

CERTIFICATE OF OWNERSHIP AND GENERAL 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. DATE:

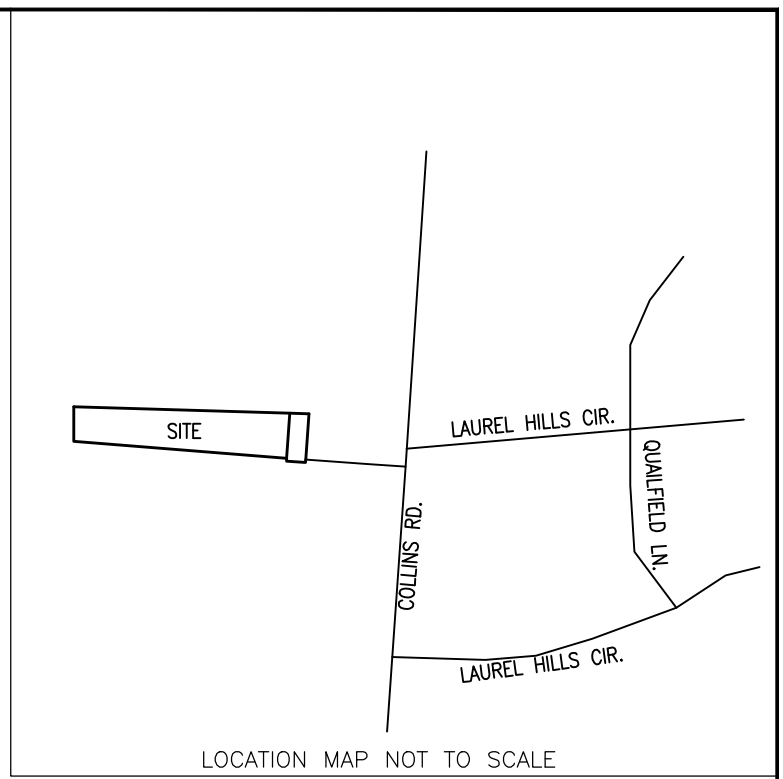
OWNER: _____

OWNER: _____

LEGEND

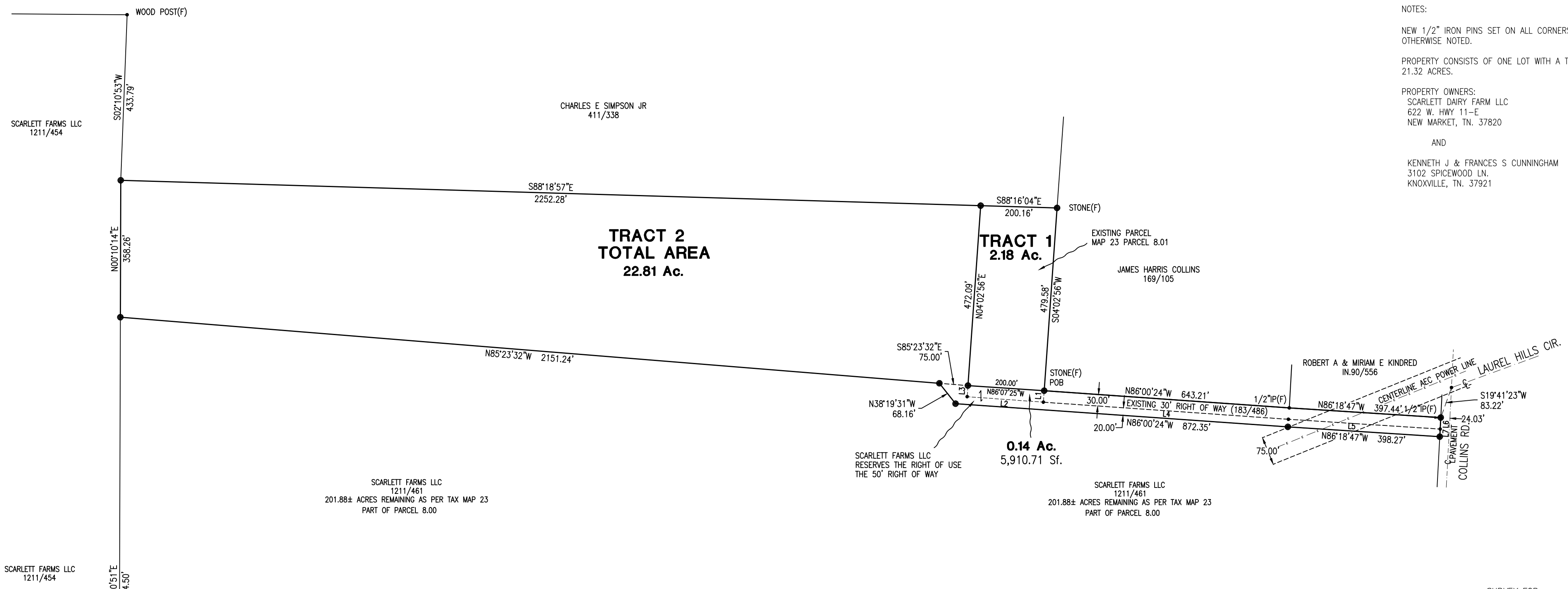
- IP Iron Pin
- (F) Found
- (S) Set
- POB Point of Beginning
- PP Electric Pole

LINE	BEARING	DISTANCE
L1	S04°02'56"W	30.00'
L2	N85°52'04"W	200.00'
L3	N04°02'56"E	29.11'
L4	S86°00'24"E	643.21'
L5	S86°18'47"E	397.98'
L6	N03°00'37"E	30.00'
L7	N03°00'37"E	20.00'
L8	N86°18'47"W	398.27'
L9	N86°00'24"W	643.29'
L10	S04°02'56"W	5.00'
L11	N85°52'04"W	225.00'
L12	N04°02'56"E	54.07'



NOTES:

NEW 1/2" IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
 PROPERTY CONSISTS OF ONE LOT WITH A TOTAL AREA OF 21.32 ACRES.
 PROPERTY OWNERS:
 SCARLETT DAIRY FARM LLC
 622 W. HWY 11-E
 NEW MARKET, TN. 37820
 AND
 KENNETH J & FRANCES S CUNNINGHAM
 3102 SPICEWOOD LN.
 KNOXVILLE, TN. 37921



EXEMPT CERTIFICATION

I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-401 OF THE TENNESSEE CODE, ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE JEFFERSON COUNTY MINIMUM SUBDIVISION REGULATIONS, BECAUSE (a) NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED, AND (b) ALL RESULTANT TRACTS ARE AT LEAST (5) FIVE ACRES OR GREATER IN SIZE.

Eddy R. Garrett
 EDDY R. GARRETT, RLS NO. 1544
 DATED: FEBRUARY 27th, 2020

FLOOD CERTIFICATION

This is to certify that I have examined the federal insurance administration flood hazard map and found the described property IS NOT located within a special flood hazard area.

CERTIFICATE OF ACCURACY AND PRECISION
 I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

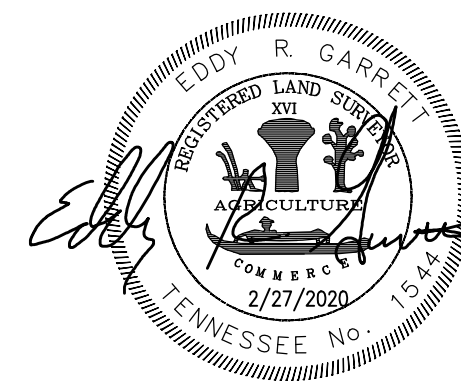
Part or All of this survey was performed using a dual frequency Topcon HiPer SR GPS receiver, model #1002399-01.
 Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
 Type of GPS field procedure: Real Time Kinematic Network
 Datum/Epoch: Horizontal-NAD 83, Vertical-NAD 88.
 Published/Fixed-control used: TDOT GNSS Reference Network
 Geoid Model: 2017
 Combined grid factors: none applied

Eddy R. Garrett
 EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

CERTIFICATION OF ACCURACY

I CERTIFY THAT THE PLAT DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

27th DAY OF FEBRUARY 2020
Eddy R. Garrett
 EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544



SURVEY FOR:
SCARLETT FARM LLC
 AND
KENNETH J AND FRANCES S CUNNINGHAM
 Located within the 7th district of JEFFERSON county, Tennessee

PART OF 023/-/008.00 Deed Ref. Bk/Pg: 1211/461
 Tax Map/Group/Parcel# 023/-/008.01 Deed Ref. Bk/Pg: 183/486

Bearing Base: Tn. State Grid

GARRETT & ASSOCIATES

EDDY R. GARRETT, RLS#1544

4839 SHADY RD., STRAWBERRY PLAINS, TN 37871
 PHONE: (865)-933-5622 FAX: (865)-933-1277
 EMAIL: GARRETT1544@BELLSOUTH.NET

36°01'34.318"
 -83°39'21.028"

LAND SURVEYORS

DATE 2/27/2020
 REVISIONS _____
 DRAWN BY GAB TDH



SCALE 1" = 200'

DRAWING NO. 20-022

