

**General Notes:**  
 Area Subdivided: 60.21 Acres  
 This tract is not in a Flood Hazard Area  
 Iron pins placed or found on all corners.  
 This plot subdivides properly recorded in:  
 O.B. 313, Pg. 837 P.C. C. Sl. 178  
 20' Utility & Drainage Easements on all lot lines abutting public roads.  
 10' Utility & Drainage Easements on all lot lines forming outside boundary.  
 5' Utility & Drainage Easements on all lot lines forming inside boundaries.  
 Water by individual wells.  
 Electricity by Volunteer Electric.  
 Sewer by individual septic systems.

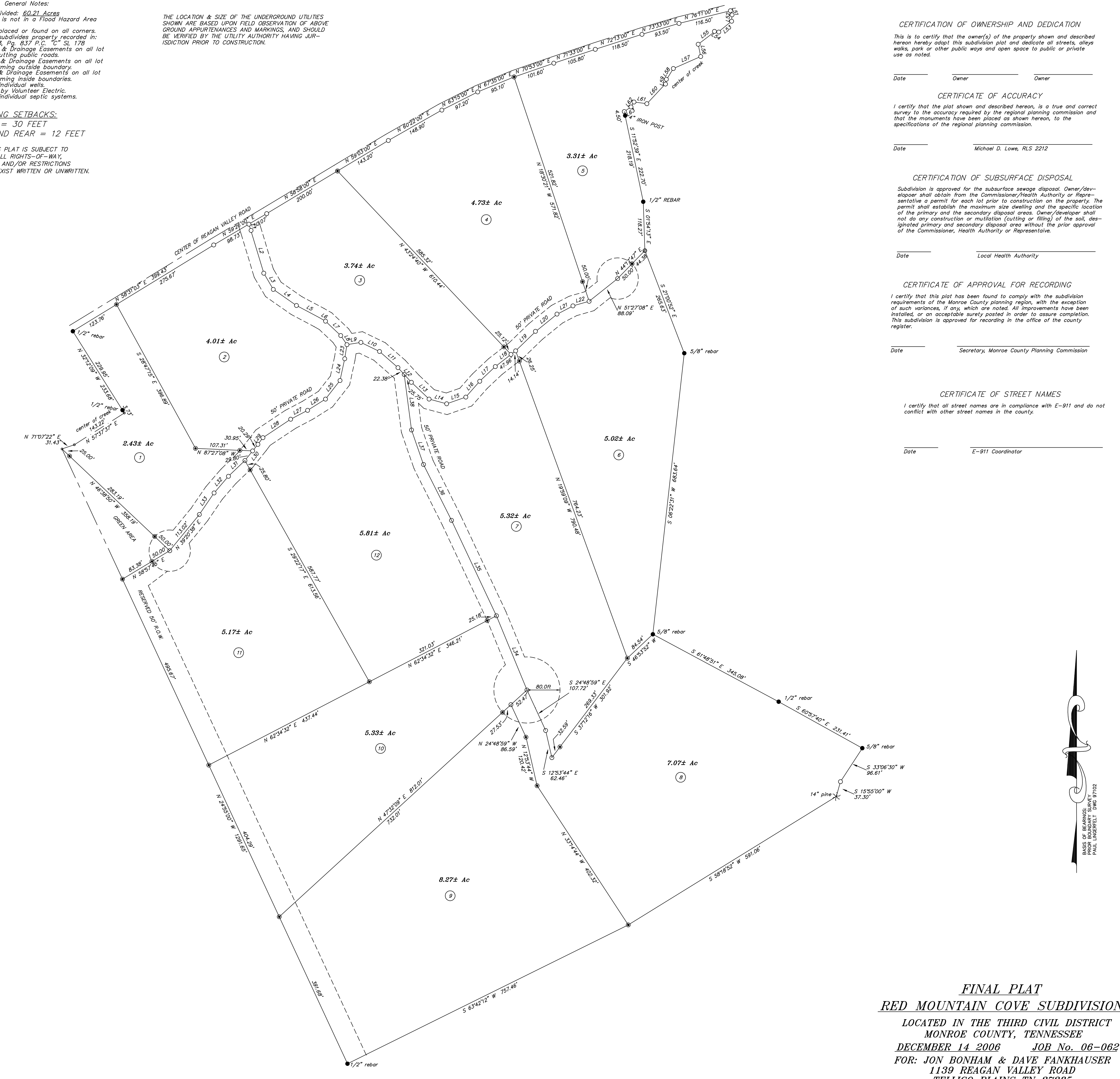
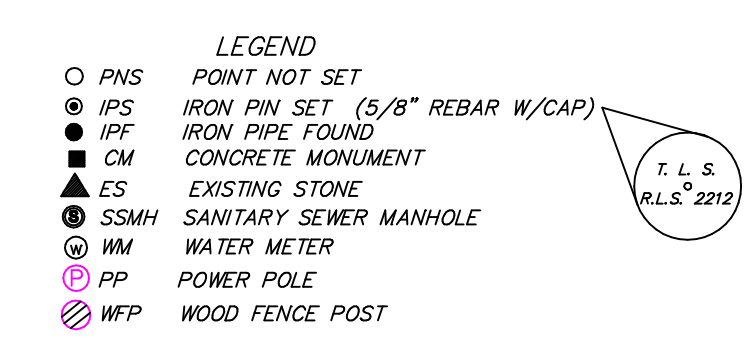
**BUILDING SETBACKS:**  
 FRONT = 30 FEET  
 SIDE AND REAR = 12 FEET

NOTE: THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND/OR RESTRICTIONS THAT MAY EXIST WRITTEN OR UNWRITTEN.

THE LOCATION & SIZE OF THE UNDERGROUND UTILITIES SHOWN ARE BASED UPON FIELD OBSERVATION OF ABOVE GROUND APPURTENANCES AND MARKINGS, AND SHOULD BE VERIFIED BY THE UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.

LINE	BEARING	DISTANCE
L1	S 18°10'17" E	14.11'
L2	S 16°48'55" E	109.74'
L3	S 30°23'49" E	45.40'
L4	S 55°10'01" E	68.30'
L5	S 62°00'05" E	81.58'
L6	S 60°34'02" E	18.26'
L7	S 46°36'53" E	50.80'
L8	S 34°23'30" E	26.89'
L9	N 80°51'48" E	34.13'
L10	S 64°05'52" E	50.02'
L11	S 48°46'40" E	58.30'
L12	S 42°31'59" E	48.13'
L13	S 46°32'31" E	58.93'
L14	S 74°58'15" E	43.97'
L15	N 70°49'21" E	48.00'
L16	N 41°18'40" E	51.07'
L17	N 46°45'11" E	51.77'
L18	N 52°16'12" E	62.10'
L19	N 45°56'51" E	66.97'
L20	N 51°03'07" E	66.67'
L21	N 62°28'52" E	43.49'
L22	N 73°58'33" E	40.79'
L23	S 09°04'20" W	34.41'
L24	S 12°15'05" W	53.89'
L25	S 38°02'18" W	57.03'
L26	S 57°52'20" W	51.00'
L27	S 62°14'59" W	46.27'
L28	S 56°24'18" W	80.49'
L29	S 37°04'08" W	20.38'
L30	S 38°40'42" W	50.09'
L31	S 46°21'19" W	55.11'
L32	S 40°43'37" W	53.12'
L33	S 34°22'42" W	63.21'
L34	N 22°21'14" W	193.96'
L35	N 25°12'31" W	254.93'
L36	N 26°39'36" W	151.16'
L37	N 19°09'27" W	88.28'
L38	N 07°29'49" W	135.39'

L51	S 24°22'27" E	9.39'
L52	S 03°30'21" W	16.81'
L53	S 51°33'14" W	42.75'
L54	N 60°17'25" W	6.46'
L55	S 52°44'50" W	52.77'
L56	S 11°38'38" E	30.31'
L57	S 68°19'58" W	72.22'
L58	S 31°31'57" W	33.41'
L59	S 06°53'17" W	7.96'
L60	S 43°10'59" W	66.68'
L61	N 82°43'22" W	31.46'
L62	S 31°38'29" W	13.78'
L63	S 55°00'19" W	19.72'



**CERTIFICATION OF OWNERSHIP AND DEDICATION**

This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

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

**CERTIFICATE OF ACCURACY**

I certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the regional planning commission and that the monuments have been placed as shown hereon, to the specifications of the regional planning commission.

Date \_\_\_\_\_ Michael D. Lowe, RLS 2212

**CERTIFICATION OF SUBSURFACE DISPOSAL**

Subdivision is approved for the subsurface sewage disposal. Owner/developer shall obtain from the Commissioner/Health Authority or Representative a permit for each lot prior to construction on the property. The permit shall establish the maximum size dwelling and the specific location of the primary and the secondary disposal areas. Owner/developer shall not do any construction or mutation (cutting or filling) of the soil, designated primary and secondary disposal area without the prior approval of the Commissioner, Health Authority or Representative.

Date \_\_\_\_\_ Local Health Authority \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

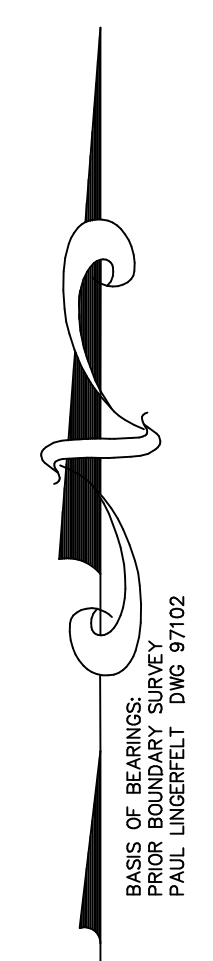
I certify that this plat has been found to comply with the subdivision requirements of the Monroe County planning region, with the exception of such variances, if any, which are noted. All improvements have been installed, or an acceptable surety posted in order to assure completion. This subdivision is approved for recording in the office of the county register.

Date \_\_\_\_\_ Secretary, Monroe County Planning Commission \_\_\_\_\_

**CERTIFICATE OF STREET NAMES**

I certify that all street names are in compliance with E-911 and do not conflict with other street names in the county.

Date \_\_\_\_\_ E-911 Coordinator \_\_\_\_\_



**FINAL PLAT**  
**RED MOUNTAIN COVE SUBDIVISION**  
 LOCATED IN THE THIRD CIVIL DISTRICT  
 MONROE COUNTY, TENNESSEE  
 DECEMBER 14 2006 JOB No. 06-062  
 FOR: JON BONHAM & DAVE FANKHAUSER  
 1139 REAGAN VALLEY ROAD  
 TELlico PLAINS TN 37385  
 PHONE: 295-4440