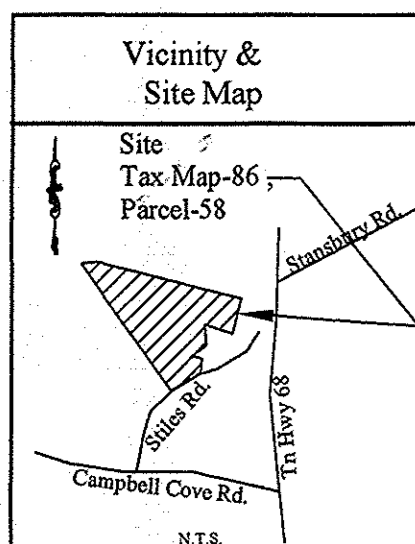
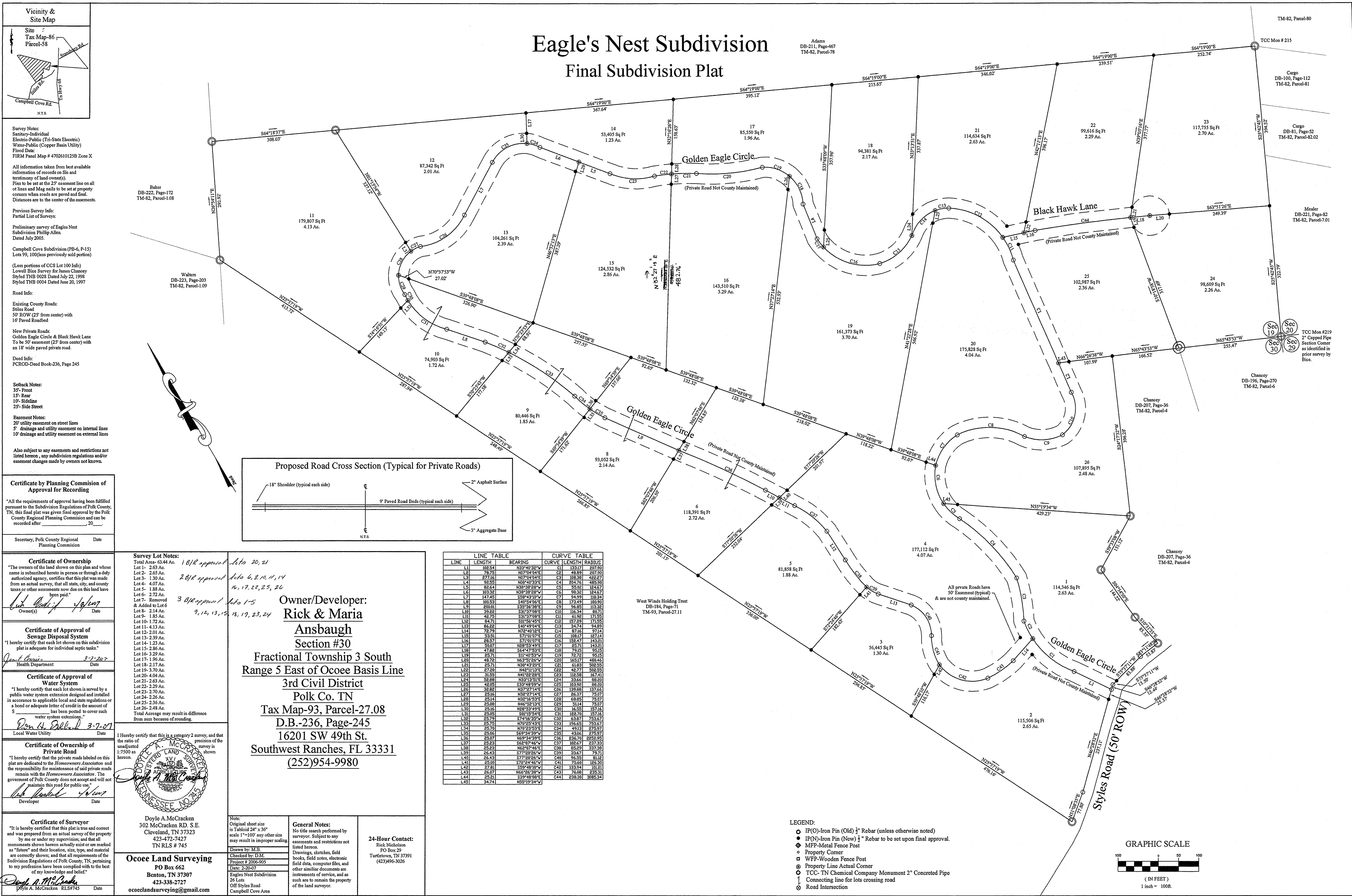


Eagle's Nest Subdivision Final Subdivision Plat



Survey Notes:
Sanitary-Individual
Electric-Public (TN-State Electric)
Water-Public (Copper Basin Utility)
Flood Data:
FIRM Panel Map # 4702610125B Zone X

All information taken from best available information of records on file and testimony of land owners.
Pins to be set at the 2' easement line on all of lines and Mag nails to be set at property corners when roads are paved and final. Distances are to the center of the easements.

Previous Survey Info:
Partial List of Surveys:
Baker DB-222, Page-172 TM-82, Parcel-1.08
Walters DB-223, Page-203 TM-82, Parcel-1.09

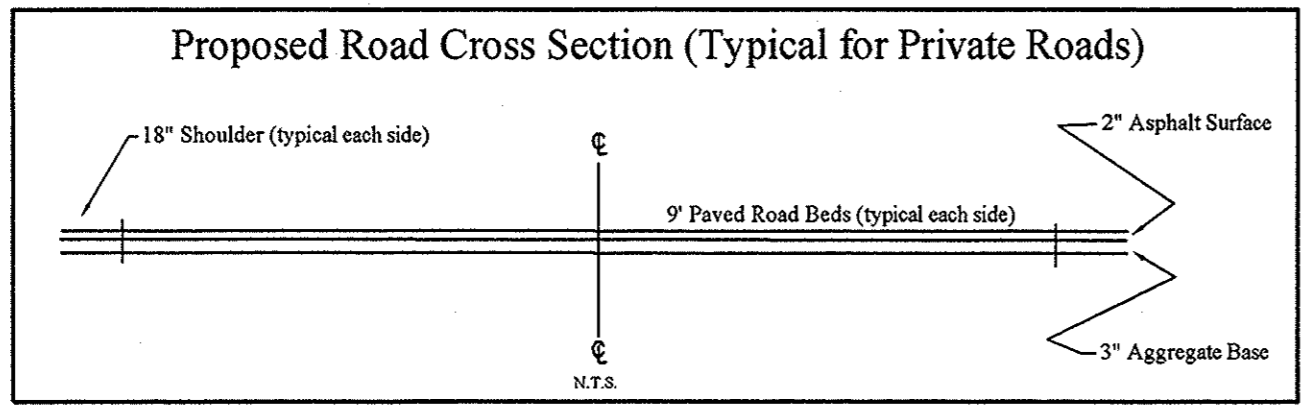
Road Info:
Existing County Roads:
Stiles Road
50' ROW (25' from center) with 16' Paved Roadbed
New Private Road:
Golden Eagle Circle & Black Hawk Lane
To be 50' easement (25' from center) with an 18' wide paved private road.

Deed Info:
FCROD-Deed Book-236, Page 245

Setback Notes:
35'- Front
15'- Rear
10'- Sideline
25'- Side Street

Easement Notes:
20' utility easement on street lines
5' drainage and utility easement on internal lines
10' drainage and utility easement on external lines

Also subject to any easements and restrictions not listed herein, any subdivision regulations and/or easement changes made by owners not known.



Certificate by Planning Commission of Approval for Recording

"All the requirements of approval having been fulfilled pursuant to the Subdivision Regulations of Polk County, TN, this final plat was given final approval by the Polk County Regional Planning Commission and can be recorded after _____ 20__.

Secretary, Polk County Regional Planning Commission Date

Certificate of Ownership

"The owners of the land shown on this plan and whose name is subscribed herein 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 are now due on this land have been paid."

Owner(s) Date

Certificate of Approval of Sewage Disposal System

"I hereby certify that each lot shown on this subdivision plat is adequate for individual septic tanks."

Health Department Date

Certificate of Approval of Water System

"I hereby certify that each lot shown is served by a public water system extension designed and installed in accordance to applicable local and state regulations or a bond or adequate letter of credit in the amount of \$ _____ has been posted to cover such water system extensions."

Local Water Utility Date

Certificate of Ownership of Private Road

"I hereby certify that the private roads labeled on this plat are dedicated to the Homeowners Association and the responsibility for maintenance of said private roads remain with the Homeowners Association. The government of Polk County does not accept and will not maintain this road for public use."

Developer Date

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 hereon 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."

Doyle A. McCracken RLS#745 Date

Survey Lot Notes:
Total Area- 63.44 Ac.
Lot 1- 2.63 Ac.
Lot 2- 2.65 Ac.
Lot 3- 1.30 Ac.
Lot 4- 4.07 Ac.
Lot 5- 1.85 Ac.
Lot 6- 2.72 Ac.
Lot 7- Removed & Added to Lot 6
Lot 8- 2.14 Ac.
Lot 9- 1.85 Ac.
Lot 10- 1.72 Ac.
Lot 11- 4.13 Ac.
Lot 12- 2.01 Ac.
Lot 13- 2.39 Ac.
Lot 14- 1.23 Ac.
Lot 15- 2.86 Ac.
Lot 16- 3.29 Ac.
Lot 17- 1.96 Ac.
Lot 18- 2.17 Ac.
Lot 19- 3.70 Ac.
Lot 20- 4.04 Ac.
Lot 21- 2.63 Ac.
Lot 22- 2.29 Ac.
Lot 23- 2.70 Ac.
Lot 24- 2.26 Ac.
Lot 25- 2.36 Ac.
Lot 26- 2.48 Ac.
Total Acreage may result in difference from sum because of rounding.

1/8/18 approval - Lots 20, 21
2/16/18 approval - Lots 6, 8, 10, 11, 14, 17, 22, 23, 26
3/16/18 approval - Lots 1-5
9, 12, 13, 15, 18, 19, 23, 24

Owner/Developer:
Rick & Maria Ansbrough
Section #30
Fractional Township 3 South
Range 5 East of Ocoee Basis Line
3rd Civil District
Polk Co. TN
Tax Map-93, Parcel-27.08
D.B.-236, Page-245
16201 SW 49th St.
Southwest Ranches, FL 33331
(252)954-9980

LINE TABLE		CURVE TABLE	
LINE	LENGTH	CURVE	RADIUS
L1	102.54	C1	132.17
L2	78.73	C2	48.91
L3	277.16	C3	108.38
L4	92.50	C4	204.76
L5	82.64	C5	30.00
L6	103.32	C6	98.32
L7	117.43	C7	94.59
L8	100.53	C8	173.49
L9	200.01	C9	96.85
L10	99.22	C10	116.34
L11	42.75	C11	61.92
L12	84.71	C12	157.29
L13	84.22	C13	34.71
L14	72.79	C14	87.16
L15	53.51	C15	108.17
L16	28.77	C16	135.41
L17	50.07	C17	85.71
L18	47.82	C18	79.05
L19	25.71	C19	72.72
L20	48.72	C20	165.17
L21	25.71	C21	41.83
L22	27.20	C22	42.77
L23	31.25	C23	112.58
L24	32.88	C24	33.64
L25	42.83	C25	103.92
L26	32.82	C26	199.88
L27	24.16	C27	26.37
L28	25.14	C28	68.85
L29	25.08	C29	31.14
L30	25.16	C30	16.55
L31	25.05	C31	122.70
L32	25.09	C32	57.18
L33	25.73	C33	194.65
L34	25.70	C34	49.13
L35	25.66	C35	43.61
L36	25.07	C36	236.70
L37	25.23	C37	102.67
L38	25.23	C38	63.29
L39	26.43	C39	53.67
L40	26.43	C40	96.55
L41	25.01	C41	73.60
L42	27.81	C42	183.94
L43	26.97	C43	78.68
L44	25.51	C44	228.30
L45	34.74	C45	155.19

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
ocoelandsurveying@gmail.com

Note:
Original sheet size is Tabloid 24" x 36" scale 1"=100' any other size may result in improper scaling

Drawn by: M.B.
Checked by: D.M.
Project #: 2026-905
Date: 2-20-21
Eagles Nest Subdivision
26 Lots
OIT Styles Road
Campbell Cove Area

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.

24-Hour Contact:
Rick Nicholson
PO Box 29
Turkottown, TN 37391
(423)496-3026

LEGEND:

- IP(O)-Iron Pin (Old) 1/2" Rebar (unless otherwise noted)
- IP(N)-Iron Pin (New) 1/2" Rebar to be set upon final approval.
- MFP-Metal Fence Post
- Property Corner
- WFP-Wooden Fence Post
- Property Line Actual Corner
- TCC- TN Chemical Company Monument 2" Concrete Pipe
- Connecting line for lots crossing road
- Road Intersection

