LOCATION MAP
not to scale / ref. GOOGLE

Notes:
1. Owner: Dale Cook
   P.O. Box 815
   Niota, TN 37826
2. Building Setbacks: Front 35'/Side 10'/Rear 15'
3. Flood Hazard Note: By graphic plotting only, no portion of this property lies within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of McMinn County Tennessee and Incorporated areas map number 47107C0125D effective September 28, 2007.
4. Water by Niota Water Department
5. Gas available through ALB
6. Sewage by individual septic
7. TDOT Highway Entrance Permit Required for Lot 1
8. Per email recieved (12/12/25) from Abigail Johnson, the existing entrance is not up to TDOT commercial standards. Depending on if the usage of Lot 2 or 3 change, upgrades may need to be made to the entrance.

GPS NOTES
OPUS SOLUTION NOT AVAILABLE AT THE TIME OF SURVEY DUE TO FEDERAL GOVERNMENT SHUTDOWN.

Line Table		
Line #	Length	Direction
L1	22.02'	S46° 35' 24"E
L2	28.20'	S56° 00' 23"E
L3	35.98'	S55° 59' 31"E
L4	7.51'	S70° 32' 49"E
L5	9.80'	S70° 22' 37"E
L6	30.71'	S45° 07' 22"W
L7	23.14'	S48° 25' 32"W
L8	193.35'	N56° 32' 36"W
L9	103.10'	N48° 57' 52"E
L10	107.04'	N62° 40' 42"E
L11	46.71'	N48° 25' 32"E
L12	50.02'	N56° 32' 36"W

Certificate of Approval of Sewage Disposal

I hereby certify that Lot 1 as shown on this subdivision plat is adjacent to a properly installed extension of an approved public sewerage system.

Date Public Sewerage System Official

EXISTING SEPTIC SYSTEM CERTIFICATE

The existing septic system is located as shown on the plat as Lots 2 & 3. The location includes the septic tank and all field lines. To the best of my knowledge the septic system is in proper working order on this date and the septic system is contained within the boundary of the individual lot.

1-13-26 Date Dale Cook Owner

Utilities:
Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

The survey shown hereon was prepared without benefit of any abstract of title; therefore, this Surveyor makes no guarantees or representations regarding information shown hereon pertaining to easements, title, rights of way, setback lines, agreements, reservations, and other similar matters.

Survey fieldwork performed on: October 10, 2025

This survey was authorized by: Dale Cook

Certification:
This is to certify that this survey is a Category I survey made under my supervision and is a true representation of the land surveyed. The Ratio of Precision of the unadjusted survey is one foot in 10,000 feet, and an angular error of 05" per angle point. This survey was done in compliance with current Tennessee Minimum Standards of Practice. Angular and linear measurements were made using following equipment: a Topcon PS-105 Robotic Total Station, a Sokkia SRX5 Robotic Total Station, a Topcon Hiper VR GPS, and a Sokkia GRX3 GPS Unit. This map has been calculated for closure, and has been found to be accurate within one foot in 94,927 feet.

Certification of Owner

The owner of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, 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.

1-13-26 DATE Dale Cook OWNER/AUTHORIZED REPRESENTATIVE

Certification of Approval of Water System

I hereby certify that each lot shown is served By public water system extensions designed and installed in accordance to applicable local and state regulations.

1-13-26 Date Richie E. Hayman Local Water Utility

Certificate of Approval by Electric Power Utility

I hereby certify that this subdivision plat shows adequate easements for needed electric power lines, (and electrical service is available to all lots shown. Or agreement has been made between the utility and the developer to provide electrical service to all lots shown.)

1-13-26 DATE ELECTRIC POWER OFFICIAL

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, including appropriate road names/numbers.

1-13-2026 DATE E-911 REPRESENTATIVE

Certification 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 was given final approval by the McMinn County Regional Planning Commission effective (date) January 14, 2026.

January 14, 2026 DATE Cheryl R Ingram SECRETARY, MCMINN COUNTY REGIONAL PLANNING COMMISSION

Certification 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 hereon actually exist or are marked as "future", and their location, size, type and material are correctly shown; and that all engineering requirements of the Subdivision Regulations of McMinn County, have been fully complied with."

1-13-26 DATE

Kale Belk
TN PLS NO. 2755
3864 Hwy 11 S.
Riceville, TN 37370
O:(423)462-2755
E: kbelk@kolabelk.com

KALE BELK REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE No. 2755

Certificate of Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum subdivision requirements, and dedicate all roads, alleys, walks, parks and other open spaces to public or private use as noted.

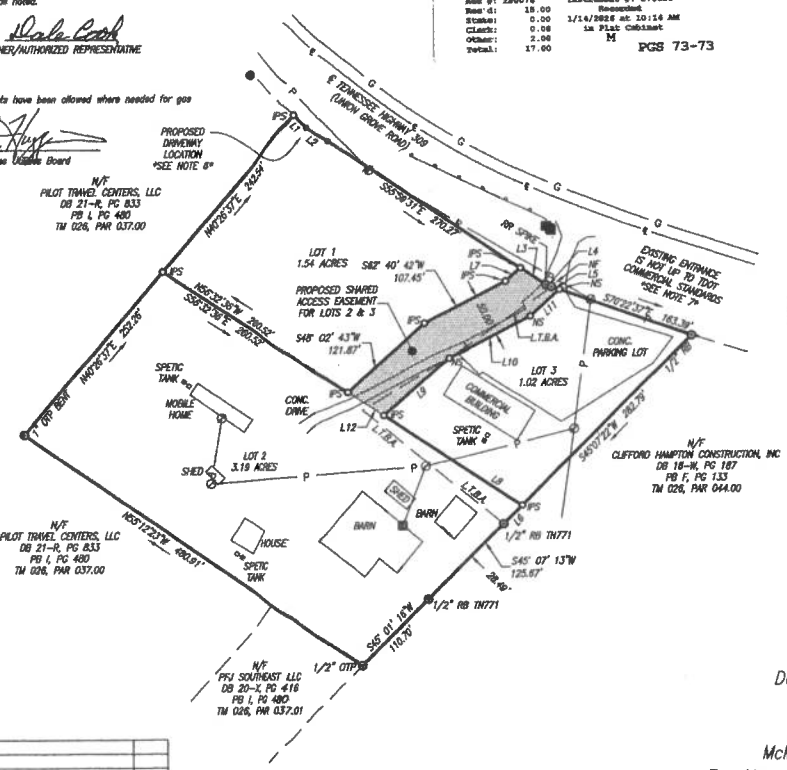
1-13-26 DATE Dale Cook OWNER/AUTHORIZED REPRESENTATIVE

Gas Certificate

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

1-13-26 Date Atmos Utilities Board

Cheryl Ingram, Register
McMinn County
Rec #: 290076 Instrument #: 270886
Rec'd: 15.00 Recorded
State: 0.00 1/14/2026 at 10:14 AM
Clerk: 0.00 in Plat Cabinet
Other: 2.00 M
Total: 17.00 PGS 73-73



Legend:
- FENCE LINE
- UNDERGROUND POWER
- UNDERGROUND SEWER
- UNDERGROUND COMMUNICATION
- CENTERLINE OF ROAD
- POWER LINE
- WATER LINE
- UNDERGROUND TELEPHONE LINE
- METAL GUARD RAIL
- UNDERGROUND GAS LINE
- TREE (AS NOTED)
- PLANTED STONE FOUND
- IRON PIN FOUND (AS NOTED)
- FENCE POST (AS NOTED)
- IRON PIN SET (5/8" REBAR W/ CAP)
- IPS IRON PIN SET
- BEND/BREAK IN LINE
- WATER METER/WELL
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- BOLLARD
- ELECTRIC BOX DROP INLET
- POWER POLE
- GAS LINE MARKER
- FIBER OPTIC/ COMMUNICATION LINE MARKER
- SIGN
- CLEANOUT
- GAS VALVE
- GUY WIRE ANCHOR
- CENTER LINE
- FLAG POLE
- LAMP POLE
- DOWN SPOUT
- BENCHMARK
- PROPERTY LINE
- OTP OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- NF NAIL FOUND
- N/F NOW, OR FORMERLY
- P.O.B. POINT OF BEGINNING
- INV INVERT
- CONC. CONCRETE
- E.O.P. EDGE OF PAVEMENT
- IR IRON ROD
- CMF CONCRETE MONUMENT FOUND
- NS NAIL SET
- RB REBAR
- L.T.B.A. LINE TO BE ABANDONED

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/13/26	ADD OHP LINE TO PAR 044.00	AM

0 100 200 Feet

Final Plat For:
Dale Cook
Date: January 7, 2026
Scale: 1"=100'
Second Civil District
McMinn County, Tennessee
Tax Map 026, Parcel 039.01 & 039.00
Deed Book 21-Z, Page 492
Plat Book F, Page 132
DRAWN BY: AM JN: Cook-101025 LSV: BT

sheet no. 1 of 1