREE (3) BEDROOM DWELLING UNLESS THE DIVISION GIVES PRIOR APPROVAL.
 - 2.) THE SHADING INDICATES THE AREA SET ASIDE FOR THE ORIGINAL AND DUPLICATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS. ANY DISTURBANCE AND/OR ENCROACHMENT INTO THESE AREAS WILL VOID THIS APPROVAL AND RESULT IN THE DENIAL OF THE SSDS INSTALLATION PERMIT. ENCROACHMENTS INCLUDE BUT ARE NOT LIMITED TO DRIVEWAYS, BUILDINGS, SHEDS, GARAGES, & SWIMMING POOLS. DISTURBANCE INCLUDES BUT IS NOT LIMITED TO GRADING, FILLING, COMPACTION, AND CROSSING WITH UNDERGROUND UTILITIES.
 - 3.) DEPENDING ON THE LOCATION OF THE DWELLING/STRUCTURE AND/OR WHETHER THERE WILL BE BASEMENT PLUMBING, A SEWAGE EFFLUENT PUMP COULD BE REQUIRED TO ACCESS THE SSDS AREA AND KEEP THE DISPOSAL TRENCHES AT THE SHALLOW DEPTH REQUIRED.
 - 4.) PRIOR TO BEGINNING CONSTRUCTION ON ANY OF THESE LOTS, THE RESPONSIBLE PARTY MUST APPLY AND RECEIVE A SUBSURFACE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT FROM THE DIVISION OF WATER RESOURCES AND AT THAT TIME EACH LOT WILL BE EVALUATED FOR SUITABILITY.

OWNER'S CERTIFICATE
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, ESTABLISHED 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 _____

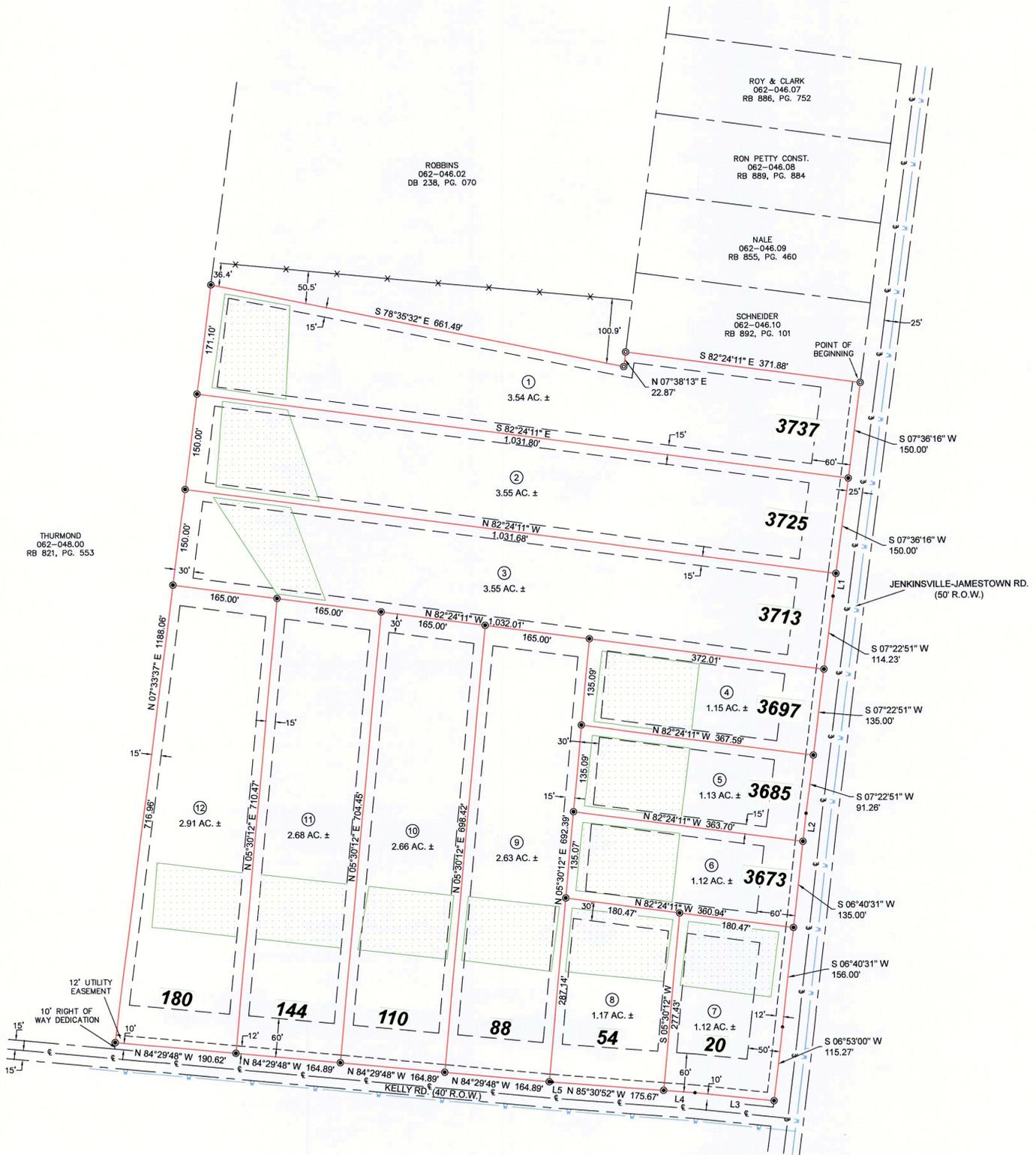
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DYER COUNTY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

DATE _____

SECRETARY, PLANNING COMMISSION

THURMOND
062-048.00
RB 821, PG. 553

LINE	BEARING	DISTANCE
L1	S 07°36'16" W	35.77'
L2	S 06°40'31" W	43.74'
L3	N 83°55'30" W	124.99'
L4	N 85°30'52" W	49.41'
L5	N 84°29'48" W	4.70'



- PROPERTY INFORMATION:**
- DEED REFERENCE:**
BEING THE PROPERTY CONVEYED TO JIM SERATT IN RECORD BOOK 897, PAGE 430, R.O.D.C.
- TAX MAP REFERENCE:**
BEING PARCEL NO. 046.00 AS SHOWN ON DYER COUNTY TAX MAP NO. 062.
- NOTES:**
1. APPROXIMATELY 80% OF THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (SOKKIA GRX1 RTK GNSS RECEIVER-DUAL FREQUENCY). A REDUNDANCY OF MEASUREMENTS WERE TAKEN TO INSURE THE POSITIONAL ACCURACY OF MEASURED POINTS. RTK RELATIVE POSITIONAL ACCURACY IS:
HORIZONTAL: 10mm + 1ppm
VERTICAL: 15mm + 1ppm
 2. THIS SURVEY WAS BASED UPON THE AFORESAID DEEDS AND THE BEST AVAILABLE EVIDENCE (MONUMENTATION AND POSSESSION) FOUND IN THE FIELD.
 3. BEARINGS AND DISTANCES SHOWN HEREON BASED ON THE TENNESSEE STATE PLANE GRID (TN 4100 ZONE, NAD 83).
 4. PROPERTY IS ZONED "F.A.R."
 5. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 60'
SIDE - 15'
REAR - 30'
SIDE STREET - 50'
 6. THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47045C0185E DATED 10/16/2008.
 7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS IF ANY EXIST.
 8. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH.

SURVEYORS CERTIFICATE:
I (WE) HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE DYER COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT THIS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

CRAIG J. BARRON
TN RLS 2639

- LEGEND**
- 1/2" IRON ROD SET W/ ID CAP STAMPED "BARRON RLS 2639"
 - IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ⊙ PK NAIL (SET)
 - ⊙ CROSS-TIE POST
 - ANGLE POINT (NO MONUMENT SET)
 - BOUNDARY
 - - - RECORD
 - - - BUILDING SETBACK
 - - - EASEMENT
 - ⊕ CENTER OF ROAD
 - x FENCE
 - - - UNDERGROUND WATER LINE

SERATT - KELLY
ROAD SUBDIVISION
LOTS 1-12
5TH CIVIL DISTRICT
DYER CO., TN

b BARRON SURVEYING & MAPPING
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SCALE: 1" = 100'	DATE: 04/17/18
JOB NO. 18-032	DRAWN BY: CJB

