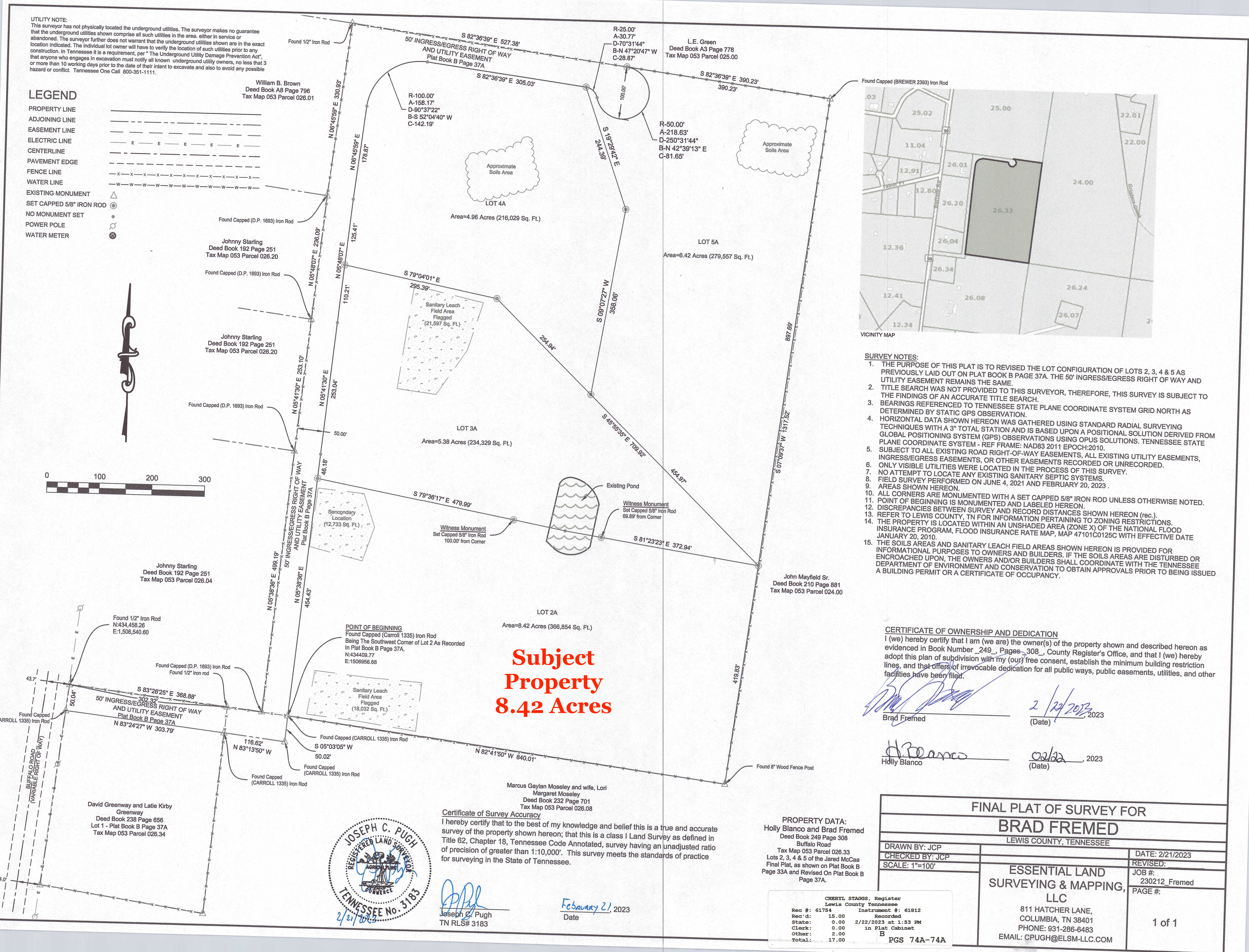
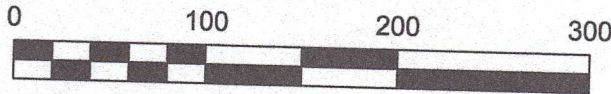


UTILITY NOTE:
This surveyor has not physically located the underground utilities. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The individual lot owner will have to verify the location of such utilities prior to any construction. In Tennessee it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than 3 or more than 10 working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 800-351-1111.

LEGEND

PROPERTY LINE
ADJOINING LINE
EASEMENT LINE
ELECTRIC LINE
CENTERLINE
PAVEMENT EDGE
FENCE LINE
WATER LINE
EXISTING MONUMENT
SET CAPPED 5/8" IRON ROD
NO MONUMENT SET
POWER POLE
WATER METER



SURVEY NOTES:

1. THE PURPOSE OF THIS PLAT IS TO REVISE THE LOT CONFIGURATION OF LOTS 2, 3, 4 & 5 AS PREVIOUSLY LAID OUT ON PLAT BOOK B PAGE 37A. THE 50' INGRESS/EGRESS RIGHT OF WAY AND UTILITY EASEMENT REMAINS THE SAME.
2. TITLE SEARCH WAS NOT PROVIDED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
3. BEARINGS REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM GRID NORTH AS DETERMINED BY STATIC GPS OBSERVATION.
4. HORIZONTAL DATA SHOWN HEREON WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH A 3" TOTAL STATION AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING OPUS SOLUTIONS. TENNESSEE STATE PLANE COORDINATE SYSTEM - REF FRAME: NAD83 2011 EPOCH:2010.
5. SUBJECT TO ALL EXISTING ROAD RIGHT-OF-WAY EASEMENTS, ALL EXISTING UTILITY EASEMENTS, INGRESS/EGRESS EASEMENTS, OR OTHER EASEMENTS RECORDED OR UNRECORDED.
6. ONLY VISIBLE UTILITIES WERE LOCATED IN THE PROCESS OF THIS SURVEY.
7. NO ATTEMPT TO LOCATE ANY EXISTING SANITARY SEPTIC SYSTEMS.
8. FIELD SURVEY PERFORMED ON JUNE 4, 2021 AND FEBRUARY 20, 2023.
9. AREAS SHOWN HEREON.
10. ALL CORNERS ARE MONUMENTED WITH A SET CAPPED 5/8" IRON ROD UNLESS OTHERWISE NOTED.
11. POINT OF BEGINNING IS MONUMENTED AND LABELED HEREON.
12. DISCREPANCIES BETWEEN SURVEY AND RECORD DISTANCES SHOWN HEREON (rec.).
13. REFER TO LEWIS COUNTY, TN FOR INFORMATION PERTAINING TO ZONING RESTRICTIONS.
14. THE PROPERTY IS LOCATED WITHIN AN UNSHADED AREA (ZONE X) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP 47101C0125C WITH EFFECTIVE DATE JANUARY 20, 2010.
15. THE SOILS AREAS AND SANITARY LEACH FIELD AREAS SHOWN HEREON IS PROVIDED FOR INFORMATIONAL PURPOSES TO OWNERS AND BUILDERS. IF THE SOILS AREAS ARE DISTURBED OR ENCLOSED UPON, THE OWNERS AND/OR BUILDERS SHALL COORDINATE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION TO OBTAIN APPROVALS PRIOR TO BEING ISSUED A BUILDING PERMIT OR A CERTIFICATE OF OCCUPANCY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 249, Pages 308, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, public easements, utilities, and other facilities have been filed.

Brad Fremed

2/21/2023
(Date)

Holly Blanco

02/22/2023
(Date)

FINAL PLAT OF SURVEY FOR

BRAD FREMED

LEWIS COUNTY, TENNESSEE

DRAWN BY: JCP
CHECKED BY: JCP
SCALE: 1"=100'

DATE: 2/21/2023

REVISED:

JOB #:

230212_Fremed

PAGE #:

**ESSENTIAL LAND
SURVEYING & MAPPING,
LLC**

811 HATCHER LANE,
COLUMBIA, TN 38401
PHONE: 931-286-6483
EMAIL: CPUGH@ELSM-LLC.COM

1 of 1

PROPERTY DATA:
Holly Blanco and Brad Fremed
Deed Book 249 Page 308
Buffalo Road
Tax Map 053 Parcel 026.33
Lots 2, 3, 4 & 5 of the Jared McCas
Final Plat, as shown on Plat Book B
Page 33A and Revised On Plat Book B
Page 37A.

CHERYL STAGGS, Register
Lewis County Tennessee
Rec #: 61754 Instrument #: 61812
Rec'd: 15.00 Recorded
State: 0.00 2/22/2023 at 1:53 PM
Clerk: 0.00 in Plat Cabinet
Other: 2.00 B
Total: 17.00

PGS 74A-74A

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 I Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, survey having an unadjusted ratio of precision of greater than 1:10,000. This survey meets the standards of practice for surveying in the State of Tennessee.

Joseph C. Pugh
TN RLS# 3183

February 21, 2023
Date

