



09/20/2007 - 12:03:53 PM

07003255

1 PGS AL - PLAT  
ANDREA BATCH: 16507  
PLAT BOOK: PB12  
PAGE: 39

RECORDING FEE 15.00  
DP FEE 2.00  
TOTAL AMOUNT 17.00

STATE OF TENNESSEE, POLK COUNTY  
DONNA (KANDI) BRAMLETT  
REGISTER OF DEEDS

## Certificate of Ownership

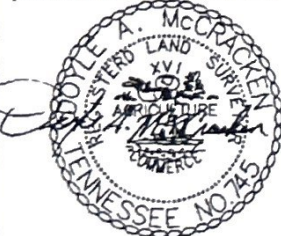
"The owner(s) of the land shown on this plan and whose name is subscribed hereto in person or through a duly authorized agency, certifies that this plat was made from an actual survey, that all state, city, and county taxes or other assessments now due on this land have been paid."

Owner(s) Charles J. Woody Date 9-14-07

## Certificate of Surveyor

"It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; and that all monuments shown herein actually exist or are marked as 'future' and their location, size, type, and material are correctly shown; and that all requirements of the Subdivision Regulations of Polk County, TN, pertaining to my profession have been complied with to the best of my knowledge and belief."

This is a Category 2 survey, and the ratio of precision of the unadjusted survey is 1:7500 as shown.



Doyle A. McCracken  
302 McCracken RD. S.E.  
Cleveland, TN 37323  
423-472-7427  
TN RLS # 745

## Ocoee Land Surveying

PO Box 662  
Benton, TN 37307  
423-338-2727

ocoeeandsurveying@gmail.com

## Survey Lot Notes:

Total: 4.44 Ac.  
Lot 1- 1.94 Ac.  
Lot 2- 2.05 Ac.  
Lot 3- 0.30 Ac.  
Benton Way 30' ROW-0.16 Ac.

Sanitary-Benton Water Works(serviced)  
Electric-VEC(serviced)  
Water-Benton Water Works(serviced)  
FEMA FIRM #470148 B Map 03 Zone "C"

All information taken from best available information of records on file and testimony of land owner(s).

Prior Survey by: Richmond Surveying Co RLS#917  
Dated 1-6-2000, For Linda Woody  
Styled: Welcome Valley Crossing

Welcome Valley Crossing  
Survey Final Plat

Proposed Benton Way (30' ROW)  
to be deeded & maintained to city.  
(Name subject to final 911 addressing approval)  
Also to be extended into Lot 1 with future  
developments as needed.

App. Edge of Pavement ±

Ex. Drive

Welcome Valley Rd.

Additional 50' Access Easement

## LEGEND:

- IP(O)-Iron Pin (Old) 1/2" Rebar with cap
- IP(N)-Iron Pin (New) 1/2" Rebar with cap
- ◆ MFP-Metal Fence Post
- Property Corner Bend
- WFP-Wooden Fence Post

Note:  
Original sheet size  
is Tabloid 11" x 17"  
scale 1"=100' any other size  
may result in improper scaling

Drawn by: M.B.  
Checked by: D.M.  
Project #: 2007-015  
Date: 9-3-2007  
Revision 2 Changed Lot Lines  
Hwy 411 @ Welcome Valley  
Rd.

## General Notes:

No title search performed by  
surveyor. Subject to any  
easements and restrictions not  
listed herein.  
Drawings, sketches, field  
books, field notes, electronic  
field data, computer files, and  
other similar documents are  
instruments of service, and as  
such are to remain the property  
of the land surveyor.

Certificate by Planning Commission  
of Approval for Recording

I hereby certify that the subdivision plat shown herein  
has been found to comply with the Subdivision  
Regulations of Benton, TN, and that this plat has been  
approved for recording in the Office of the Polk County  
Register.

W. Woody 9-14-07  
Planning Commission Secretary Date

## Certificate of Approval of Sewage Disposal

I hereby certify that each lot shown herein has access to  
public sewage system.

Donna Bramlett 9-14-07  
Local Official Date

## Certificate of Approval of Water System

I hereby certify that the lots shown herein have access  
to public water system.

Donna Bramlett 9-14-07  
Local Official Date

## Tentative/Final Acceptance of City Street

I hereby certify that when the city street has met  
acceptable road standards that the City of Benton will  
agree to accept dedication, adopt and maintain it.

Donna Bramlett 9-14-07  
Local Official Date

## Owner :

(Retaining Lot 1 &  
Grantors of Lots 2,3)

**Mike Woody &**

**Paul McClary**

Polk County, TN

First Civil District

Tax Map- 45, Parcels-28.16,

28.17, 28.18

D.B.-248, Page-483

site address:

Welcome Valley Rd. @ Hwy

411

Benton, TN 37307

(Grantee of Lot 2,3):

**Danny Fox**

## GRAPHIC SCALE



( IN FEET )

1 inch = 100ft.

3rd