



- LEGEND**
- ▲ ..... 1/2" CAPPED REBAR SET
  - ▽ ..... REBAR FOUND
  - ..... WOOD FENCE POST
  - ..... UTILITY POLE
  - ⊕ ..... WATER METER
  - x — x — ..... FENCE
  - ..... ADJOINER PROPERTY LINE
  - ◇ ..... SOIL STAKE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.

\_\_\_\_\_  
JOSEPH CORLEW DATE

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS / HAVE BEEN INSTALLED PRIOR TO THIS SUBDIVISION.

\_\_\_\_\_  
NAME, TITLE, AND AGENCY OR AUTHORIZED APPROVING AGENT DATE

**CERTIFICATE OF APPROVAL OF EXISTING STREET**

I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTABLE PUBLIC STREET REGARDLESS OF THE CURRENT CONDITION.

\_\_\_\_\_  
NAME, TITLE, AND AGENCY, OR AUTHORIZED APPROVING AGENT DATE

**CERTIFICATE OF APPROVAL FOR RECORDING**

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

\_\_\_\_\_  
SECRETARY, PLANNING COMMISSION DATE

\_\_\_\_\_  
LAND USE ADMINISTRATOR DATE

**TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION  
DIVISION OF GROUND WATER PROTECTION**

GENERAL APPROVAL IS HEREBY GRANTED FOR LOT 1 OF "CORLEW, M G ENGLAND ROAD." THE FOLLOWING SHALL BE DEFINED AS GENERAL RESTRICTIONS AND SHALL APPLY TO ALL LOTS WITH SPECIFIC RESTRICTIONS ON EACH LOT FOLLOWING GENERAL RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, PERMANENT OR MOBILE, THE PLANS FOR THE EXACT HOUSE / STRUCTURE LOCATION AND THE SUBSURFACE SEWAGE SYSTEM MUST BE APPROVED BY THE ENVIRONMENTAL SPECIALIST WITH THE DIVISION OF GROUND WATER PROTECTION IN COFFEE COUNTY. ANY CUTTING OR FILLING AFTER MAY RENDER THE SITE UNSUITABLE. DRAINAGEWAYS, GULLIED AREAS, CUT AND FILL MATERIAL, AND DISTURBED SOIL AREAS ARE UNSUITABLE FOR SEWAGE AREAS. STRUCTURES MUST BE PROPERLY LOCATED TO OBTAIN GRAVITY FLOW TO DRAINFIELD OR A PUMP WILL BE REQUIRED. WATER TAPS, WATERLINES, AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED. THE HIGH INTENSITY SOIL MAP DESIGNATING SUITABLE SOIL AREAS FOR THE SUBDIVISION IS ON FILE AT THE ENVIRONMENTALIST'S OFFICE.  
NOTE: SSDS DENOTES SUBSURFACE SEWAGE DISPOSAL SYSTEM.

**SPECIFIC RESTRICTIONS:**

- LOT 1 HAS AN EXISTING SSDS AND IS NOT BEING EVALUATED.
- LOT 2 IS APPROVED FOR A \_\_\_\_\_ BEDROOM SYSTEM.

**ENVIRONMENTAL SPECIALIST**

= 75 MPI SOILS. CURTAIN DRAIN IS REQUIRED

**NOTES:**

- (1) THE SUBJECT PROPERTY IS ZONED A-1.
- (2) THE MINIMUM BUILDING SETBACKS FOR THE SUBJECT PROPERTY ARE AS FOLLOWS: FRONT = 50', SIDE = 25', REAR = 25'
- (3) THE SUBJECT PROPERTY LIES IN ZONE X OF FLOOD INSURANCE RATE MAP PANEL 447031C0185C, DATED 08-04-2008, AND DOES NOT LIE IN ANY SPECIAL FLOOD HAZARD ZONE.
- (4) THE SOURCE OF WATER FOR THE SUBJECT PROPERTY IS MANCHESTER WATER & SEWER.
- (5) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND / OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.
- (6) THERE IS NO CERTIFICATION MADE AS TO THE LOCATION, SIZE, TYPE DEPTH, OR EXISTENCE OF ANY UNDERGROUND UTILITIES. BEFORE ANY DIGGING OCCURS, PLEASE CONTACT THE "TENNESSEE-ONE-CALL" SYSTEM BY DIALING 811.

I, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, CERTIFY: (1) THAT TO THE BEST OF MY KNOWLEDGE, THIS IS A TRUE AND ACCURATE SURVEY, (2) THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS AND APPLICATIONS OF A CATEGORY IV (REMOTE SENSING) SURVEY AS SET FORTH BY RULE T.C.A. 0820-03-.07C (5), (3) HORIZONTAL DATUM IS NAD 1983, WHICH WAS DERIVED USING GPS NETWORK RTK OBSERVATION TAKEN BY A DUAL FREQUENCY TOPCON Hiper SYSTEM, WITH A PUBLISHED RELATIVE POSITIONAL ACCURACY OF 10mm + 1ppm HORIZONTAL AND 15mm + 1ppm VERTICAL, (4) THAT THE UNADJUSTED RATIO OF PRECISION OF THE DATA SHOWN HEREON IS AT LEAST 1 / 10000, AND (5) THAT IT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN TENNESSEE.

REGISTERED  
LAND SURVEYOR



DATE

**NORTHCUTT & ASSOCIATES  
LAND SURVEYING, INC.**

409 WOODBURY HIGHWAY      PHONE # (931) 728-9500  
MANCHESTER, TN 37355  
northcuttandassociates@gmail.com

**CORLEW, M G ENGLAND ROAD,  
PRELIMINARY / FINAL PLAT**

<b>PREPARED FOR:</b> JOEY CORLEW	<b>CIVIL DISTRICT / COUNTY:</b> 1st, COFFEE Co.	<b>TAX MAP / PARCEL:</b> MAP = 074 PARCEL = 009.05
<b>OWNER / DEVELOPER:</b> CORLEW JOSEPH ALLEN 18 HERITAGE HILL LANE BEECHGROVE TN 37018	<b>DEED REFERENCES:</b> WDB. 428, pg. 543, ROCCtN.	<b>JOB # / DATE:</b> 24C-016 01-25-2024