

CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, parks, or other public ways and open space to public or private use as noted.

8-5-20
Date

Owner(s)

CERTIFICATION OF ACCURACY OF SURVEY

I certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Madisonville Regional Planning Commission, and, that monuments have been placed as shown hereon in accordance with the specifications of the Madisonville Regional Planning Commission.

7-29-20
Date

Surveyor/Engineer

EXISTING WATER CERTIFICATION

The property shown on this subdivision plat is within the service area of _____
I certify that all lots shown on this subdivision plat have access to an existing water line located within the existing road right-of-way.

Dannie Chambers
Signature (Utility Provider)

8-5-20
Date

CERTIFICATE OF ELECTRICAL UTILITY SERVICE

The property shown on this subdivision plat is within the service area of Fort Loudon Electric Coop
The following condition(s) apply:

- ☒ Lots 1 & 2 are served by existing powerlines.
☐ Lots _____ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this utility company.

Cory D. Mills
Signature (Utility Provider)

8/5/2020
Date

CERTIFICATION OF STREET NAMES

I certify that all street names are in compliance with E-911 and do not conflict with other street names in the county.

8/5/20
Date

Monroe County E-911 Coordinator

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the subdivision regulations for the Madisonville Regional Planning Commission, with the exception of such variances, if any, which are noted in the minutes of that planning body. All improvements have been installed or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the county register of deeds.

Aug 8 2020
Date

Secretary, Madisonville Regional Planning Commission

CERTIFICATION OF SEWERAGE SYSTEM

I certify that the sewage disposal system installed, or proposed for installation along with the financial guarantee provided, fully meets the requirements of the State of Tennessee and is approved as shown with all restrictions/conditions as noted.

8-11-2020
Date

Authorized Signature of Utility Provider

CERTIFICATION OF STREET NAMES

I HEREBY CERTIFY THAT ALL STREET NAMES ARE IN COMPLIANCE WITH MONROE COUNTY E-911 AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.

8/5/20
DATE

E-911 COORDINATOR

NOTES:

- (1) THIS PROPERTY IS IN R-1 AND C-3 ZONING DISTRICTS
- (2) BUILDING SETBACK: FRONT - 35', SIDE - 15', REAR - 25'
- (3) A 10' DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG THE INSIDE OF ALL PROPERTY LINES.
- (4) THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. SEE FLOOD MAP 47123C0163D DATED: 2-3-10
- (5) ELECTRIC IS PROVIDED BY FORT LOUDON ELECTRIC COOPERATIVE.
- (6) WATER IS PROVIDED BY MADISONVILLE WATER DEPARTMENT.
- (7) SEWER IS PROVIDED BY CITY OF MADISONVILLE.
- (8) TOTAL AREA = 1.74 ACRES.



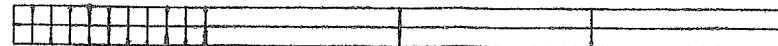
I HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:7500 AS SHOWN HEREON.
THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Luther D. Hayes
Signature

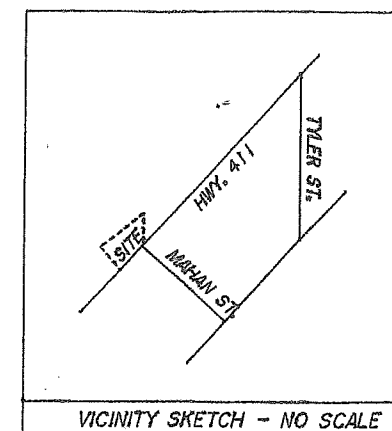
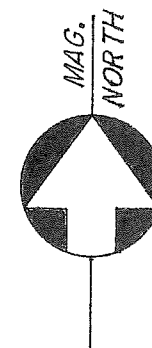
REG. NO. 1456

THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, AND/OR RESTRICTIONS THAT MAY EXIST.

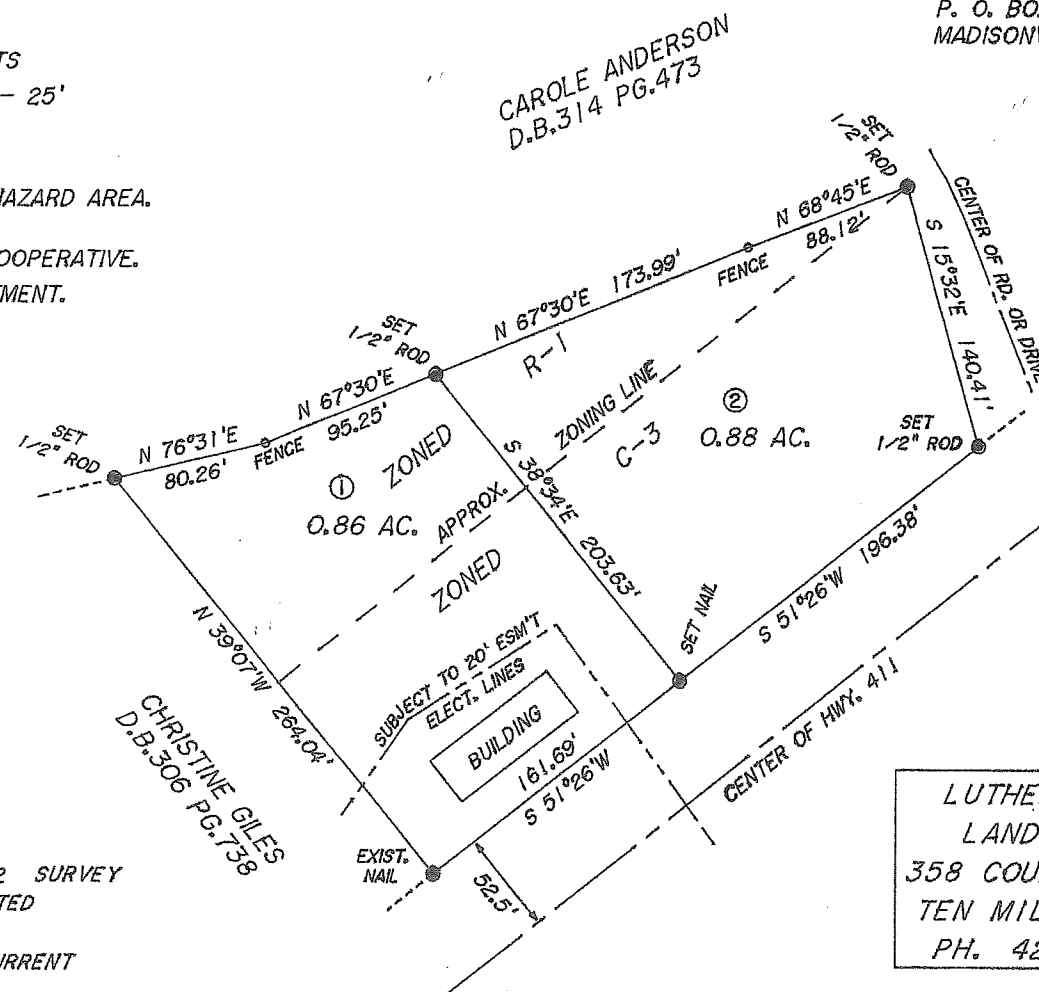
100 0 100 200 300



GRAPHIC SCALE - FEET



OWNER: WOLFJUMP LLC
MARY GILES RITCHIE
P. O. BOX 355
MADISONVILLE, TN 37354



LUTHER D. HAYES
LAND SURVEYOR
358 COUNTY ROAD 286
TEN MILE, TN 37880
PH. 423-337-3301

FINAL PLAT
FOR: WOLFJUMP LLC
LOCATED ON HWY. 411
3RD CIVIL DIST. MONROE CO., TN
SCALE: 1" = 100'
DATE: 7-29-20 DWG. NO. B-1605
DEED BK. REFERENCE: D.B.309 PG.372
BEING PARCEL 20 ON TAX MAP 57