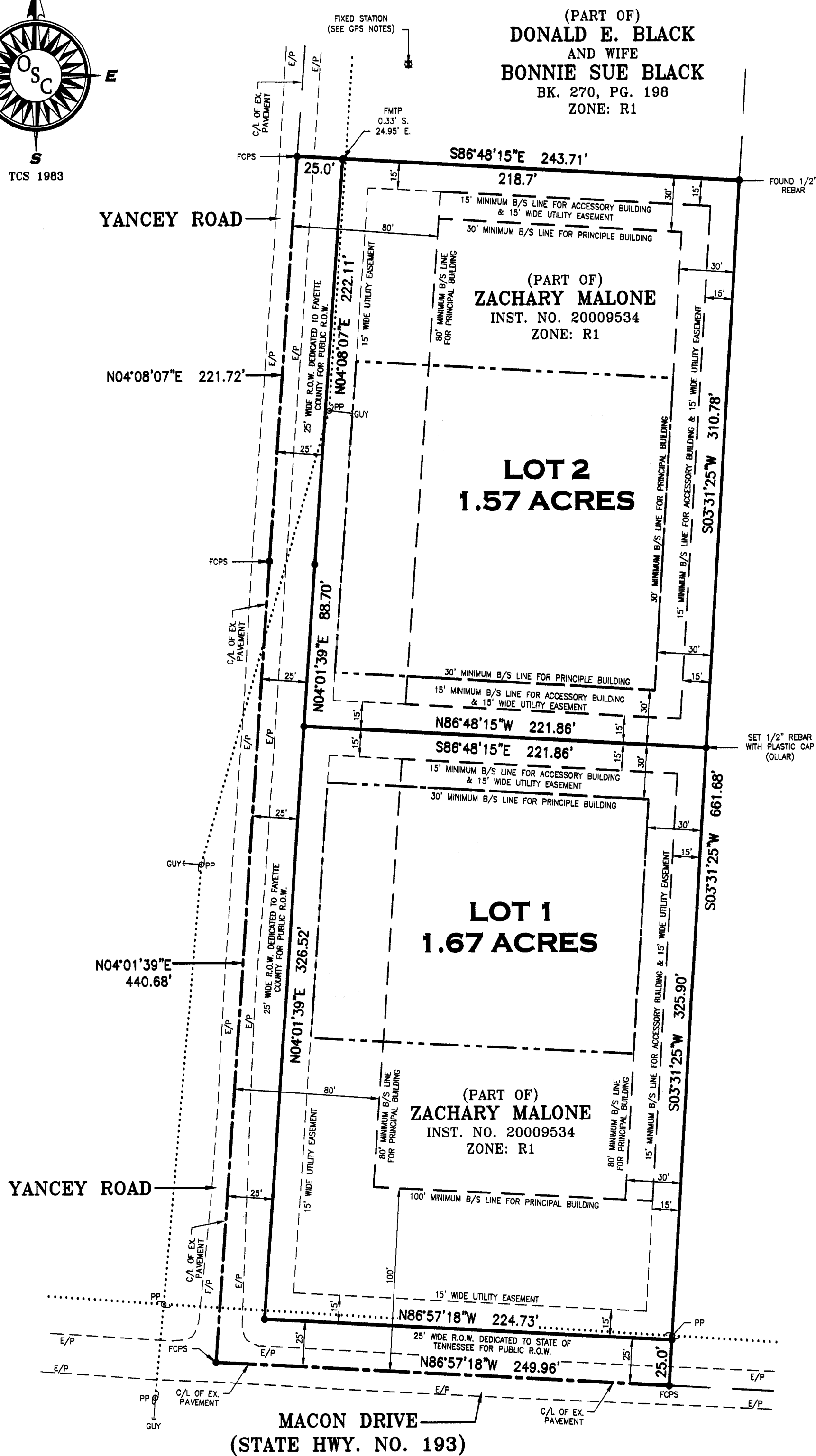
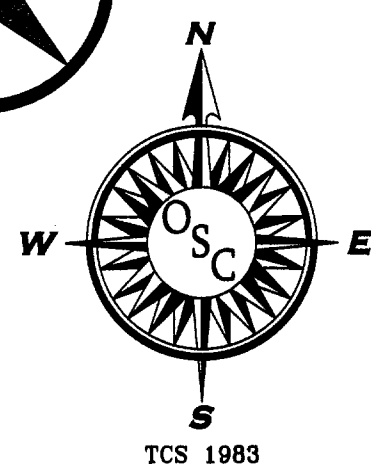




(PART OF)
ROSE FAMILY PARTNERSHIP
BK. D532, PG. 859
ZONE: R1

SURVEY NOTES:

Plat prepared for Melanie Malone.

Bearings are relative to TCS 1983 as defined by TCA 66-6-101,103.

This property is located in Zone X, which is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47047C0280C, Community Panel No. 470352 0280 C, Effective Date: November 05, 2008.

Found cotton picker spindles, found 1/2" rebar, set cotton picker spindle and set 1/2" rebar with plastic cap (OLLAR) on all property corners.

This plat is being prepared for the purpose of:

Dividing the property as recorded in Instrument No. 20009534 into two (2) lots, Lot 1 and Lot 2.

GPS NOTES:

- For boundary and topographic (if applicable) aspects of this survey, RTK GPS positional data was observed on the date of 02-09-2021.
- A Trimble R8s dual frequency receiver was used.
- The grid coordinates of the Fixed Station were derived using a VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 12B.
- Positional accuracy of the GPS vectors does not exceed: Horizontal 0.05' - Vertical 0.10'.
- Combined Grid Factor: 0.9999943840 centered on Fixed Station.
- It is the opinion of this surveyor that the precision of the GPS survey meets or exceeds the unadjusted survey minimum accuracy standards for a Category I Survey.

LEGEND:

B/S BUILDING SETBACK
BK. BOOK
E. EAST
E/P EDGE OF PAVEMENT
FPCS FOUND COTTON PICKER SPINDLE
FMTP FOUND METAL T-POST
INST. INSTRUMENT
N. NORTH
NO. NUMBER
PG. PAGE
PP POWER POLE
R.O.W. RIGHT-OF-WAY
S. SOUTH
SCPS SET COTTON PICKER SPINDLE
W. WEST
..... OVERHEAD LINES

PLAT NOTES:

- A fifteen (15) foot wide utility easement is established along the side and rear lot lines and along the dedicated right-of-way of Macon Drive and Yancey Road.
- Minimum building setbacks are as follows:
 - Fifteen (15) feet from all side and rear lot lines for accessory buildings.
 - Thirty (30) feet from all side and rear lot lines for principle.
 - Eighty (80) feet from the centerline of Yancey Road for principle and accessory buildings.
 - One Hundred (100) feet from the centerline of State Hwy. 193 (Macon Drive) for principle and accessory buildings.

BK/PG: 11/182-182
21003954

TPGSAL-PLAT	
EDDIE BATCH: 11338	
04/28/2021 - 10:37 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, FAYETTE COUNTY
ED PATTAT
REGISTER OF DEEDS

Owner:
Zachary Malone
245 Birch Springs Cove
Oakland, TN 38060

CERTIFICATE OF THE FAYETTE COUNTY PROPERTY ASSESSOR:

I hereby certify that I am in receipt of a copy of this subdivision plat as required by "Fayette County Private Acts of 1972, Chapter No. 284."

04-28-2021, 2021
Date

Markie Hall
Fayette County Property Assessor

CERTIFICATE OF APPROVAL FOR RECORDING:

Approved per TCA Section 13-3-402 by

James W. Hester
Secretary, Fayette County Regional
Planning Commission

4-15-21
Date

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS:

GENERAL RESTRICTIONS:

Approval is hereby granted for Lots 1 & 2, defined as Malone Subdivision, Fayette County, Tennessee, as being suitable for a conventional subsurface sewage disposal system (SSDS) with the restrictions listed below.

Prior to any construction of a structure, mobile or permanent, the plan for the exact house/structure location must be approved and a SSDS system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities, and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or other alteration of the soil conditions may void this approval.

RESTRICTIONS

- This approval covers Lots 1 & 2 of Malone Subdivision.
- Lot 1 is approved for individual conventional subsurface sewage disposal system to serve a maximum four (4) bedroom dwelling.
- Lot 2 is approved for individual conventional subsurface sewage disposal system to serve a maximum three (3) bedroom dwelling.
- The shading indicates the area set aside for the original and duplicate subsurface sewage disposal system on the individual lot. Any disturbances /or encroachment into these areas will void this approval and result in denial of the SSDS installation permit. Encroachment includes, but is not limited to, driveways, buildings, sheds, garages, and swimming pools. Disturbance includes, but is not limited to, grading, filling, and crossing with underground utilities.
- The lots in this approval requires an interceptor/curtain drains to remove potential subsurface drainage from the purposed SSDS areas. A natural outlet is currently available on the lot. Any changes to this could result in permit denial.
- Depending on final dwelling locations and plumbing outlets, any/each system may require a pump to access the useable soils on the lot.
- Prior to any construction beginning on the lot, the owner/builder must apply for and secure a construction permit for the subsurface sewage disposal system thru the local water resource office (731-562-8269).

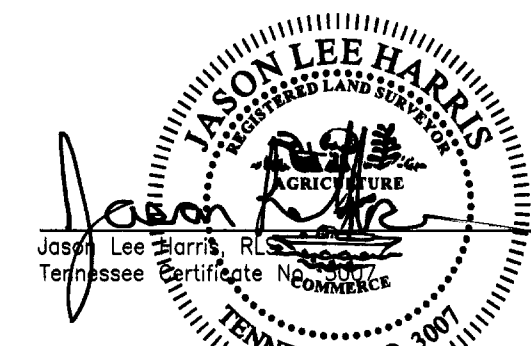
Ward Pritchard EM 2 4/14/2021
Ward Pritchard, Environmental Manager 2 Date
TN Division of Water Resources

SHADING ON LOT(S) REPRESENTS AN AREA
RESERVED TO BE USED FOR THE INSTALLATION
OF THE PRIMARY AND DUPLICATED SSD SYSTEMS.

CERTIFICATE OF SURVEY ACCURACY:

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey to the specifications of the Fayette County Subdivision Regulations of the property shown herein; that this is a Category I Land Survey as defined in Title 62, Chapter 18, Tennessee Code, and that the ratio of precision is greater than or equal to 1:10,000.

OLLAR SURVEYING COMPANY, LLC.



02-09-2021
Date

Zachary Malone 4/14/21
Grantor: Date
Zachary Malone 4/14/21
Grantee: Date

FINAL PLAT MALONE SUBDIVISION

LOT 1 & LOT 2

BEING A DIVISION OF

PROPERTY

RECORDED IN

INSTRUMENT NO. 20009534

9th CIVIL DISTRICT

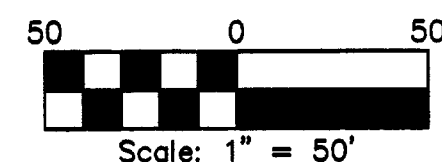
FAYETTE COUNTY, TENNESSEE

MAP 126 - PARCEL 1.08

2 LOTS - ZONED: R-3 - TOTAL: 3.75 ACRES

SCALE: 1"=50' DATE: FEBRUARY 09, 2021

SHEET 1 OF 1



PLAT PREPARED BY:
OLLAR
SURVEYING COMPANY, LLC
3157 Hwy 64, Ste. 250 - Eads, TN 38028
901.465.5555 - OllarSurveying.com

