

MINOR DIVISION ADD ON FOR:

Moreno Add On

THE PURPOSE OF THIS PLAT IS TO ADD 2.91 ACRES TO THE OLVERA PROPERTY MAP 081; PARCEL 029.00. THIS IS NOT A STAND ALONE TRACT)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described herein and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicated all streets, alleys, walks, parks and other open spaced to public or private use as noted.

6/11/24 Lorena Moreno
Date Owner

Date Owner

CERTIFICATE OF ACCURACY

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. All monuments have been placed as shown hereon to the specifications of the Subdivision Regulations of the Bedford County Planning Commission. The ratio of precision of the unadjusted survey is equal to or greater than 1:7,500.

5/29/24 Lincoln B. Northcutt
Date Registered Land Surveyor

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Bedford County, Tennessee, 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 Registrar of Deeds of Bedford County, Tn.

6/14/24 Emily O. Spence
Date Secretary, Planning Commission

CERTIFICATE OF PROPERTY ASSESSOR

I hereby certify that the Property Assessor's Office has reviewed and shall receive a copy of said final plat after approval by the Planning Commission.

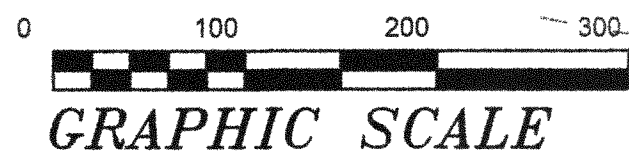
5/31/24 Ronda Clayton
Date Bedford County Property Assessor

CERTIFICATE OF BEDFORD COUNTY 911 COMMUNICATIONS

I hereby certify that the Bedford County 911 Communications Office had reviewed and shall receive a copy of said final plat after approval by the Planning Commission.

6-4-24 [Signature]
Date Director of Bedford County 911 Communications Office

GRID NORTH



Owner: Lorena Moreno
500 Cheyenne Blvd #144
Madison, TN 37115

Zone: A-1
Total Lots: 1
Total Acreage: 2.91

TITLE SOURCE: P/O Deed Book 328; Page 749
TAX MAP: Map 081; P/O Parcel 017.01
LOCATED: 18th Civil District
Bedford County, TN

NOTES:

This parcel is subject to all easements as shown and any other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Information concerning major utilities shown hereon are based on visible evidence noted during the survey or information provided by utility companies. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.

This property is in ZONE X designated as "OTHER AREAS" and described as area determined to BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN according to F.E.M.A. Community BEDFORD County, Map Number 47003C, Panel 0175, Suffix E and having an Effective Date of August 2, 2007.

06/14/2024 - 12:00 PM
24003965

1 PGS:AL-PLAT 18 X 24
BATCH: 144929

PLAT BOOK: PLL1
PAGE: 184

REC FEE 15.00
DP FEE 2.00
TOTAL 17.00

STATE OF TENNESSEE, BEDFORD COUNTY
JOHN H REED JR
REGISTER OF DEEDS

SHAVERS PROPERTY
D.B. 175; PG. 457
MAP 081; PARCEL 030.01
ZONE: A-1

LEGEND

These standard symbols will be found in the drawing.

- ▲ T-POST
- IRON ROD SET

Pierce Property
D.B. 300; P.G. 535
MAP 081; PARCEL 017.00
ZONE: A-1

Olvera Property
D.B. 385; P.G. 304
MAP 081; PARCEL 029.00
ZONE: A-1

PASS PROPERTY
D.B. 349; PG. 920
MAP 081; PARCEL 029.02
Kenneth Pass SD
PC H; Env 23
ZONE: A-1

Olvera Property
D.B. 385; P.G. 604
MAP 081; PARCEL 029.00
ZONE: A-1

Campbell Property
D.B. 326; P.G. 277
MAP 081; PARCEL 016.01
ZONE: A-1

Sullivan Property
D.B. 194; P.G. 439
MAP 081; PARCEL 016.02
ZONE: A-1

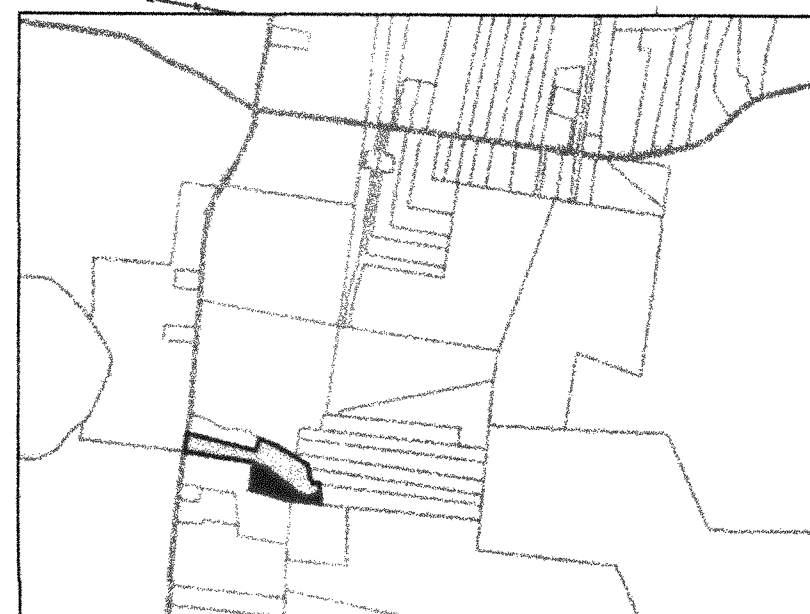
Sullivan Property
D.B. 209; P.G. 005
MAP 081; PARCEL 017.02
ZONE: A-1

Sullivan Property
D.B. 251; P.G. 854
MAP 081; PARCEL 017.07
ZONE: A-1

LINE CHART

LINE	BEARING	DISTANCE
L1	S 72°58'43" E	99.37'
L2	S 48°21'07" E	81.91'
L3	S 68°52'04" E	88.88'
L4	S 88°31'42" E	66.00'
L5	N 61°40'18" E	57.06'
L6	N 61°40'18" E	5.41'
L7	S 13°57'37" E	36.94'
L8	S 07°09'40" E	87.11'
L9	N 81°46'36" W	7.39'
L10	N 81°00'06" W	90.33'
L11	N 81°56'21" W	62.08'
L12	N 73°16'44" W	73.29'

LOCATION MAP



NORTH CUTT SURVEYING, INC.

207 N Spring St. Suite B
Shelbyville, TN 37160
Phone (931) 684-2741
Email: northcuttsurvey@gmail.com

SCALE: 1" = 100' APPROVED BY: LBN DATE SURVEYED: 05/17/2024
DRAWN BY: KJS SHEETS 1 OF 1 DATE DRAWN: 05/27/2024
MINOR DIVISION ADD ON FOR: DRAWING NO.

Moreno Add On

W.O. #24-115

1-800-351-1111
TENNESSEE ONE-CALL SYSTEM, INC.
FOR MARKING
UNDERGROUND UTILITY LINES