

SUBDIVISION RESTRICTIONS

Approval is hereby granted for lots 4 and 5 defined as **Hans Fuchs Sr. Trust Property**, Pickett County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

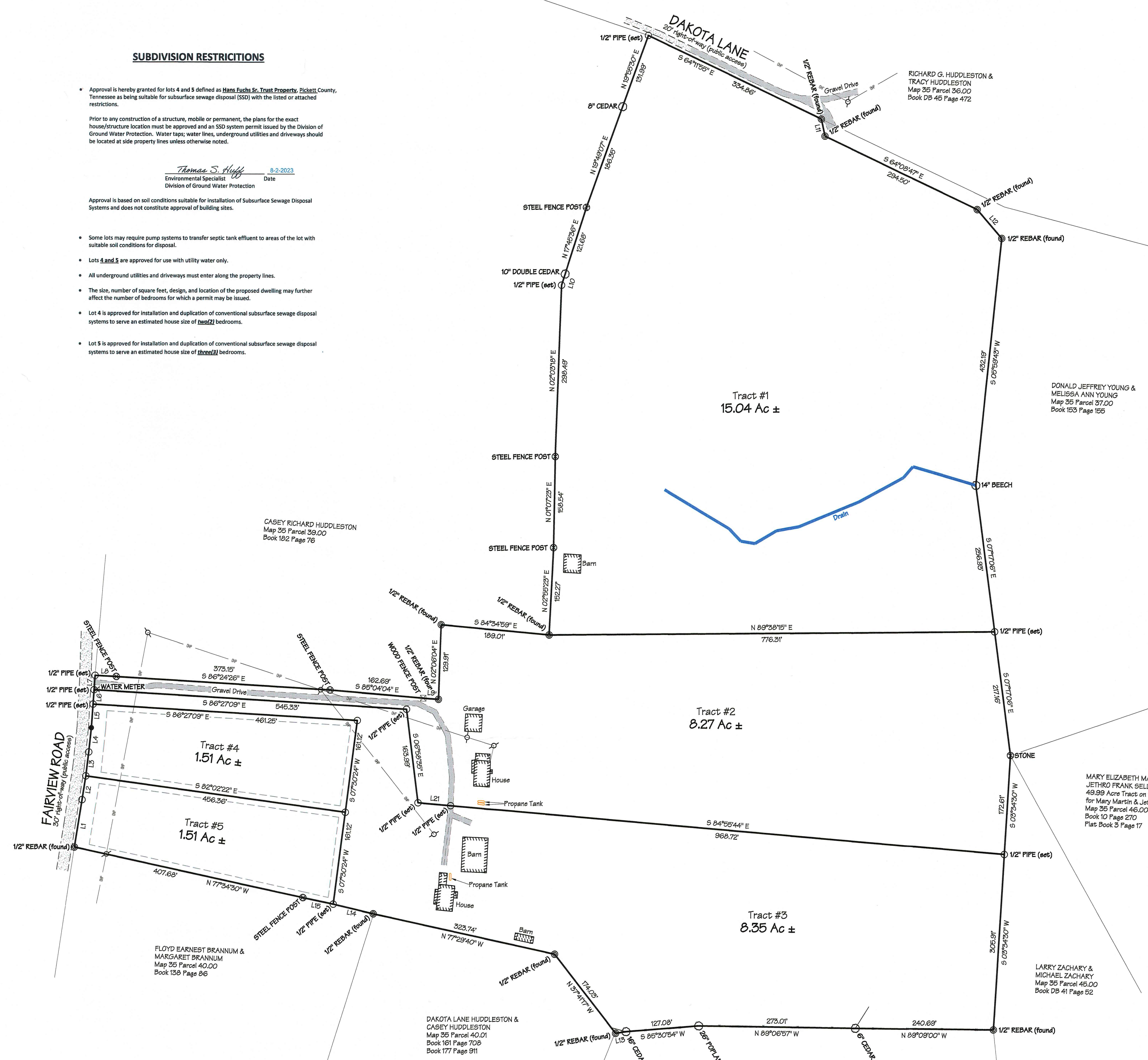
Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

Thomas S. Huff 8-2-2023
Environmental Specialist Date
Division of Ground Water Protection

Approval is based on soil conditions suitable for installation of Subsurface Sewage Disposal Systems and does not constitute approval of building sites.

- Some lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.
- Lots 4 and 5 are approved for use with utility water only.
- All underground utilities and driveways must enter along the property lines.
- The size, number of square feet, design, and location of the proposed dwelling may further affect the number of bedrooms for which a permit may be issued.
- Lot 4 is approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of **two(2)** bedrooms.
- Lot 5 is approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of **three(3)** bedrooms.

LINE	BEARING	DISTANCE
L1	N 09°12'22" E	23.63'
L2	N 09°12'30" E	41.82'
L3	N 07°09'01" E	42.04'
L4	N 06°03'56" E	42.58'
L5	N 04°09'52" E	41.11'
L6	N 04°09'52" E	25.00'
L7	N 04°09'52" E	25.00'
L8	S 86°54'09" E	27.00'
L9	S 86°49'19" E	26.75'
L10	N 18°19'54" E	20.36'
L11	S 12°02'45" E	30.23'
L12	S 40°22'26" E	65.89'
L13	S 8°56'02" W	18.22'
L14	N 76°27'15" W	17.65'
L15	N 77°50'08" W	54.06'
L21	S 84°58'44" E	57.04'



GPS CERTIFICATION
 I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
 (a) Type of Survey: Real Time Kinematic
 (b) Positional Accuracy: 0.25 feet
 (c) Date of survey: 19 May 2023
 (d) Datum/Epoch: NAD83(2011) Epoch: 2010.00
 (e) Published/Fixed-control used: TDOT CORS Network
 (f) Geoid Model: GRS0418
 (g) Combined grid factor(s): 0.99999496

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made know of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways. The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

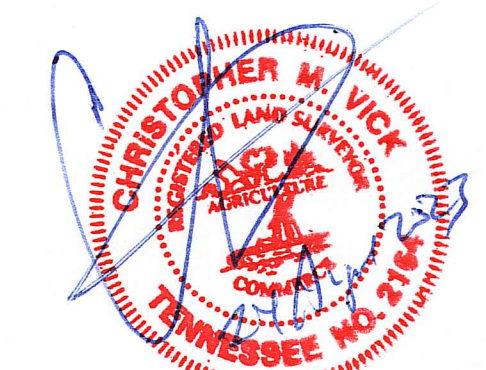
I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.
 Drawn by: BLH File: 23-232c1 Tracts

Included with the property as drawn hereon is a 25' wide ingress/egress right-of-way as noted in Book DB 64 Page 151 as well as a 12' wide right-of-way as noted in Book DB 64 Page 25 as recorded in the Register's Office for Pickett County, Tennessee.

Setbacks:
 Front - 25'
 Side - 10'
 Rear - 10'

Christopher M. Vick, RLS #2164
 VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 931-372-1286



HANS FUCHS, SR. TRUST PROPERTY
 2155 FAIRVIEW ROAD; DAKOTA LANE
 2ND CIVIL DISTRICT
 PICKETT COUNTY, TENNESSEE
 DATE: 19 MAY 2023
 TOTAL ACRES 34.68
 DEED REF: BOOK DB 64 PAGES 25 & 153
 TAX MAP 35 PARCEL 38.00