

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

EXEMPT CERTIFICATION

I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-401 OF THE TENNESSEE CODE, ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE COUNTY MINIMUM SUBDIVISION REGULATIONS, BECAUSE THE RESERVANT TRACTS ARE FIVE (5) FIVE ACRES OR GREATER IN SIZE.

EDDY R. GARRETT, RLS NO. 1544
DATED: APRIL 15th, 2025

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.

15th DAY OF APRIL 2025
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

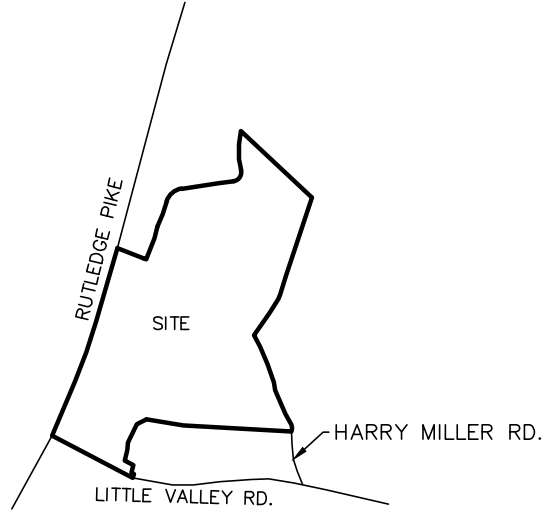
FLOOD CERTIFICATION
This is to certify that I have examined the federal insurance administration flood hazard map and found the described property IS, IN PART, located within a special flood hazard area. ACCORDING TO FEMA FIRM PANEL NO. 4705700160C AND 4705700170C BEARING AN EFF. DATE: DECEMBER 16th, 2008.

CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that this is a category M 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 GARMIN 8607 MULTIPLE FREQUENCY RECEIVER.
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
Type of GPS field procedure: Real Time Kinematic Network
Datum/Epoch: Horizontal-NA83, Vertical-NA83
Published/Field-control used: TDDI GNSS Reference Network
Geoid Model: 2011
Combined errors: none reported
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

LEGEND

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



LOCATION MAP NOT TO SCALE

NOTES:

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

UTILITY & DRAINAGE EASEMENTS: 10' EACH SIDE OF ALL LINES.

BUILDING SETBACKS:

- 40' FRONT
- 10' SIDE
- 10' REAR

MINIMUM FLOOR ELEVATION: 916'

PROPERTY CONSISTS OF SEVEN TRACTS WITH A TOTAL AREA OF 113.35 ACRES.

PROPERTY OWNERS:
DEAN RALPH BADER
4211 SUNSET LN
SHINGLE SPRINGS, CA 95682
530-957-0927

LINE	BEARING	DISTANCE
L2	N01°52'18"E	234.04'
L3	N14°29'49"E	124.03'
L4	N22°47'54"E	145.08'
L5	N17°52'47"E	135.45'
L6	N82°58'21"E	158.00'
L7	N10°19'15"W	116.98'
L8	N00°08'41"W	152.00'
L9	N07°47'43"E	144.07'
L10	S63°17'10"W	111.88'
L11	S26°04'42"W	158.91'
L12	S24°56'16"W	55.99'
L13	S66°32'07"W	78.28'
L14	S14°15'30"W	113.57'
L15	S63°52'53"E	101.18'
L16	S13°42'30"W	80.16'
L17	S53°31'17"E	30.50'
L18	S19°20'55"W	40.85'
L19	N62°10'46"W	184.50'
L20	N60°19'12"W	30.00'
L21	N60°19'12"W	103.04'
L22	S54°48'53"W	255.66'
L23	N77°27'22"W	120.12'
L24	S71°27'22"E	145.00'
L25	N64°48'53"E	249.22'
L26	S60°19'12"E	74.63'
L27	S60°19'12"E	30.00'
L28	S29°40'48"W	89.82'
L29	S06°40'58"E	80.63'
L30	S06°46'00"E	103.64'
L31	S28°16'08"E	115.55'
L32	S09°33'56"E	111.85'
L33	S01°53'34"E	101.33'
L34	S04°35'14"E	118.67'
L35	N19°46'03"E	401.76'
L36	N19°46'03"E	427.63'
L37	S19°46'03"W	536.95'
L38	S19°46'03"W	407.13'
L39	S19°46'03"W	91.51'
L40	N60°19'12"W	150.02'



SURVEY FOR:

DEAN RALPH BADER PROPERTY

Located within the 3rd district of GRANGER county, Tennessee

SUBDIVISION: LOT 2 CHARLES SPURGEON REDFRO (P.B. 7 PG. 81)

Tax Map/Group/Parcel# 085/-/016.00 Deed Ref. Bk/Pg 385/1363

Bearing Base: Tn. State Grid

GARRETT ASSOCIATES

EDDY R. GARRETT, RLS#1544

4839 SHADY RD., STANBERRY PLAINS, TN 37871
PHONE: (865)-933-8622 FAX: (865)-933-1272
EMAIL: GARRETT1544@GMAIL.COM SOUTH.NET 36°01'34.318" -83°39'21.028"

LAND SURVEYORS

DATE 4/15/2025 SCALE 1"= 200'

REVISIONS: _____

DRAWN BY TDH DRAWING NO. 25-075