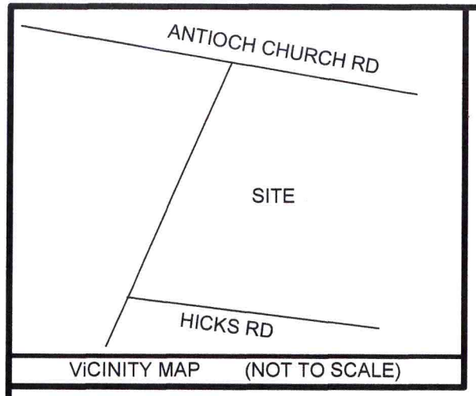


VICINITY MAP (NOT TO SCALE)

FINAL PLAT OF THE PROPERTY OF

TAX MAP 27 PAR 9.03
DB 208-415
October 2016

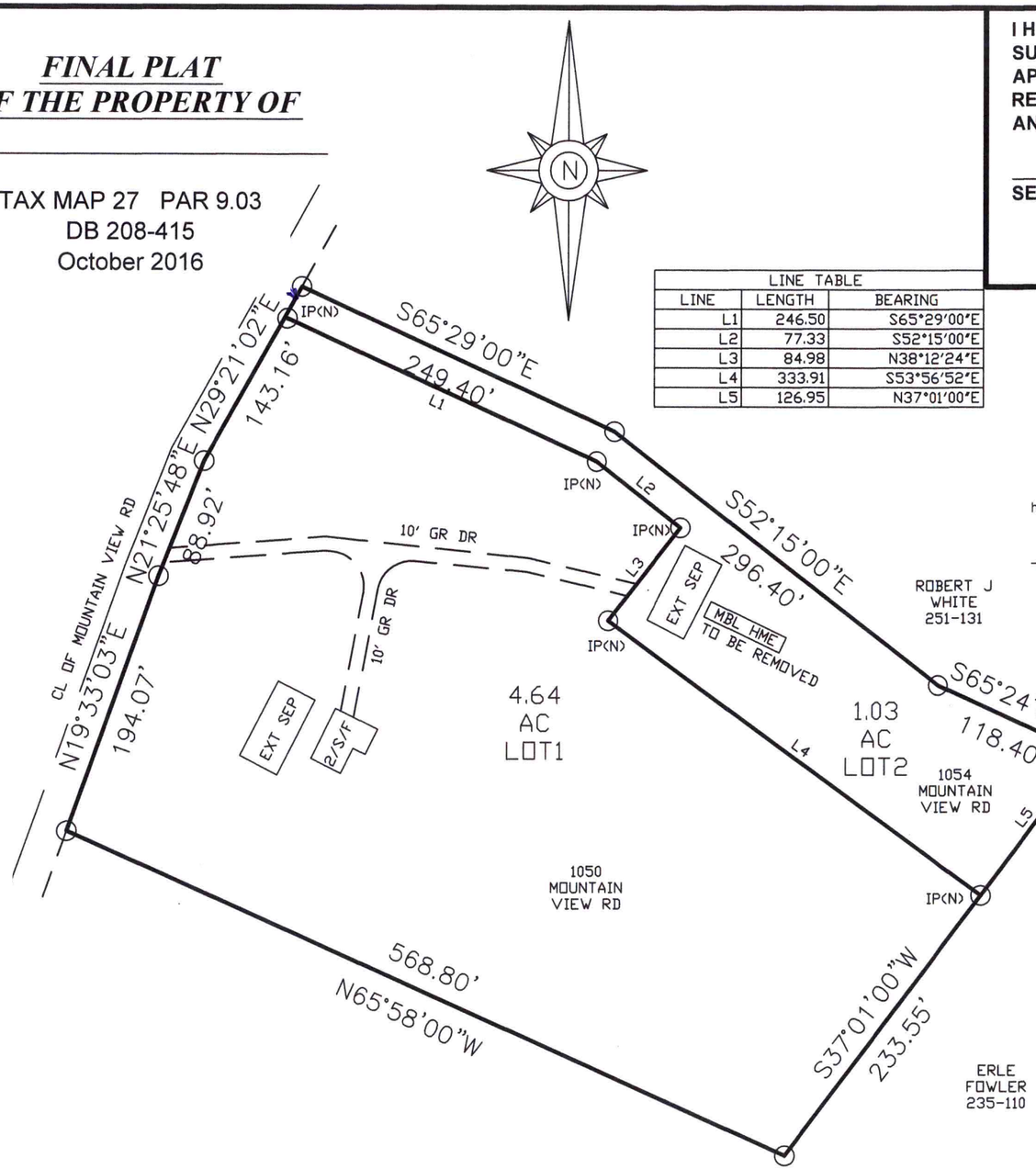
I HEREBY CERTIFY THAT THIS ONE LOT SUBDIVISION PLAT MEETS THE REQUIREMENTS OF APPROVAL OF THE POLK COUNTY SUBDIVISION REGULATIONS AS SPECIFIED IN THE SECTION 7.08 AND ELSEWHERE

SECRETARY OF PLANNING COMMISSION DATE

LINE TABLE		
LINE	LENGTH	BEARING
L1	246.50	S65°29'00"E
L2	77.33	S52°15'00"E
L3	84.98	N38°12'24"E
L4	333.91	S53°56'52"E
L5	126.95	N37°01'00"E

MINIMUM SETBACKS

FRONT SETBACK:	35.0
REAR SETBACK:	15.0
SIDELINE SETBACK:	10.0



CERTIFICATION OF DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum subdivision requirements, and dedicate all roads walks, parks and other open spaces to public or private use as noted.

Date Owner

20' UTILITY/DRAINAGE ESM'T. ON LOT LINES ABUTTING PUBLIC ROADS
10' UTILITY/DRAINAGE ESM'T. ON LOT LINES FORMING OUTSIDE BOUNDARY
5' UTILITY/DRAINAGE ESM'T. ON ALL INTERIOR LOT LINES
TRACT NOT IN FLOOD AREA -- NONE -- FIRM MAP:
IRON PINS PLACES ON ALL CORNERS
RESTRICTIONS TO BE RECORDED
ELECTRICITY BY: VEC
WATER BY: ETOWAH UTIL
SEWER BY:
PRESENT ZONING:

I hereby certify that this is a category 2 survey, and that the ratio of precision is 1:5000 as shown hereon.

Date

Owner's Certification:
The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that there are no previous private restrictions against subdividing that all Tennessee state taxes, Polk County taxes, and all other assesments now due on this land have been paid, and that he/she is dedication the road Right-Of-Way for the public use and any other area so designated and is also establishing easements as shown on the plat.

Date Owner

OWNER: