

REVISION PLAT FULLER SUBDIVISION

PLAT CABINET 672A

FOR / OWNER: JOE DENBY
ADDRESS: 406 NEW ROCK CREEK ROAD
CITY: TULLAHOMA
COUNTY: COFFEE
STATE: TENNESSEE
ZONED: R-4

OWNER:
JOE DENBY
P.O. BOX 248
TULLAHOMA, TN 37388

BEING PROPERTY
DESCRIBED IN:
DB. 445, P. 321
REGISTERED OFFICE
COFFEE COUNTY

TAX MAP:
127N
GROUP:
A
PARCEL:
007.00
SCALE:
1" = 50'
SHEET:
1 OF 1

BEST
LAND SURVEYING
931 400-4715
1000 LANTANA DR. #200
TULLAHOMA, TN 37388
2721 LANTANA DR. #100
WINCHESTER, TN 37390

Register's Stamp

LINE	BEARING	DISTANCE
L1	S 03°37'19" W	24.95'
L2	N 04°11'10" E	25.38'

MINIMUM BUILDING
SETBACKS
FRONT (OF EACH LOT) - 10'
SIDE (OF EACH LOT) - 10'
REAR (OF EACH LOT) - 10'

LOCATION MAP

CERTIFICATE OF APPROVAL OF PUBLIC STREETS OR BOND POSTING

I HEREBY CERTIFY (1) THAT ALL DESIGNATED STREETS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE TULLAHOMA SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND ON OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

NAME, TITLE & AGENCY
OR AUTHORIZED APPROVING AGENT

DATE

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC UTILITY SYSTEMS OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT ENTITLED " " ARE CONSISTENT WITH TULLAHOMA RECORDS AND ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE.

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TULLAHOMA PLANNING COMMISSION, 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 REGISTER.

SECRETARY PLANNING COMMISSION

DATE

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM) (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCE IN DEED BOOK NUMBER _____ PAGE _____ IN THE _____ COUNTY REGISTER'S OFFICE. I (WE) AS OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL PUBLIC ROADS, UTILITIES, RIGHT-OF-WAY EASEMENTS AND OTHER PUBLIC FACILITIES AS SHOWN TO THE CITY OF TULLAHOMA.

OWNER

DATE

--NOTES--

- CURRENT SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. PARCEL IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR FURTHER INFORMATION SAID SEARCH WOULD REVEAL.
- BEST LAND SURVEYING IS THE AUTHOR AND OWNER OF THE ATTACHED PLAT AND DRAWINGS, AND HEREBY RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. DO NOT COPY, ALTER OR DISTRIBUTE WITHOUT THE EXPRESSED WRITTEN CONSENT OF BEST LAND SURVEYING.
- THIS PLAT IS INVALID IF IT DOES NOT BEAR A STAMPED SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR.
- PROJECT IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AS SHOWN ON FEMA PANEL # 47031 CO304C, EFFECTIVE DATE OF 4 AUGUST 2008.
- LOCATION AND SIZE OF UNDERGROUND UTILITIES IS AN ESTIMATE BASED ON ABOVEGROUND EVIDENCE OR BY INFORMATION SUPPLIED BY TUA & ERUPUD.
- THE OVERHEAD POWER LINE, EVEN THOSE NOT SHOWN ON THIS PLAT, HAVE A 20' UTILITY EASEMENT. TO EITHER SIDE OF THE EXISTING UNDERGROUND POWERLINE, THE UNDERGROUND UTILITY LINES (WATER, SEWER & GAS) SHOWN HEREON HAVE A 20' UTILITY EASEMENT TO EITHER SIDE OF THE EXISTING UNDERGROUND UTILITY LINES.
- WATER SOURCE IS PUBLIC AND IS SUPPLIED BY TULLAHOMA UTILITIES AUTHORITY (TUA).
- PROPOSED LOT USE: RESIDENTIAL DEVELOPMENT.
- THIS SUBDIVISION HAS BEEN (WILL BE) DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF TULLAHOMA.
- ANY APPLICABLE WATER AND WASTEWATER CAPACITY FEES ARE TO BE PAID BY BUILDER/DEVELOPER AT THE TIME OF SERVICE REQUEST.
- NO RESIDENTIAL DRIVEWAY OR PARKING AREA SHALL BE ARRANGED SUCH THAT VEHICLES BE REQUIRED TO BACK DIRECTLY INTO THE PUBLIC RIGHT-OF-WAY. A MINIMUM OF 10' WIDE BY 15' DEEP TURNAROUND BAY SHALL BE PROVIDED WITHIN THE DRIVEWAY AND OUTSIDE OF THE RIGHT-OF-WAY.

CERTIFICATE OF ACCURACY

I HEREBY DECLARE THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT THE SUBDIVISION REGULATIONS AND EASEMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE TULLAHOMA SUBDIVISION REGULATIONS.

ENGINEER OR SURVEYOR
SIGNATURE & L.C. #

DATE



LEGEND

- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- UTILITY POLE
 - ELECTRIC METER
 - GUY ANCHOR
 - GAS METER
 - SEWER CLEANOUT
 - WATER METER
 - FIRE HYDRANT

CORNER LABEL LEGEND

- IRON - IRON ROD SET
- IRON - IRON ROD FOUND
- IRON - IRON PIPE FOUND

