

# SUBDIVISION REVISION: (PLAT BOOK 1; PAGE 18)

## LINCOLN TRIANGLE SUBDIVISION

OWNER: Lincoln County

PROPERTY ADDRESS: Huntsville Hwy  
Fayetteville, TN 37334

ZONE: C-3 (General Commercial)  
LINCOLN TRIANGLE SUBDIVISION REVISION (PLAT BOOK 1; PAGE 18)  
TOTAL OF NEWLY FORMED LOTS (1): .93 ACRES

**SETBACKS**  
FRONT SETBACK: 35 FEET  
SIDE SETBACK: 10 FEET  
REAR SETBACK: 20 FEET

TITLE SOURCE: Deed Book R5 Page 341

TAX MAP: Map 79L; Group (J) Parcel 3.00

LOCATED: 8th Civil District  
Lincoln County, TN

### CERTIFICATE OF APPROVAL FOR RECORDING

I (we) hereby certify that the subdivision plat shown hereon has been found to comply with the Lincoln County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Fayetteville City Planning Commission, and that it has been approved for recording in the Office of the County Register.

\_\_\_\_\_, 20\_\_\_\_  
Date Secretary, Planning Commission

### 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 evidence in Book Number R5; Page 341 and in the Lincoln County Registers 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, utilities, and other facilities have been filed.

\_\_\_\_\_, 20\_\_\_\_  
Date Lincoln County

### CERTIFICATE OF APPROVAL FOR STREET NAMES

I (we) hereby certify that (1) the Name(s) of any existing public way(s) shown on this subdivision plat are correct, and (2) the Name(s) of any new public way(s) do not duplicate or sound similar to the name(s) of any existing public way(s).

\_\_\_\_\_, 20\_\_\_\_  
Date Lincoln County 911 Emergency  
Communications District Representative

### CERTIFICATION OF EXISTING PUBLIC WAYS

I hereby certify that the public way(s) shown on this plat has/has the status of being an accepted public way(s) regardless of its (their) current condition.

\_\_\_\_\_, 20\_\_\_\_  
Date Name and Title of Authorized  
Approving Agent

### CERTIFICATE OF EXISTING WATER LINES, FILL STATIONS, AND/OR SEWER LINE

I hereby certify that the water lines, fill stations, and/or sewer lines shown hereon are already in place.

\_\_\_\_\_, 20\_\_\_\_  
Date Name, Title and Agency or Authorized  
Approving Agent

### CERTIFICATION OF FLOOD DAMAGE PREVENTION

I hereby certify that I have reviewed this final subdivision plat, and the plat complies with the regulations of the Lincoln County Flood Damage Prevention Resolution.

\_\_\_\_\_, 20\_\_\_\_  
Date City Planner

### CERTIFICATE OF APPROVAL OF GAS SYSTEM

I hereby certify that the final plat entitled, LINCOLN TRIANGLE SUBDIVISION have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation

\_\_\_\_\_, 20\_\_\_\_  
Date Name, Title and Agency of Authorized  
Approved Agent

### CERTIFICATION OF APPROVAL OF ELECTRIC

I hereby certify that adequate easements have been allowed where needed for service lines in this subdivision

\_\_\_\_\_, 20\_\_\_\_  
Date Name and Title of Authorized  
Approving Agent

### CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "II" Land survey, as defined in Title 62, Chapter 18, Tennessee Code, and that the ratio of precision is greater than or equal to 1: 7500

\_\_\_\_\_, 20\_\_\_\_  
Date Registered Land Surveyor - Number 2605

REMAINING LINCOLN COUNTY PROPERTY  
ORIGINAL ACREAGE 5.01 ACRES  
AREA SUBTRACTED .93 ACRES (LOT 1)  
REMAINING ACREAGE 4.08 ACRES

APPROX. 8" WATER LINE

ADDITIONAL PARKING

EXISTING BUILDING

PROPOSED 30' INGRESS/EGRESS EASEMENT

LINCOLN COUNTY PROPERTY  
DEED BOOK B15; PAGE 859

APPROX. 6" GAS LINE  
APPROX. 8" SEWER

APPROX. 2" GAS LINE

### NOTES:

- 1.) This parcel is subject to all easements as shown and any other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.
- 2.) Information concerning major utilities shown hereon are based on visible evidence noted during the survey or information provided by utility companies. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
- 3.) A portion (or all) of this survey was performed in (Real time Kinematic) using a dual frequency Topcon Hiper (GA) GPS receiver and base (model # 01-8408020-08, with a published relative positional accuracy of 10mm + 1ppm horizontal and 15mm + 1ppm vertical.
- 4.) The purpose of this survey is to create an independent Lot containing .93 acres (Lot 1)
- 5.) The proposed parcel of land being conveyed consist of an existing public right-of-way fronting on Wilson Parkway and Huntsville Hwy.
- 6.) The closest fire hydrant is approximately 420' west of Lot 1 at the end of Davidson Street as shown on the plat.
- 6.) This property is in ZONE X designated on Panel 164E "Areas determined to be outside the 0.2% annual chance floodplain." according to F.E.M.A. Community Panel Map Number 47103C0164D with an Effective Date of: September 19, 2007.



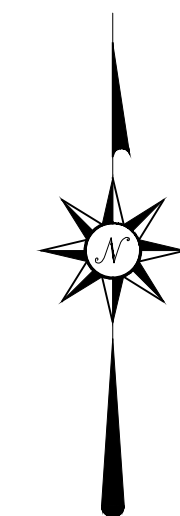
VICINITY MAP

### CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CI	82.49'	49.53'	95°25'24"	S 14°09'53" W	73.29'

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°24'41" E	38.55'
L2	N 18°18'18" E	25.90'
L3	S 61°38'23" W	117.10'
L4	N 27°40'58" W	13.61'
L5	S 59°46'34" W	23.08'
L6	N 18°23'09" W	92.93'
L7	S 29°06'38" E	29.46'
L8	S 30°19'32" E	28.74'
L9	S 30°41'58" E	48.48'
L10	S 32°06'55" E	151.69'
L11	S 32°21'53" E	204.65'



GRID NORTH

### EASEMENT CHART

LINE	BEARING	DISTANCE
E1	N 66°47'23" E	281.66'
E2	S 22°25'15" E	30.00'
E3	S 66°47'23" W	296.95'
E4	N 04°25'05" E	33.86'



GRAPHIC SCALE (1:80)

## LEGEND

These standard symbols will be found in the drawing.

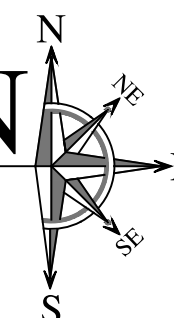
- ⊙ GAS VALVE
- ⊕ FIRE HYDRANT
- ⊙ 1/2" IRON ROD (FOUND)
- WATER METER
- ◆ GUY WIRE
- ⊙ MAN HOLE
- ⊙ UTILITY POLE
- ⊙ 1/2" IRON ROD (SET) CAPPED "HOFFMAN" RLS 2605
- ⊙ WATER VALVE
- POINT
- ▲ MAG NAIL (SET)

SCALE: 1" = 80'	APPROVED BY: JMH	DATE SURVEYED: 05/10/16
DRAWN BY: JMH	SHEETS 1 OF 1	DATE DRAWN: 05/13/16

**HOFFMAN**  
LAND SURVEYING

208 East College Street  
Fayetteville, TN 37334

PHONE: (931) 433-3343  
FAX: (931) 433-0301



MINOR DIVISION

DRAWING NO.

W.O. # 16L-047