

**SURVEYOR'S CERTIFICATE**

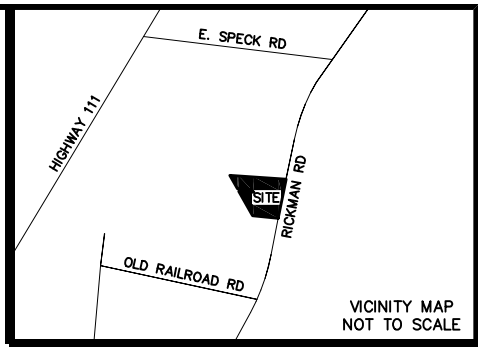
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Overton County Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Overton County Subdivision Regulations.

Registered Land Surveyor \_\_\_\_\_ Date \_\_\_\_\_



**LEGEND**

- ⊕ Utility Pole/Telecom Box
- E — Existing Overhead Utility Line
- T — Existing Underground Telecom Line
- G — Existing Gas Line
- W — Water Line



**CERTIFICATE OF OWNERSHIP & DEDICATION**

We hereby certify that we are the owners of the property shown and described hereon and that we adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF EXISTING WATER LINES**

I hereby certify that the water line hereon is in place and is maintained by West Overton Utility District. Approval of this plat does not constitute approval of any further water meters and is approved subject to any subdivision regulations/policies or improvements as required by West Overton Utility District.

Water Utility Representative \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I hereby certify: (1) that all water supply utility systems have been installed according to the specifications of the Overton County Subdivision Regulations and the requirements of the State of Tennessee, or (2) that a surety instrument in the amount of \$ \_\_\_\_\_ has been posted with the Planning Commission to assure completion of all required water system improvements in case of default.

Water Utility Representative \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS/ROADS**

I hereby certify: (1) that streets and roads have been installed in an acceptable manner and according to Overton County Subdivision Regulation specifications, or (2) that an acceptable surety instrument in the amount of \$ \_\_\_\_\_ has been posted with the Planning Commission to assure completion of all required improvements in the case of default, or (3) that the streets and roads shown on this plat appear on the official Overton County Road Map and thereby have the status of accepted public roads.

Overton County Road Supervisor \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of Overton County, Tennessee, with the exception of such variances, if any, as are noted in the Minutes of the Overton County Regional Planning Commission, and that it has been approved for recording in the office of the county register.

Secretary, Overton County Regional Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

**FLOOD ZONE INFORMATION**

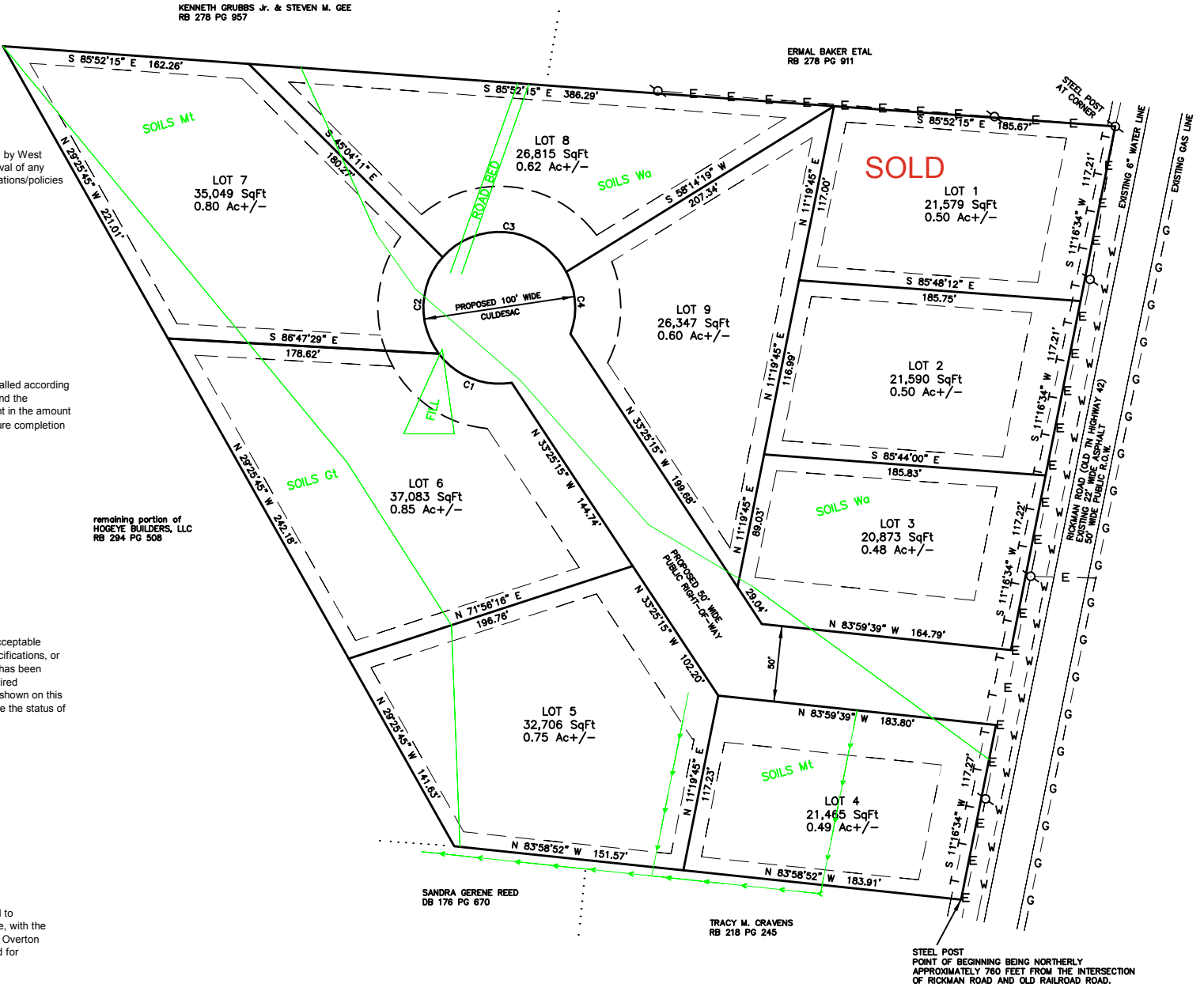
By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 47133C0195B, which bears an effective date of May 18, 2009 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500-year flood plain.

**NOTES**

1. 0.5" Iron Rods placed at all corners unless otherwise noted.
2. Building Setbacks: Front = 30', Rear & Side = 10'.
3. All lots subject to a 10' utility easement along road rights-of-way.
4. Soils information shown hereon was provided to this surveyor by TDEC.
5. This plat and its associated elements, including the field coordinates upon which it is based, are proprietary material and information and may not be reproduced or disseminated without the expressed written consent of Global Surveying, LLC.
6. This survey is subject to any and all rights-of-way, easements, exceptions, setbacks, and/or restrictions, recorded and unrecorded, which may affect this property.
7. The proper utility authority having jurisdiction should verify the location of any utility affecting the property shown hereon.
8. This survey was completed using the latest recorded property deeds at the date of the completed field work.
9. This survey does not represent a title search or a guarantee of title and was completed without the benefit of an abstract of title.

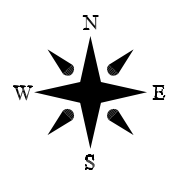
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	54.30'	51.67'	N 68°16'48" W
C2	50.00'	68.86'	63.54'	N 02°16'59" E
C3	50.00'	96.03'	81.94'	S 83°14'26" E
C4	50.00'	42.27'	41.03'	S 03°59'45" E



**SUBDIVISION RESTRICTIONS**

SSD INFO HERE

PRELIMINARY PLAT NOT FOR RECORDING



**GLOBAL SURVEYING LLC**

50 Hunters Rest Lane / Piperton, TN 38017  
1-800-603-6994  
www.surveytn.com

**ORCHARD RUN SUBDIVISION**  
FOR HOGEYE BUILDERS, LLC  
PRESENTED TO  
**OVERTON COUNTY REGIONAL PLANNING COMMISSION**

DEVELOPER: HOGEYE BUILDERS, LLC ADDRESS: 306 N. CHURCH STREET LIVINGSTON, TN 38570 TELEPHONE: (931) 319-1851	SURVEYOR: BRIAN McMEANS ADDRESS: 50 HUNTERS REST LANE PIPERTON, TN 38017 TELEPHONE: (901) 207-4775
ENGINEER: ADDRESS: TELEPHONE:	OWNER: ROBERT & EVELYN LINDEMANN ADDRESS: 119 WOODHAVEN LANE GAINESBORO, TN 38562 TELEPHONE:
ACREAGE SUBDIVIDED: 6.24+/- (Includes Proposed Road ROWs) NUMBER OF LOTS: 9 DATE: OCTOBER 26, 2023	TAX MAP 097 PARCEL 010.02 (PORTION) SCALE: 1"=100' DEED REFERENCE: RB 294 PG 508