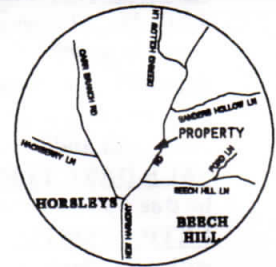




LEGEND
 M.B.S.L. -- MINIMUM BUILDING SETBACK LINE
 P.U.E. -- PUBLIC UTILITY EASEMENT
 W.M. -- WATER METER

GRADE	Area	Setback	Chord	Chord Area	Setback	Setback Area
01	28.27	30.00	34.50	1.00	30.00	28.27
02	28.27	30.00	34.50	1.00	30.00	28.27
03	28.27	30.00	34.50	1.00	30.00	28.27

LINE	BEARING	DISTANCE
L1	S 17° 00' 00" E	100.00
L2	S 72° 30' 00" W	100.00
L3	S 17° 00' 00" E	100.00
L4	S 72° 30' 00" W	100.00
L5	S 17° 00' 00" E	100.00
L6	S 72° 30' 00" W	100.00



LOCATION MAP NOT TO SCALE

SURVEY FOR --
 SHERMAN BRADY HEIRS
 LAFAYETTE, TNE

FINAL PLAT --
**SHERMAN BRADY
 SUBDIVISION**

12th CIVIL DISTRICT MACON COUNTY, TENNESSEE
 DEED REFERENCE: DEED BOOK 287 PAGE 222)
 TAX MAP 74 PARCEL 4.01
 SCALE 1" = 100' 10/16/2017

ENVIRONMENTAL LOT RESTRICTIONS

LOTS 1 & 2 ARE APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.

THE SIZE, NUMBER OF SQUARE FEET, DESIGN, AND LOCATION OF THE PROPOSED DWELLING MAY FURTHER RESTRICT THE ESTIMATED NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.

APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

LOTS 1 & 2 ARE APPROVED FOR USE WITH UTILITY WATER ONLY.

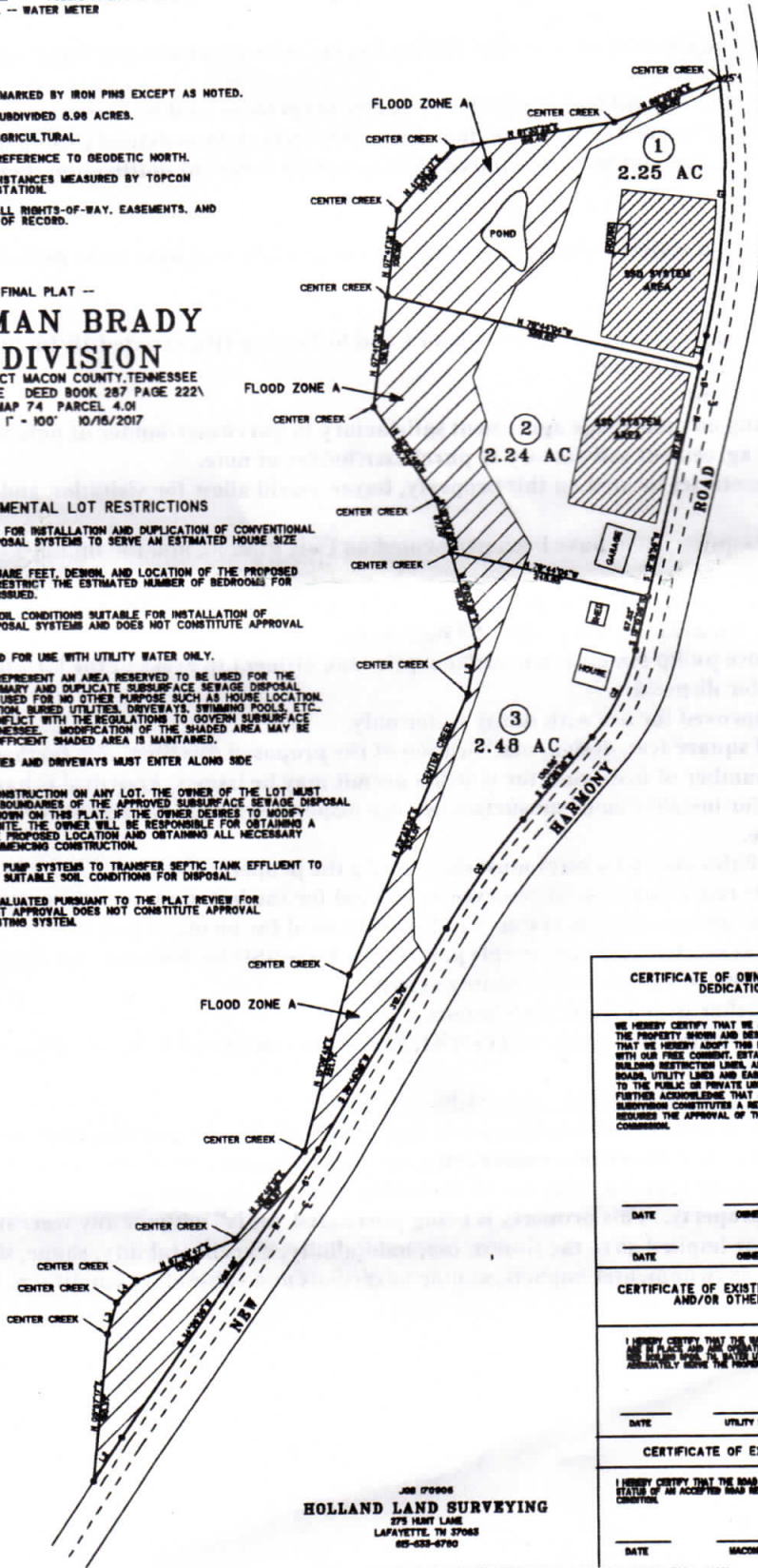
SHADING ON SOME LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND DUPLICATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, STUMPING POOLS, ETC., OR USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

ALL UNDERGROUND UTILITIES AND DRIVEWAYS MUST ENTER ALONG SIDE PROPERTY LINES.

PRIOR TO COMMENCING CONSTRUCTION ON ANY LOT, THE OWNER OF THE LOT MUST IDENTIFY AND MARK THE BOUNDARIES OF THE APPROVED SUBSURFACE SEWAGE DISPOSAL SITE ON SUCH LOT AS SHOWN ON THIS PLAT. IF THE OWNER DESIRES TO MODIFY OR RELOCATE THE SITE, THE OWNER WILL BE RESPONSIBLE FOR OBTAINING A SOIL EVALUATION OF THE PROPOSED LOCATION AND OBTAINING ALL NECESSARY APPROVALS PRIOR TO COMMENCING CONSTRUCTION.

SOME LOTS MAY REQUIRE PUMP SYSTEM TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.

LOT 3 HAS NOT BEEN EVALUATED PURSUANT TO THE PLAT REVIEW FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE LOT OR THE EXISTING SYSTEM.



CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT CATEGORY 1 SURVEY, AND THE RATE OF PRECISION IS 1/5000, PERFORMED IN ACCORDANCE TO THE CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING. I FURTHER CERTIFY THAT THE BOUNDARIES HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATION OF THE MACON COUNTY REGIONAL PLANNING COMMISSION.

DATE _____ SURVEYOR'S SIGNATURE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE MACON COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH PARAGRAPHS, IF ANY, AS ARE SET FORTH IN THE OFFICIAL JOURNAL OF THE MACON COUNTY REGIONAL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF MACON COUNTY, TENNESSEE.

DATE _____ SECRETARY, MACON CO. REGIONAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE USUAL BUILDING RESTRICTIONS, AND DEDICATE ALL ROADS, UTILITY LINES AND EASEMENTS AS SHOWN TO THE PUBLIC OR PRIVATE USE AS NOTED. WE FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A REVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE _____ OWNER'S SIGNATURE _____
 DATE _____ OWNER'S SIGNATURE _____

CERTIFICATE OF APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS.

PLAT APPROVAL IS HEREBY GRANTED FOR THE PROPERTY OWNED BY SHERMAN BRADY IN MACON COUNTY, TN, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL 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 PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED.

ENVIRONMENTAL SPECIALIST _____ DATE _____
 DIVISION OF GROUND WATER PROTECTION

CERTIFICATE OF EXISTING WATER LINES AND/OR OTHER LINES.

I HEREBY CERTIFY THAT THE WATER LINES SHOWN HEREIN ARE IN PLACE AND OPERATING AND IDENTIFIED BY THE DATE SHOWN. THE WATER UTILITY DISTRICT AND ALL ADJACENTLY BOUNDING THE PROPERTY HEREIN ELABORATED.

DATE _____ UTILITY DISTRICT REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR ADDRESSING

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREIN AND PROPERTIES THEREON ARE ESTABLISHED WITH APPROPRIATE ROAD NAMES AND SHALL BE ELIGIBLE FOR ADDRESS NUMBERING SUBJECT TO CONSTRUCTION LOCATION AS PER THE MACON COUNTY ROAD NAMING AND PROPERTY MARKING SYSTEM.

OFFICIAL OF MACON COUNTY "E-OF" BOARD _____ DATE _____

CERTIFICATE OF EXISTING ROAD

I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED ROAD REQUIRING NO CURRENT CONSTRUCTION.

DATE _____ MACON COUNTY ROAD SUPERVISOR

JOB 07006
HOLLAND LAND SURVEYING
 275 HART LANE
 LAFAYETTE, TN 37043
 615-433-4700