

FINAL PLAT - SPEEDWAY SUBDIVISION

15852 US HWY 13
CONTAINING 9.2025 TOTAL ACRES OF LAND
5TH CIVIL DISTRICT, HUMPHREYS COUNTY
MIDDLE GRAND DIVISION, STATE OF TENNESSEE

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 177, PAGE 644 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.

DATE

OWNER

TITLE (IF ACTING FOR PARTNERSHIP OR CORP.)

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 CATEGORY II LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 10, TENNESSEE CODE.

DATE

J. BRYANT ABT, RLS
REGISTERED LAND SURVEYOR NUMBER 3000

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SPEEDWAY SUBDIVISION HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION, OR WATER LINES AS SHOWN ARE EXISTING PUBLIC WATER LINES WITH SUITABLE PRESSURES TO SERVE LOTS IN THIS SUBDIVISION.

DATE

NAME, TITLE AND AGENCY OR
AUTHORIZED APPROVING AGENT

CERTIFICATE FOR LOT WITH EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSD)

THIS LOT HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW, FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.

DATE

LOCAL HEALTH AUTHORITY

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING OR EXISTING COUNTY ROADS

I HEREBY CERTIFY:

- (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE HUMPHREYS COUNTY SUBDIVISION REGULATIONS, OR
(2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT, OR
(3) THE EXISTING ROAD(S) AS SHOWN ON THIS PLAT ARE COUNTY APPROVED AND MAINTAINED ROADS.

DATE

COUNTY ROAD SUPERINTENDENT

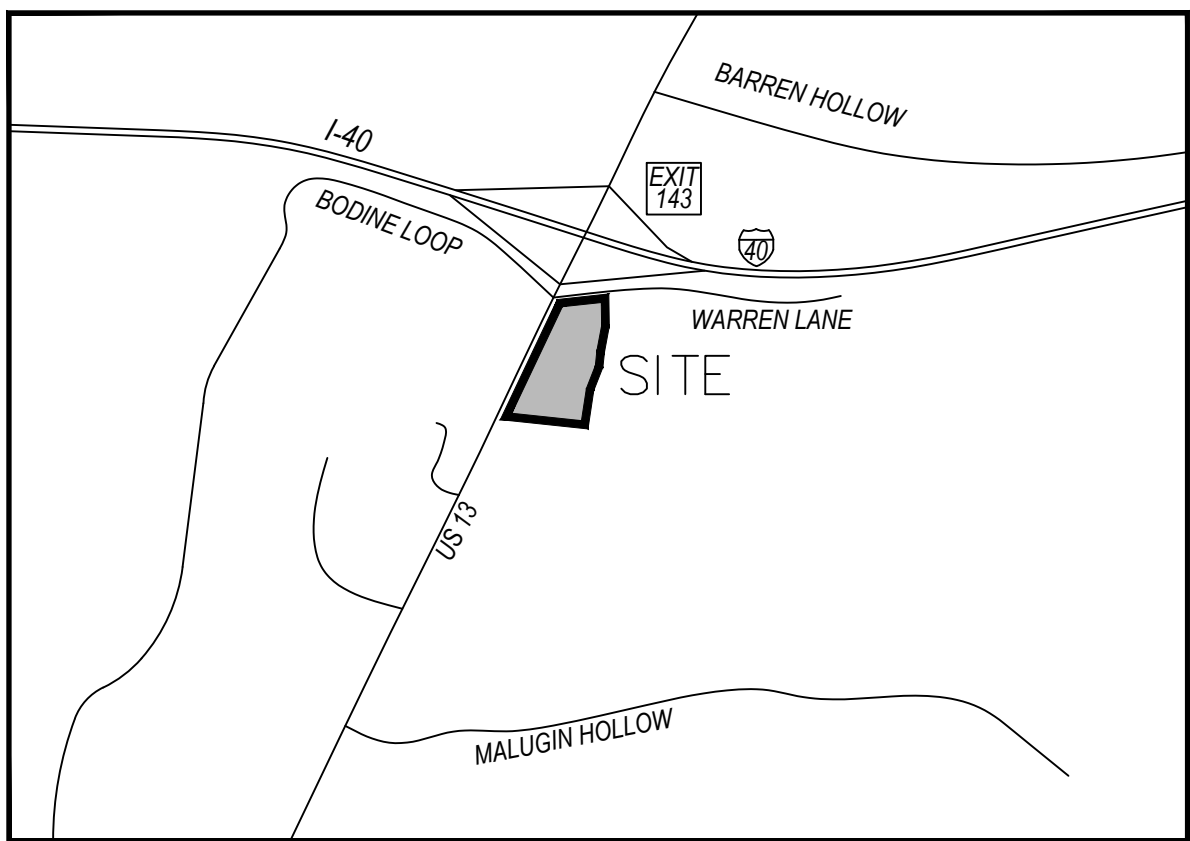
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISIONS PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE HUMPHREYS COUNTY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE

SECRETARY, PLANNING COMMISSION

STATE OF
TENNESSEE
LOCATION MAP.
NOT TO SCALE



VICINITY MAP:

NOT TO SCALE
SITE LOCATION
LAT - 35°52'38"
LON - 87°48'08"

CONTENTS:

PAGE NUMBER	DESCRIPTION
PAGE 1	TITLE PAGE / STANDARD NOTES / CERTIFICATION
PAGE 2	FINAL PLAT

SURVEYOR'S NOTES:

- NORTH AND BEARING SYSTEM BASED UPON THE EASTERLY RIGHT-OF-WAY LINE OF US HWY 13 (NORTH 24°14'10" EAST) AS RECORDED IN DEED BOOK 165, PAGE 422
VERTICAL DATUM BASED UPON T.D.O.T. MONUMENT 43-040-02 OF PROJECT HU040-01 WITH AN ELEVATION OF 472.23 FEET (NAVD89)
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WE OBTAINED THROUGH A CERTIFIED TITLE COMMITMENT CONDUCTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY CERTIFIED COMMITMENT NUMBER 1514538CTN, DATED DECEMBER 14, 2015 AT 8:00AM
- ALL UNDERGROUND UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE AND BY UNDERGROUND MARKINGS PROVIDED BY TENNESSEE 811, TN DIG TICKET 160276266
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE HUMPHREYS COUNTY REGISTER OF DEEDS, WAVERLY, TN.
- ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ACCESS TO THE SUBJECT PARCEL IS AVAILABLE ALONG WARREN LANE AND US HWY 13, BOTH PUBLIC ROADWAYS. NO ROADWAY IMPROVEMENT PLANS WERE DISCLOSED TO CESO DURING THE COURSE OF THE SURVEY.
- UTILITIES IN THE FORM OF WATER, GAS, ELECTRIC, TELEPHONE, CABLE, STORM SEWER, SANITARY SEWER ARE ALL LOCATED EITHER ON THE SUBJECT PROPERTY OR WITHIN THE PUBLIC RIGHT-OF-WAY ADJOINING SAID PARCEL.
- NO EXISTING BUILDINGS OR STRUCTURES LOCATED ON SITE, NO EVIDENCE OF RECENT EARTHWORK AND RECENT BUILDING CONSTRUCTION.
- THERE EXIST NO COUNTY WIDE ZONING REGULATIONS FOR HUMPHREYS COUNTY. PER THE COUNTY ECONOMIC DEVELOPMENT DIRECTOR THE CITY OF WAVERLY ZONING DISTRICT ENDS NORTH OF I-40
- THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR A CATEGORY A SURVEY AS SET FORTH BY THE STANDARDS FOR BOUNDARY SURVEYS ACCORDING T.C.A. 0820-03-05
- THERE EXIST NO GAPS OR GORES WITHIN THE SUBJECT PARCELS.
- UTILITIES SHOWN AS PROPOSED ARE FOR FUTURE DEVELOPMENT AND SHOWN FOR REFERENCE ONLY.

UTILITY COMPANIES

ELECTRIC / GAS	WATER / SEWER	TELEPHONE / COMM.
HUMPHREYS COUNTY UTILITY 304 N. CHURCH STREET WAVERLY, TN 37185 931.296.3204	CITY OF WAVERLY 103 E. MAIN STREET WAVERLY, TN 37185 931.296.3204	ATT / NASHVILLE 920.530.8175

GOVERNING AGENCIES

ASSESSOR	REGISTER OF DEEDS	ROADWAY
HUMPHREYS COUNTY ROOM 4, RAWLINGS BUILDING 102 THOMPSON STREET WAVERLY, TN 37185 931.296.2919	HUMPHREYS COUNTY ROOM 3, RAWLINGS BUILDING 102 THOMPSON STREET WAVERLY, TN 37185 931.296.7681	HUMPHREYS COUNTY 1500 E. RAILROAD STREET WAVERLY, TN 37185 931.296.2121
TDOT DISTRICT II 6601 CENTINNIAL BLVD. NASHVILLE, TN 37243 615.350.4300		

DEVELOPER:

SPEEDWAY LLC,
500 SPEEDWAY DR
EVON, OHIO 45323
1.800.643.1946



OWNER:

DAVID AND CONNIE ADCOX
P.O. BOX 190
HOHENWALD, TN 38462

SURVEYOR

CESO INC.
750 OLD HICKORY BLVD.
SUITE 204
BRENTWOOD TENNESSEE 37027
PHONE: (615) 477 1379

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

FINAL PLAT			
SPEEDWAY SUBDIVISION			
5TH CIVIL DISTRICT COUNTY OF HUMPHREYS		MIDDLE GRAND DIVISION STATE OF TENNESSEE	
SCALE: NA		DATE: 02/08/2017	
DESIGN: N/A			JOB NO.: 752021-01
DRAWN: JBA			SHEET NO.:
CHECKED: DPB			1 OF 2



15852 US HWY 13
CONTAINING 9.2025 TOTAL ACRES OF LAND
5TH CIVIL DISTRICT, HUMPHREYS COUNTY
MIDDLE GRAND DIVISION, STATE OF TENNESSEE

~MAP LEGEND~

- BILLY AND PHYLLIS TOWNSEND
BOOK 184, PAGE 1783
PARCEL 149-025.01

LOT 1
CONTAINING 8.2002 TOTAL ACRES
(357,199 SQFT)

ORIGINAL TRACT II
DAVID AND CONNIE ADCOX
BOOK 149, PAGE 87
CONTAINING 4.2500ACRES
PARCEL 149-024.00

LOT 2
CONTAINING 1.0024 ACRES
(43,664 SQFT)

NAVD 88

FLOOD ZONE STATEMENT

PARCEL IS LOCATED WITHIN "ZONE X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 47085C0300D, EFFECTIVE DATE: SEPTEMBER 25, 2009; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SPEEDWAY SUBDIVISION

MIDDLE GRAND DIVISION
STATE OF TENNESSEE

DATE: 02/08/2017

JOB NO.:	752021-01
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CREATION TO COMPLETION
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2 OF 2