



EXEMPT PLAT OF:
TRACTS 1-9, GGDA GP, COUNTY ROAD 784 PROPERTY
 TOTAL AREA = 80.58 ACRES

PRELIMINARY CONCEPT

Line	Bearing	Distance
L1	N00°21'23"W	50.58'
L2	N00°21'23"W	25.00'
L3	N00°21'23"W	25.00'
L4	N00°21'23"W	25.00'
L5	N00°21'23"W	25.00'



THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. 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) THREE NOR 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 1-800-351-1111.

**CALL BEFORE YOU
DIG - DRILL - BLAST - BORE**
 (800) 351-1111
 TENNESSEE - ONE CALL CENTER

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS ONLY AND ARE BASED UPON THE FIELD LOCATION OF VISIBLE UTILITY APPARATUS AND INFORMATION PROVIDED BY UTILITY COMPANIES.

- References:
 1: Deed Book 24B, Page 68.
 2: Plat by Medders Surveying job # 21-201 dated 02/26/21.

THOUVENOT, WADE & MOERCHEN, INC.
 ATHENS BRANCH
 9 W. WASHINGTON AVE.
 ATHENS, TN 37303
 INFO@TWM-INC.COM WWW.TWM-INC.COM
 423-745-5440

DATE:	04/22/24
AREA:	80.58 ACRES
SCALE:	1"=200'
DRAWN BY:	BAG CHECK BY: CMM
EQUIP.:	NPL322, IGAGE IG9
ACCURACY:	1/10,000
SHEET#:	1 OF 1
PROJECT NO.:	240584

SURVEYOR'S NOTES:

1: COPYING THIS ORIGINAL INVALIDATES ANY AND ALL LIABILITIES AND/OR CERTIFICATIONS, THAT MAY HAVE BEEN IN EFFECT AT THE TIME OF THE ORIGINAL SURVEY. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION. A DETERMINATION OF THE TITLE MAY BEST BE PERFORMED BY A COMPETENT PROFESSIONAL WHO SPECIALIZES IN LAND TITLE MATTERS. THE LAND SURVEYOR WHOSE SEAL IS AFFIXED DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN. PROPERTY OWNER IS RESPONSIBLE FOR ALL PERMITS THAT ARE REQUIRED BY GOVERNMENT.

2: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER; IGAGE IG8 NETWORK ROVER, DUAL FREQUENCY WAS USED (L1, L2, L5). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS WERE DERIVED USING THE TDOT GNSS REFERENCE NETWORK AND ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983, NAD 83 (2011) (EPOCH 2010), GEOID18. HORIZONTAL AND VERTICAL STANDARD DEVIATIONS OF THE RTK GPS VECTORS DO NOT EXCEED: H 0.09', V 0.12'

CLIENT: **GGDA GP**

EXEMPT PLAT OF TRACTS 1-9, GGDA GP, COUNTY ROAD 784 PROPERTY, TAX ID # 125 104.00
 4TH C.D., MCMINN COUNTY, TENNESSEE

LEGEND

IRON REBAR SET W/CAIP	
IRON REBAR/PIPE FOUND	
CONCRETE MONUMENT FOUND	
FENCE CORNER	
P.K. NAIL SET	
P.K. NAIL FOUND	
NO CORNER SET/FOUND	
POWER POLE	
WATER METER	
WELL	
SANITARY SEWER MANHOLE	
FENCE LINE	
GAS LINE	
WATER LINE	
SEWER LINE	
OVERHEAD ELECTRIC LINE	
SURVEYED PROPERTY LINE	
ADJACENT/NOT SURVEYED LINE	

LEGEND

IRON REBAR SET W/CAIP	
IRON REBAR/PIPE FOUND	
CONCRETE MONUMENT FOUND	
FENCE CORNER	
P.K. NAIL SET	
P.K. NAIL FOUND	
NO CORNER SET/FOUND	
POWER POLE	
WATER METER	
WELL	
SANITARY SEWER MANHOLE	
FENCE LINE	
GAS LINE	
WATER LINE	
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OVERHEAD ELECTRIC LINE	
SURVEYED PROPERTY LINE	
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LEGEND

IRON REBAR SET W/CAIP	
IRON REBAR/PIPE FOUND	
CONCRETE MONUMENT FOUND	
FENCE CORNER	
P.K. NAIL SET	
P.K. NAIL FOUND	
NO CORNER SET/FOUND	
POWER POLE	
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SANITARY SEWER MANHOLE	
FENCE LINE	
GAS LINE	
WATER LINE	
SEWER LINE	
OVERHEAD ELECTRIC LINE	
SURVEYED PROPERTY LINE	
ADJACENT/NOT SURVEYED LINE	

EXEMPT FROM PLANNING APPROVAL NOTE:
 THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE MINIMUM SUBDIVISION REGULATIONS BASED ON THE PROVISIONS OF T.C.A. §13-3-401 AND T.C.A. §13-4-301, BECAUSE (A) NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED, AND (B) ALL RESULTANT TRACTS ARE OVER FIVE (5) ACRES IN SIZE. ALL RESULTANT TRACTS OF THIS PLAT DO HAVE ACCESS TO A PUBLIC ROAD RIGHT-OF-WAY BY VIRTUE OF DIRECT ACCESS REPRESENTED HEREON. THIS PLAT IS ALSO EXEMPT FROM THE PROVISIONS OF T.C.A. §13-3-402 AND T.C.A. §13-4-302, BECAUSE THIS PLAT DOES NOT QUALIFY AS A SUBDIVISION PLAT AS REPRESENTED ABOVE AND DOES NOT REQUIRE PLANNING APPROVAL FOR RECORDING OF THIS PLAT.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, USING THE LATEST RECORDED DEEDS, AND OTHER INFORMATION; AND THAT THIS SURVEY EXCEEDS THE MINIMUM REQUIREMENTS FOR A CATEGORY 1 URBAN LAND SURVEY PURSUANT TO CHAPTER 0820-3, SECTION .05 OF THE DEPARTMENT OF INSURANCE STANDARDS OF PRACTICE FOR LAND SURVEYORS; AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

