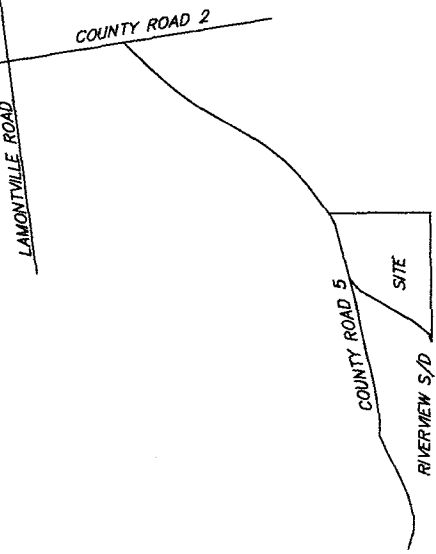


**LOCATION MAP**



**EASEMENTS:**  
 20' DRAINAGE AND UTILITY EASEMENT ALONG ALL PUBLIC ROADS  
 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL OUTSIDE BOUNDARY LINES  
 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES

**SETBACKS:**  
 FRONT-35'  
 SIDE-10'  
 REAR-15'

**NOTES:**

- PRESENT ZONING: N/A
- TAX ID: 101-051.01
- AREA SUBDIVIDED: 5.38
- THIS PLAT SUBDIVIDES PROPERTY DESCRIBED BY DEED RECORDED IN DB 23E-PG. 644, ROMCT
- WATER BY: WELLS
- ELECTRICITY BY: VOLUNTEER ENERGY
- SEWAGE DISPOSAL BY: INDIVIDUAL SYSTEMS
- RESTRICTIONS (IF ANY) IN ROBOT
- IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED
- AS PER FIRM PANEL NO. 4701260200B, THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA.
- ANY PRIVATE RESTRICTIONS AND/OR COVENANTS WILL BE RECORDED AT THE TIME OF THE FINAL PLATTING.

**ENVIRONMENTAL CERTIFICATION**

"APPROVAL IS HEREBY GRANTED FOR LOTS 7-10 DEFINED AS SIMILS INLET ESTATES, PHASE 2, IN McMINN COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS:

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF WATER RESOURCES. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL."

*Matthew Whit...*  
 ENVIRONMENTAL SPECIALIST  
 DATE: 12/21/2022

LOTS 7, 9, 10 ARE APPROVED FOR A STANDARD SSD SYSTEM SERVING *three bedrooms.*  
 Lot 8 is approved for a standard (conventional) SSD system serving *two bedrooms.*  
 HOUSE LOCATION, STORM WATER PREVENTION PLANS, CONSTRUCTION OF DWELLING WITH LARGE FLOOR PLANS, ODD SHAPED CONFIGURATIONS, EXCAVATED BASEMENTS, AS WELL AS TOPOGRAPHY OF PROPERTY MAY RESULT IN REDUCTION OF BEDROOMS AND/OR SSD SYSTEM REQUIRING TO BE PUMPED. PRIOR TO CONSTRUCTION THE PROPERTY OWNER NEED TO CONTACT THIS OFFICE TO INSURE PROPER HOUSE SITE LOCATION.

**CERTIFICATION OF OWNER**  
 "THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, COUNTY AND CITY, AND OTHER TAXES AND OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID

*Billy Thomas*  
 BILLY THOMAS  
 804 N. 37TH, #3280  
 CUMMINGS, TN 37023  
 PHONE: 423-868-2168  
 DATE: 12-26-22

**CERTIFICATION OF APPROVAL OF ELECTRICAL SYSTEM**  
 "I HEREBY CERTIFY THAT ELECTRICAL SERVICE IS AVAILABLE TO ALL LOTS SHOWN ON THIS PLAT AND ADEQUATE EASEMENTS HAVE BEEN PROVIDED.

*John H. Hester*  
 JOHN H. HESTER  
 LOCAL ELECTRIC PROVIDER  
 DATE: 12-22-2022  
 LOCAL ELECTRIC PROVIDER

**CERTIFICATION OF E-911 APPROVAL**  
 "I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS TO THE COUNTY'S E-911 REQUIREMENTS.

*John H. Hester*  
 JOHN H. HESTER  
 MEMPHIS COUNTY E911 REPRESENTATIVE  
 DATE: 12/22/2022

**CERTIFICATION OF APPROVAL OF WATER SYSTEM**  
 "I HEREBY CERTIFY THAT EACH LOT IS SERVED BY A PUBLIC WATER SYSTEM EXTENSION DESIGNED AND INSTALLED IN ACCORDANCE TO APPLICABLE STATE AND LOCAL REGULATIONS

*John H. Hester*  
 JOHN H. HESTER  
 LOCAL WATER UTILITY  
 DATE: 12/23/2022

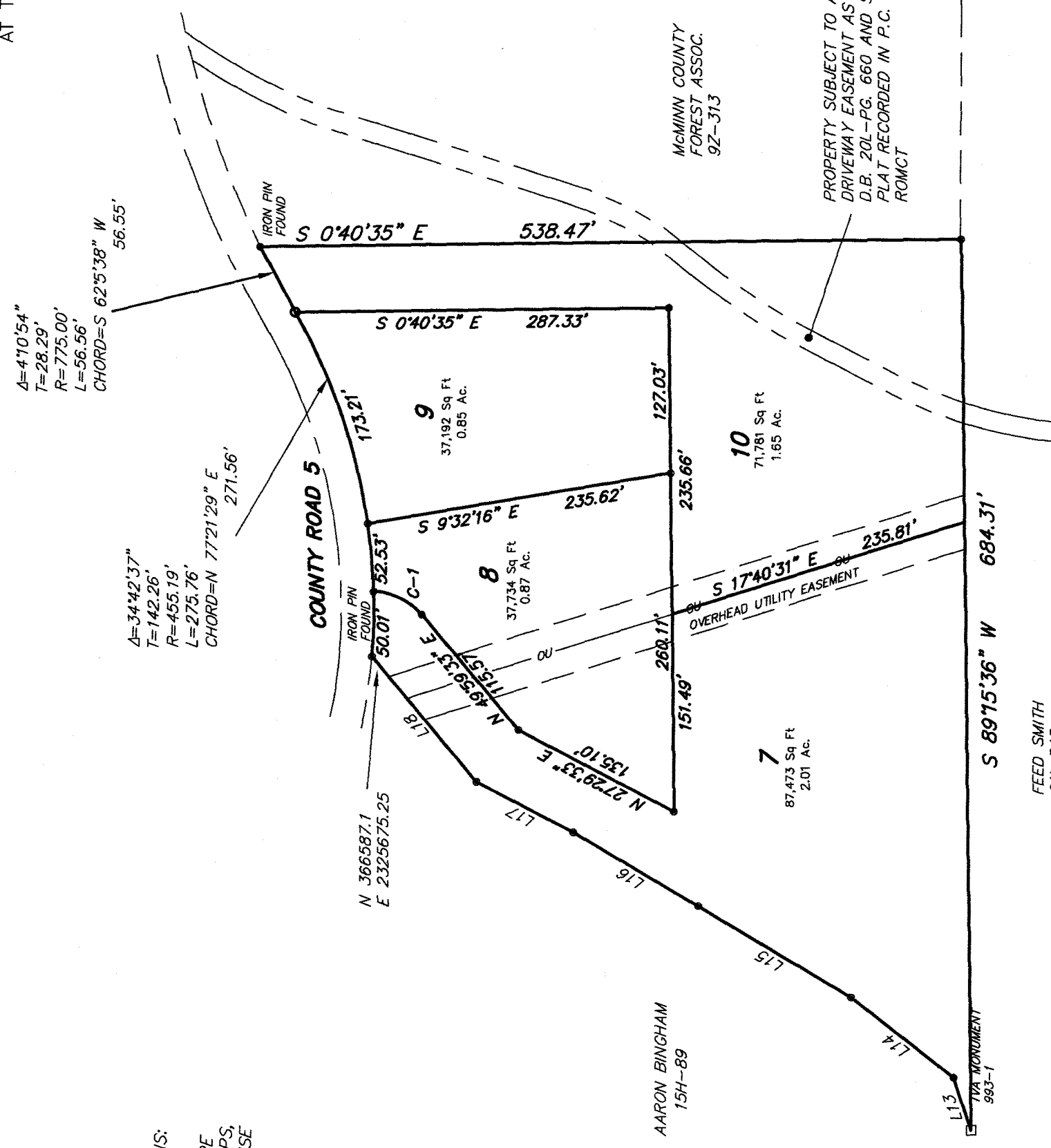
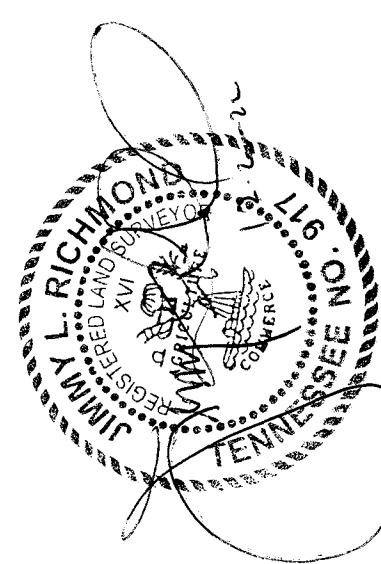
**CERTIFICATE OF APPROVAL OF FINAL PLAT BY PLANNING COMMISSION**  
 "ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED PURSUANT TO THE SUBDIVISION REGULATIONS OF McMINN COUNTY, TENNESSEE, THIS FINAL PLAT HAS GIVEN FINAL APPROVAL BY THE McMINN COUNTY REGIONAL PLANNING COMMISSION EFFECTIVE \_\_\_\_\_

*John H. Hester*  
 JOHN H. HESTER  
 McMINN COUNTY REGIONAL PLANNING COMMISSION  
 DATE: 12/23/2022

**SURVEYORS CERTIFICATION**

"IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THE LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL EASEMENTS AND RESTRICTIONS OF THE SUBDIVISION REGULATIONS OF McMINN COUNTY, TENNESSEE HAVE BEEN FULLY COMPLIED WITH, ERROR OF CLOSURE.

JIMMY L. RICHMOND  
 RICHMOND SURVEYING CO.  
 363 1st STREET, SW  
 CLEVELAND, TN, 37311  
 PHONE: (423) 479-7749



LINE	BEARING	DISTANCE
L13	N 71°44'33" E	42.80
L14	N 37°44'33" E	99.80
L15	N 30°44'33" E	136.90
L16	N 30°29'33" E	171.30
L17	N 27°29'33" E	83.90
L18	N 49°59'33" E	125.52

C-1  
 A=48°25'44"  
 T=22.49'  
 R=50.00'  
 L=42.26'  
 CHORD=N 25°46'45" E  
 41.02'

PROPERTY SUBJECT TO AN EXISTING DRIVEWAY EASEMENT AS SET OUT IN D.B. 20L-PG. 660 AND SHOWN ON PLAT RECORDED IN P.C. J-SLIDE B7, ROMCT

McMINN COUNTY FOREST ASSOC. 92-313

AARON BINGHAM 15H-89

FEED SMITH 21I-545 PLAT J-87

Charlyl Ingram, Registrar  
 McMinn County  
 Rec #: 228194  
 State: 0.00  
 Clerk: 9.00  
 Total: 17.00  
 Instrument #: 243174  
 Recorded: 1/19/2023 at 12:55 PM  
 in Plat Cabinet  
 PGS 75-75

**FINAL PLAT**  
**SIMILS INLET ESTATES**  
**PHASE 2**  
**FIRST CIVIL DISTRICT, McMINN**  
**COUNTY, TENNESSEE**

DATE: 9-27-2022 SCALE: 1"=100'

