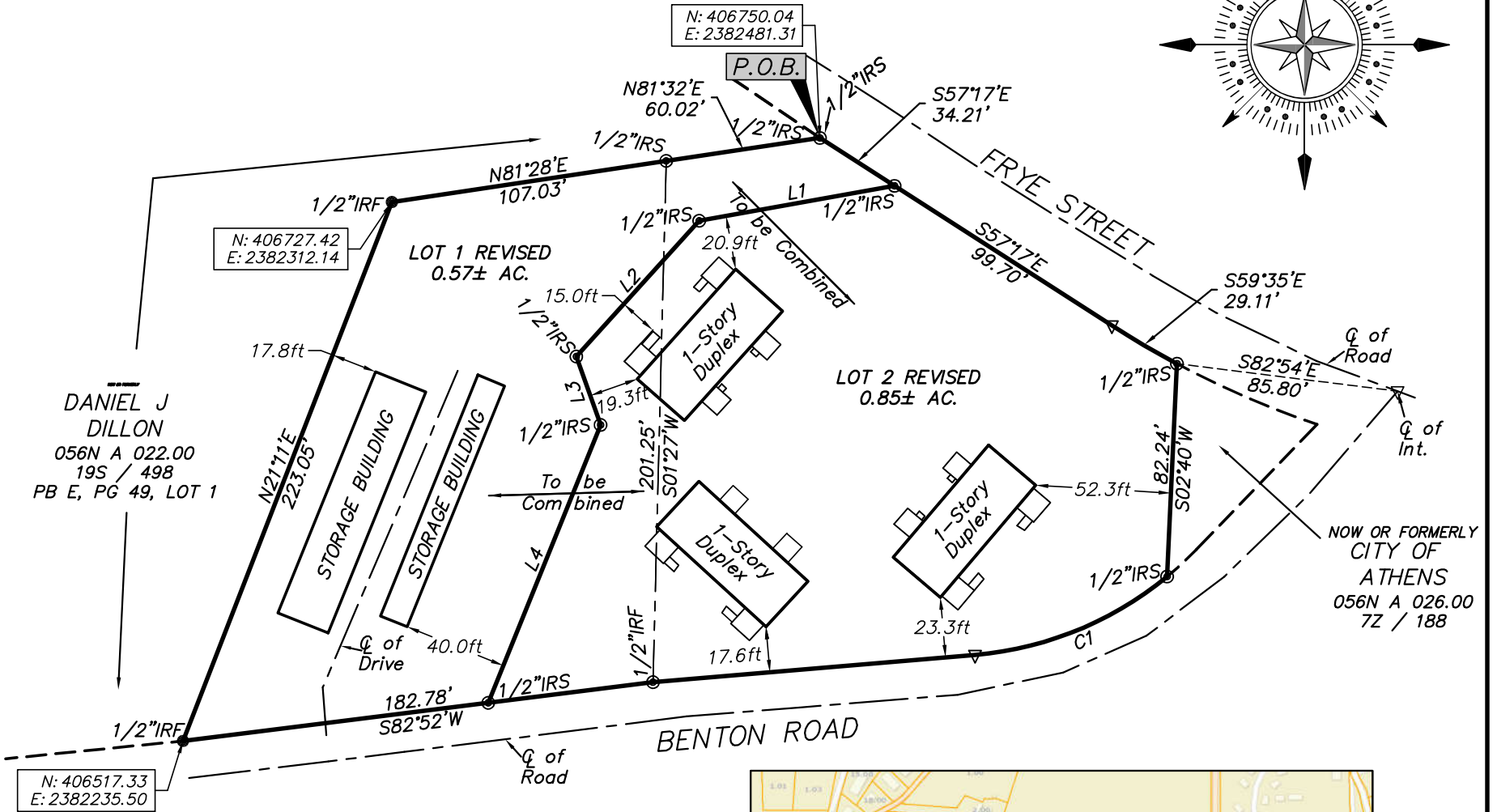
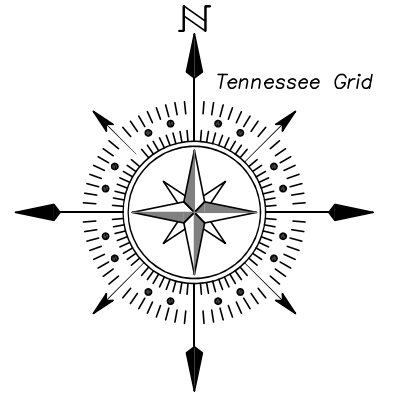


FINAL PLAT FOR:
LOTS 1 & 2 REVISED, GULLEDGE SUBDIVISION

TOTAL AREA = 1.42± ACRES



Line	Bearing	Distance
L1	S79°52'W	76.60
L2	S42°09'W	70.67
L3	S19°33'E	27.99
L4	S22°01'W	115.68

Certification of Owner:
 The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, city, and county taxes or other assessments now due on This land have been paid.

Owner _____ Date _____

Owner _____ Date _____

Planning Commission Approval:
 All the requirements of approval having been fulfilled pursuant to the subdivision regulations of the City of Athens, TN, This Final Plat was given final Approval by the City of Athens, TN Regional Planning Commission Effective _____ (date)

Secretary, The City of Athens, TN Regional Planning Commission, Date _____

Certification of E-911 Approval
 I hereby certify that I have reviewed this plat and find that it conforms to the county's E-11 Requirements.

Mcminn County E-911 Representative date _____

Surveyor's Certification:
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; and that all monuments shown hereon actually exist or are marked as "future", and their location, size, type and material are correctly shown; and that all engineering requirements of the subdivision regulations of City of Athens, have been fully complied with."

Christian M. Medders, R.L.S. 2493



VICINITY MAP

Curve	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	134.43'	81.27'	80.04'	S67°50'W	34°38'13"

Surveyor's notes

- 1: Setbacks:
 Front: (30) feet, Rear: (20) feet, Sides: (15) feet
- 2: Zoning: M-1 Medical District
- 3: Reference: Deed Book 21V, Page 143.
- 4: A 10' utility and drainage easement is reserved adjacent to all road right-of-way and 5' either side of side lot lines.
- 5: Review of the Federal Emergency Management agency flood insurance rate maps with community-panel number 47107C0203D, Dated 09/28/2007 indicates this property lies with Zone X, which is not in a flood area.
- 6: Water and Sewer by Athens Utility Board.
- 7: This survey was completed for McMinn County Tax ID#s 056N A 023.00 and 056N A 025.00.

Utility Certificate

I hereby certify that the water and sewage systems indicated on the plat have been installed according to the required specifications and design standards of the subdivision regulations.

Date _____ Utility Board _____

SHEET: 1 OF 1

SHEET: 1 OF 1

GPS Survey Note: All boundary monuments and survey control was performed using GPS receiver: CHC X91+ network rover, dual frequency was used(L1, L2, L5), GPS survey performed was network adjusted real time kinematics based on TDOT GNSS Network-NAD83 (NSRS2007), Vertical datum is NAVD88, GEOID09. Precision of the GPS work RPA: 4 CM plus 50 parts per million (based on the direct distance between corners being tested) grid distances are shown having a scale factor of .99991425953.

Surveyor's Notes: The use of the word certification or certify by a registered land surveyor constitutes an expression of professional opinion, and the certification is to certify the accuracy of location of the findings, and does not constitute a warranty or guarantee of title and is not conclusive evidence of ownership, either express or implied and only applies to the parties explicitly listed. Copying this original invalidates any and all liabilities and/or certifications, that may have been in effect at the time of the original survey as per the date on the signature of the surveyor whose seal is affixed, and the liability expires 4 years from that date as per Tenn. Code Ann. § 28-3-114(a) (2000). A determination of the title may best be performed by a competent professional who specializes in land title matters. This survey has been performed without the benefit of a complete title examination. The Land Surveyor whose seal is affixed does not guarantee that all easements which may affect this property are shown. Property owner is responsible for all permits that are required by government.

SURVEY FOR:	JAY GULLEDGE	JOB NO:	19-262b
	LOTS 1 & 2 REVISED, GULLEDGE SUBDIVISION, SEE NOTES FOR TAX ID#s	DATE:	10/15/2019
	1ST CIVIL DISTRICT, MCMINN COUNTY, TENNESSEE	AREA:	1.42± ACRES
		SCALE:	1" = 60'
		PLAT CLOSURE:	1/49227
		ACCURACY:	1/10,000
		DRAWN BY:	DAD
		EQUIP.:	NPL322, CHC X91+

CHRISTIAN M. MEDDERS
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 Athens, Tennessee 37303
 Ph. (423)-745-5440
 christian@medderssurveying.com

- ⊙ IRS=IRON PIN SET
- IRF=IRON PIN FOUND
- ⊖ IPF=IRON PIPE FOUND
- ⊕ WFC=WOOD FEN. CORNER
- ⊕ MFC=METAL FEN. CORNER
- ⊕ CMF=CONC. MON. FOUND
- ▽ NO CORNER SET/FOUND
- PROPERTY LINE
- - - - - ADJ PROP. LINE
- - - - - FENCE LINE
- - - - - POWER LINE

MEMBER OF THE TN ASSOCIATION OF PROFESSIONAL SURVEYORS
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I hereby certify that this plat, to the best of my knowledge and belief is a true and correct representation of the actual conditions and was prepared from an actual field survey of property by me, or under my supervision, and that this survey meets or exceeds the specifications of accuracy as stated in this title.