

CERTIFICATE

I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. This survey is compliant with the current Tennessee Minimum Standards of Practices and is correct to the best of my knowledge and belief.

CERTIFICATE OF APPROVAL OF SEWER

I hereby certify that the sewer system installed or proposed to be installed fully meets the requirements set forth by the Town of Huntingdon.

Kathy Blanton
Huntingdon Public Works Director

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C29	S 18°28'57" E	438.93	86.46	86.32
C30	S 24°08'41" E	438.93	35.62	71.54
C31	S 30°28'46" E	267.31	34.53	34.51
C32	S 23°01'03" E	267.31	35.10	35.07
C33	N 22°10'17" W	317.31	33.92	33.90
C34	S 26°45'05" E	252.47	50.08	50.00
C35	N 44°44'03" W	311.25	116.56	115.88
C36	N 27°09'29" W	389.00	107.37	107.03
C37	N 15°32'27" W	369.00	50.38	50.35
C38	S 35°42'39" E	284.69	109.42	108.75
C39	N 45°09'27" E	250.00	165.65	162.64
C40	N 12°38'52" E	250.00	118.05	116.96
C41	N 06°46'32" W	250.00	51.45	51.36
C42	S 12°19'33" W	20.00	17.45	16.90
C43	N 05°24'01" W	50.00	99.95	84.12
C44	S 88°05'42" E	50.00	69.88	64.33
C45	S 05°21'52" E	50.00	75.50	67.80
C46	S 37°40'09" E	20.00	17.45	16.90
C47	S 01°00'26" W	300.00	143.24	141.89
C48	N 39°24'46" E	300.00	258.94	250.97
C49	S 41°44'42" W	300.00	225.19	219.94
C50	S 87°50'38" W	51.47	23.25	23.06
C51	N 66°23'03" E	51.47	23.05	22.86
C52	N 66°23'03" E	52.28	58.14	55.19
C53	N 18°44'45" W	73.41	28.71	28.53
C54	N 00°09'37" E	47.00	61.99	57.59
C55	N 74°02'50" E	47.00	107.98	88.21
C56	N 00°43'14" W	57.27	45.89	44.67

CERTIFICATE OF OWNERSHIP AND 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 building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

Date 8/3/18
Scott R
Owner/Developer

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for the Carroll County Lake Planning Region 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 8-3-18
W. Br...
Secretary, Planning Commission

CERTIFICATE OF ACCURACY

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

Date Aug 3 2018
W. Br...
Registered Surveyor
STATE OF TENNESSEE

CERTIFICATE OF APPROVAL OF WATER

I hereby certify that the water system installed or proposed to be installed fully meets the requirements of the N/A Water District.

Date _____
N/A
District Chairman

CERTIFICATE OF ACCEPTANCE OF BOND FOR STREET IMPROVEMENTS

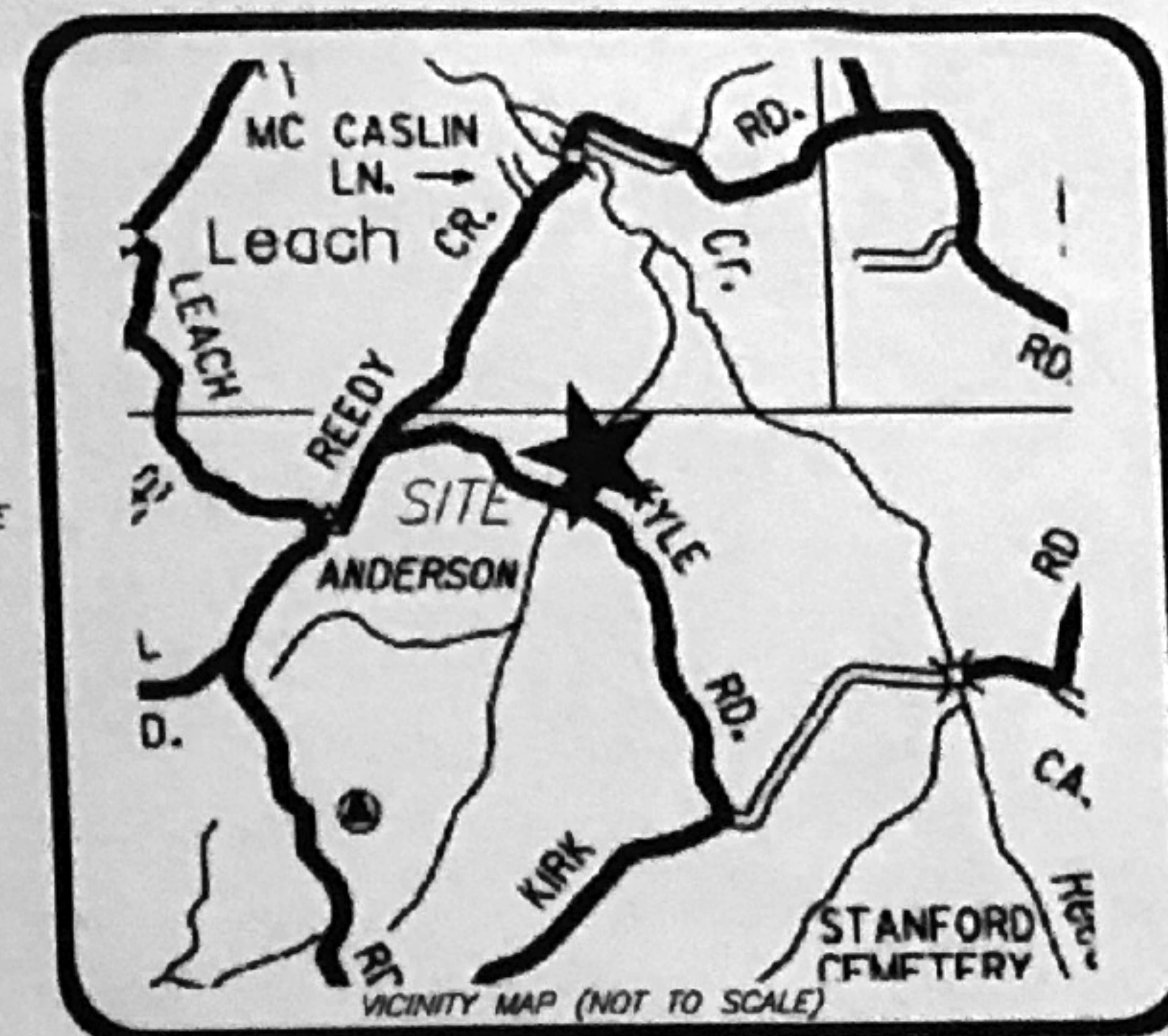
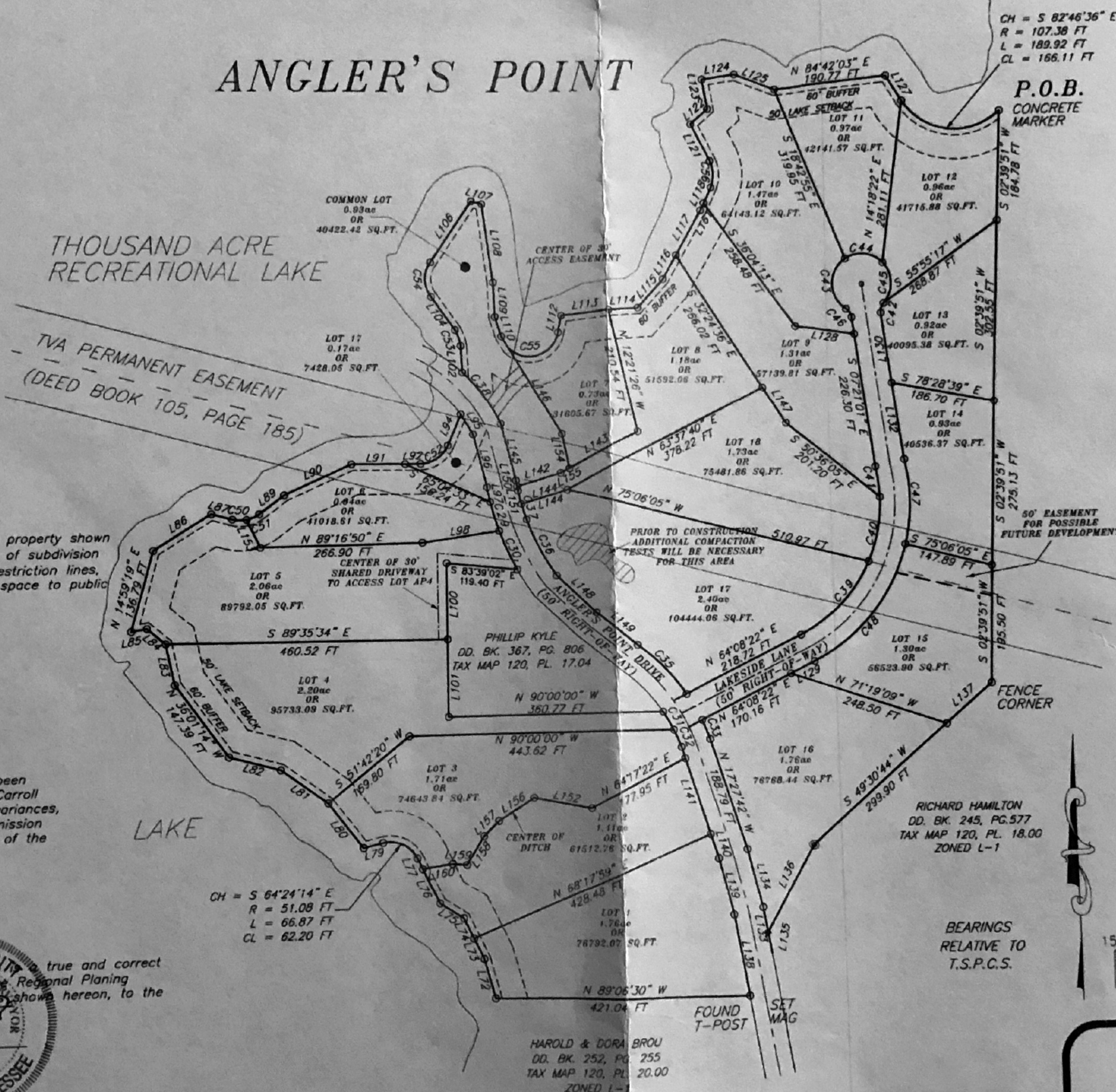
I hereby certify acceptance of a surety bond as set by the Planning Commission in the amount of \$48,500.00. Such bond has been established to assure completion of all required street improvements in case of default.

Date 8-3-18
W. Br...
Carroll County Code Enforcement Officer

ANGLER'S POINT

THOUSAND ACRE RECREATIONAL LAKE

TVA PERMANENT EASEMENT (DEED BOOK 105, PAGE 185)



NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L72	N 16°03'10" W	64.39 FT	L117	N 30°15'03" E	86.68 FT
L73	N 26°22'12" W	36.74 FT	L118	N 25°48'46" E	42.92 FT
L74	N 26°40'19" W	36.36 FT	L119	N 00°43'14" W	21.81 FT
L75	N 57°48'52" W	45.94 FT	L120	N 00°43'14" W	22.86 FT
L76	N 25°56'36" W	63.01 FT	L121	N 27°15'14" W	69.65 FT
L77	N 25°56'36" W	19.21 FT	L122	N 49°20'55" E	38.87 FT
L78	N 64°24'14" W	62.20 FT	L123	N 10°02'42" W	50.66 FT
L79	S 77°08'08" W	32.66 FT	L124	N 82°08'55" E	56.17 FT
L80	N 37°42'51" W	93.28 FT	L125	S 68°42'46" E	51.89 FT
L81	N 53°50'03" W	95.05 FT	L126	S 68°42'46" E	22.14 FT
L82	N 74°26'47" W	86.81 FT	L127	S 31°26'05" E	49.94 FT
L83	N 12°08'33" W	69.16 FT	L128	S 80°53'58" E	101.53 FT
L84	N 49°38'38" W	39.88 FT	L129	N 64°08'22" E	44.96 FT
L85	S 80°17'24" W	25.33 FT	L130	N 12°40'18" E	117.12 FT
L86	N 58°02'40" E	111.73 FT	L131	N 07°24'23" W	77.50 FT
L87	S 74°05'13" E	35.31 FT	L132	S 12°40'18" E	135.54 FT
L88	N 79°19'33" E	44.76 FT	L133	N 09°59'50" W	74.32 FT
L89	N 52°44'18" E	51.01 FT	L134	N 13°44'19" W	97.40 FT
L90	N 65°05'16" E	121.85 FT	L135	N 12°04'03" E	55.72 FT
L91	N 66°05'16" E	7.67 FT	L136	N 25°06'44" E	139.48 FT
L92	S 89°36'49" E	25.79 FT	L137	N 50°53'47" E	102.76 FT
L93	N 56°53'29" E	55.19 FT	L138	N 09°47'25" W	130.89 FT
L94	N 23°23'47" E	56.54 FT	L139	N 13°44'19" W	94.14 FT
L95	S 30°37'24" E	39.56 FT	L140	N 17°27'42" W	41.25 FT
L96	S 13°59'59" E	91.70 FT	L141	N 17°38'54" W	129.75 FT
L97	S 11°11'48" E	25.16 FT	L142	N 74°44'51" E	76.99 FT
L98	N 83°39'02" W	143.18 FT	L143	N 63°37'40" E	149.29 FT
L99	S 83°39'02" E	119.40 FT	L144	S 74°44'51" W	81.10 FT
L100	S 00°00'00" W	127.69 FT	L145	N 13°59'59" W	98.61 FT
L101	S 00°00'00" W	128.21 FT	L146	S 30°39'53" E	194.82 FT
L102	N 02°10'03" W	44.61 FT	L147	S 32°24'36" E	72.54 FT
L103	N 18°44'45" W	28.53 FT	L148	S 45°56'51" E	92.49 FT
L104	N 35°19'26" W	68.09 FT	L149	S 50°58'46" E	88.41 FT
L105	N 00°09'37" W	57.59 FT	L150	S 10°01'34" E	10.15 FT
L106	N 35°00'13" E	123.02 FT	L151	S 11°18'08" E	7.18 FT
L107	S 76°09'06" E	18.65 FT	L152	S 78°59'56" E	97.66 FT
L108	S 07°18'25" E	132.14 FT	L153	S 25°31'54" E	51.42 FT
L109	S 02°08'23" E	57.57 FT	L154	S 11°16'39" E	59.20 FT
L110	S 17°06'50" E	34.64 FT	L155	N 63°37'40" E	16.74 FT
L111	N 87°29'50" E	96.77 FT	L156	N 58°40'01" E	68.91 FT
L112	N 12°06'30" E	28.87 FT	L157	N 46°28'03" E	34.73 FT
L113	N 85°29'41" E	82.16 FT	L158	N 32°06'26" E	53.60 FT
L114	N 85°29'41" E	50.44 FT	L159	N 84°46'24" E	24.03 FT
L115	N 42°43'05" E	65.63 FT	L160	N 81°53'31" E	49.56 FT
L116	N 30°15'03" E	46.61 FT	L161	N 25°48'46" E	13.36 FT

NOTES:
This survey was prepared without the benefits of an abstract title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
All deed book references shown hereon are recorded in the Register's Office of Carroll County, Tennessee.
All iron pins set are 1/2" rebar with an identification stamp "LDG LLC".
This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47017C0290C, Effective Date March 18, 2008.
Zoned L-1 (Lake Low Density Residential/Commercial)
Angler's Point-18 Lots & 1 common area-29.47 acres

FINAL PLAT
ANGLER'S POINT
07th CIVIL DISTRICT OF CARROLL COUNTY, TENNESSEE

DRAWN:	DATE:	TA LAND, LLC
J. BRITT	8/3/2018	DD. BK. 379, PG. 916
APPROVED:	PROJ. FILE:	TAX MAP 120, PARCEL 17.01 & 17.03
J. BRITT	LDG2018	1000 ACRE RECREATIONAL LAKE
SCALE	SHEET	PROJECT
1" = 150'	1 OF 1	1000 ACRE LAKE

LAND DEVELOPMENT GROUP, LLC.
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