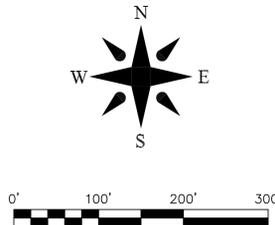


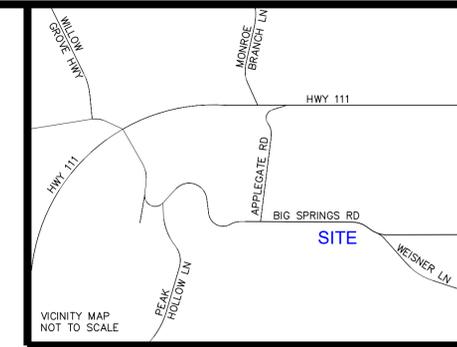
**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Overton County Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Overton County Subdivision Regulations.

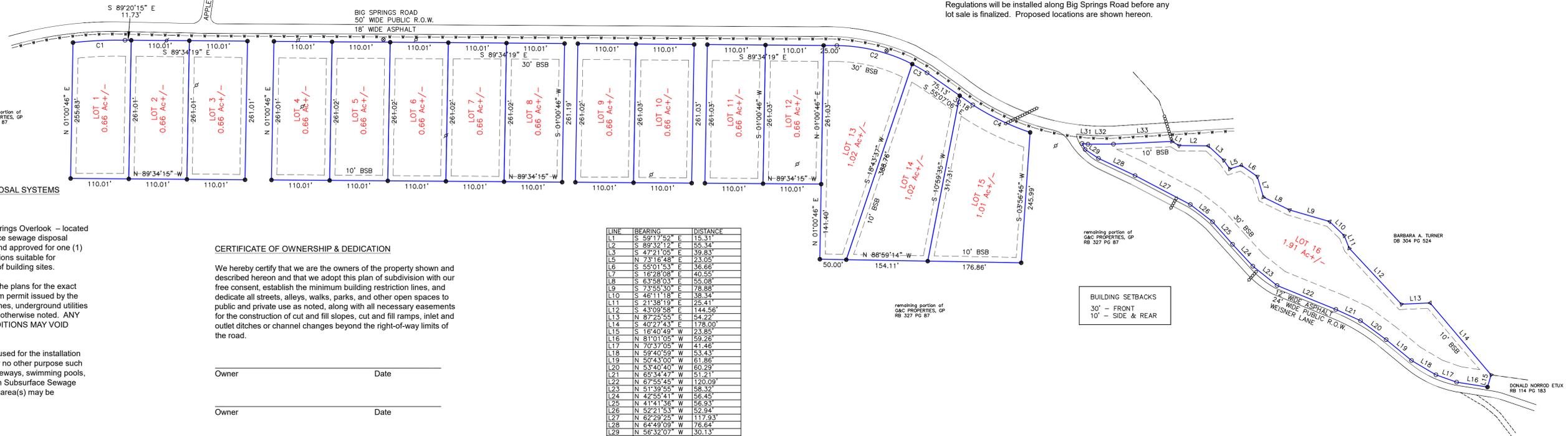


**LEGEND**

- 0.5" Iron Rod (New)
- ▼ Center of Creek
- Road R.O.W.
- ⊥ Utility Pole
- ⊕ Culvert
- ⊕ Fire Hydrant (Proposed)
- 6" Water Line



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	752.75'	98.44'	98.47'	N 87°23'06" E
C2	320.19'	148.22'	146.90'	S 76°15'43" E
C3	312.78'	32.61'	32.59'	S 59°41'38" E
C4	476.12'	120.61'	120.29'	S 64°24'47" E



**CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS**

**GENERAL RESTRICTIONS:**

Approval is hereby granted for Lot(s) 1 – 16 defined as Big Springs Overlook – located in Overton County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

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 Tennessee 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.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

**LOT RESTRICTIONS:**

Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 2 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 3 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 4 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 5 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 6 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 7 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 8 is limited to a maximum of 2 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 9 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 10 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 11 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 12 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 13 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 14 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 15 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 16 is Not Approved: Lacks Adequate Initial & Duplication Area.

Environmental Scientist, Division of Water Resources Date

**CERTIFICATE OF OWNERSHIP & DEDICATION**

We hereby certify that we are the owners of the property shown and described hereon and that we adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

Water Utility Representative \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS/ROADS**

I hereby certify that the streets and roads shown on this plat appear on the official Overton County Road Map and thereby have the status of accepted public roads.

Overton County \_\_\_\_\_ Date \_\_\_\_\_  
Road Supervisor

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of Overton County, Tennessee, with the exception of such variances, if any, as are noted in the Minutes of the Overton County Regional Planning Commission, and that it has been approved for recording in the office of the county register.

Secretary, Overton \_\_\_\_\_ Date \_\_\_\_\_  
County Regional Planning Commission

LINE	BEARING	DISTANCE
L1	S 59°17'52" E	15.31'
L2	N 89°32'12" E	55.34'
L3	S 47°21'05" E	39.83'
L4	N 73°16'48" E	23.05'
L5	S 55°01'53" E	36.66'
L6	S 16°28'08" E	40.55'
L7	S 63°58'03" E	55.08'
L8	S 73°55'30" E	78.88'
L9	S 46°11'18" E	38.34'
L10	S 21°38'19" E	25.41'
L11	S 43°09'58" E	144.56'
L12	N 87°25'55" E	54.22'
L13	S 40°27'43" E	178.00'
L14	S 16°40'49" W	23.85'
L15	N 81°01'05" W	59.26'
L16	N 70°37'05" W	41.46'
L17	N 59°40'59" W	53.43'
L18	N 50°43'00" W	61.86'
L19	N 53°40'49" W	60.29'
L20	N 65°34'47" W	51.21'
L21	N 67°55'45" W	120.09'
L22	N 51°39'55" W	58.32'
L23	N 42°55'41" W	56.45'
L24	N 41°41'36" W	56.93'
L25	N 52°21'53" W	52.94'
L26	N 62°29'25" W	117.93'
L27	N 64°49'09" W	76.64'
L28	N 66°32'07" W	30.13'
L29	S 83°05'26" E	11.25'
L30	N 89°48'56" E	48.41'
L31	N 87°25'28" E	110.87'



50 Hunters Rest Lane / Piperton, TN 38017  
1-800-603-6994

www.surveyttn.com

**FLOOD ZONE INFORMATION**

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 47133C0117B, which bears an effective date of May 18, 2009 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500-year flood plain.

**NOTES**

- This plat and its associated elements, including the field coordinates upon which it is based, are proprietary material and information and may not be reproduced or disseminated without the expressed written consent of Global Surveying, LLC.
- This survey is subject to any and all rights-of-way, easements, exceptions, setbacks, and/or restrictions, recorded and unrecorded, which may affect this property.
- The proper utility authority having jurisdiction should verify the location of any utility affecting the property shown hereon.
- This survey was completed using the latest recorded property deeds at the date of the completed field work.
- This survey does not represent a title search or a guarantee of title and was completed without the benefit of an abstract of title.

**FINAL PLAT**  
**BIG SPRINGS OVERLOOK SUBDIVISION**

PRESENTED TO  
**OVERTON COUNTY REGIONAL PLANNING COMMISSION**

DEVELOPER: G&C PROPERTIES, GP ADDRESS: 753 COVE VIEW CIRCLE COOKEVILLE, TN 38506 TELEPHONE: (931) 267-6301	SURVEYOR: BRIAN McMEANS ADDRESS: 50 HUNTERS REST LANE PIPERTON, TN 38017 TELEPHONE: (901) 207-4775
ENGINEER: N/A ADDRESS:	OWNER: G&C PROPERTIES, GP ADDRESS: 753 COVE VIEW CIRCLE COOKEVILLE, TN 38506 TELEPHONE: (931) 267-6301
ACREAGE SUBDIVIDED: 12.88 +/- NUMBER OF LOTS: 16 DATE: AUGUST 21, 2025	TAX MAP 029 PARCEL 065.00 SCALE: 1" = 100' DEED REF: RECORD BOOK 327 PAGE 87