

FINAL PLAT OF:

Ava Lee Womble Division

GRID NORTH



ADDRESS: 328 Riddle Road
Shelbyville, TN 37160

Zone: A-1
Total Lots: 4
Total Acreage: 32.17 ACRES

TITLE SOURCE: Deed Book 26, Page 519

TAX MAP: Map 011; Parcel 025.00

LOCATED: 10th Civil District
Moore 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 MOORE County, Map Number 47127C0080D (NOT PRINTED) and having an Effective Date of 09/29/2010.

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon as evidenced in Book Number 26, Page 519, County Registers Office, and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

DATE: 11/17/2023 Owner Grady Womble

Certificate of Survey Accuracy

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Class B Land Survey as defined in Title 62, Chapter 18, Tennessee Code, and that the ratio of precision is greater than or equal to 1:7,500.

DATE: 11/17/2023
Registered Land Surveyor #4806

Certificate of Approval of Water System

I hereby certify that the water system outlined or indicated on the final subdivision plat entitled "Womble Minor Division" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

DATE: 11/17/2023 Name, Title and Agency or Authorized Approving Agent
MOORE COUNTY UTILITIES

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Metropolitan Lynchburg, Moore 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 County Register.

DATE: 11/17/2023 SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR PUBLIC STREETS

I hereby certify that (1) all designation streets on this final plat have been installed in an acceptable manner according to the specifications of the Metropolitan Moore County Planning Commission, or (2) that a performance bond has been posted with the Planning Commission, to guarantee such completion.

DATE: 11/17/2023 AUTHORIZED APPROVING AGENT

LINE CHART

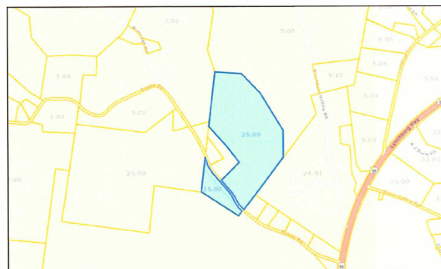
LINE	BEARING	DISTANCE
L1	N 45°32'01" W	39.02'
L2	N 41°13'40" W	60.56'
L3	N 32°14'49" W	24.53'
L4	N 26°12'32" W	57.76'
L5	N 28°36'07" W	58.11'
L6	N 30°50'51" W	35.21'
L7	N 35°51'11" W	24.36'
L8	N 40°39'28" W	101.22'
L9	N 40°39'28" W	125.53'
L10	N 41°21'15" W	132.67'
L11	N 38°42'21" W	55.80'
L12	N 27°46'48" W	60.13'
L13	N 15°47'33" W	45.38'
L14	N 16°02'40" W	77.04'
L15	N 17°53'19" W	66.50'
L16	N 25°23'35" W	10.89'
L17	N 05°49'37" E	79.85'
L18	N 16°32'58" E	29.02'
L19	N 09°43'52" W	72.08'
L20	N 05°24'19" E	64.46'
L21	S 66°26'33" E	16.52'
L22	S 61°15'49" E	14.90'
L23	S 58°27'18" E	42.13'
L24	S 59°59'28" E	74.81'
L25	S 64°07'52" E	88.98'
L26	S 45°36'09" E	77.66'
L27	S 46°13'38" E	47.83'
L28	S 39°11'27" E	31.43'
L29	S 43°51'46" E	47.00'
L30	S 67°57'09" W	51.55'
L31	S 59°51'31" W	38.71'
L32	N 65°39'45" W	90.86'
L33	S 38°42'11" E	59.68'
L34	S 64°40'52" W	38.98'
L35	N 22°33'21" W	65.22'
L36	N 83°56'35" E	22.23'

LEGEND

These standard symbols will be found in the drawing.

- TREE
- IRON ROD SET
- IRON ROD OLD
- POINT
- POWER POLE
- ▲ T-POST
- WATER METER
- METAL PIPE

LOCATION MAP



NORTHCUTT 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: 11/17/2023
DRAWN BY: LBN SHEETS: 1 OF 1 DATE DRAWN: 12/04/2023

FINAL PLAT FOR: AVA LEE WOMBLE DIVISION DRAWING NO: W.O. #23-280

BROWN PROPERTY
D.B. 59; PG. 163

BLACKBURN PROPERTY
D.B. 47; PG. 547

PRESTON PROPERTY
D.B. 68; PG. 193

1
16.29 Acres
709478 Sq. Feet

2
10.84 Acres
472050 Sq. Feet

BEARD PROPERTY
D.B. 78; PG. 434

PRESTON PROPERTY
D.B. 68; PG. 193

4
3.46 Acres
150845 Sq. Feet

PARKS PROPERTY
D.B. 68; PG. 486

RICHMEN PROPERTY
D.B. 76; PG. 159

PARKS PROPERTY
D.B. 64; PG. 191

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 - 2 defined as Ava Lee Womble Division - located in Moore County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING, OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

- Lot 1: Lot 1 is limited to a maximum of 4 bedrooms.
- Lot 2: Lot 2 is limited to a maximum of 4 bedrooms.
- Lot 3: Not Approved: This lot has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.
- Lot 4: Not Approved: Lacks Adequate Initial & Duplication Area.

Environmental Scientist
TN Division of Water Resources



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
Division of Ground Water Protection

Inspection Letter

On 11/22/23, an investigation of the subsurface sewage disposal system, which does not include plumbing and other fixtures preceding the septic tank, was performed at 328 Riddle Road, Shelby County, Tennessee.

Owned by: Ava Lee Womble (City of Moore County)

At the time of the investigation the following observation(s) was/were made:

There was no evidence of sewage or effluent outcropping to the ground surface.

Sewage or effluent from the sewage system was outcropping to the ground surface.

The house appeared vacant; therefore, the performance of the sewage system when typically loaded, cannot be realistically evaluated.

A thorough search of our files indicates the following:

The sewage system was inspected and approved by a representative of this Department. The system was approved for bedroome using an estimated absorption rate of minutes per inch at a percolation rate of minutes per inch.

The sewage system was inspected and disapproved by a representative of this Department.

No record of the site evaluation could be found.

No record of the sewage system construction or approval could be found.

The site was evaluated on and determined unacceptable for subsurface sewage disposal.

A repair was attempted to the subsurface sewage disposal system on. These modifications do not meet the minimum standards of this Department.

REMARKS:
If you have any questions or comments concerning the contents of this letter, please feel free to contact me at 931.222.0800.

Environmental Specialist
County: Moore Date: 11/22/23

GW-0873 (Rev. 5-93) SDA 2403

Distribution: White - File Canary - Owner