

ARTICLE 12

FINAL PLAT SPECIFICATIONS

Section 12.01. Final Plat Specifications. The final plat shall conform to and meet the specifications of the preliminary plat (Article 9) with the following additions:

- a. Bearings and distances to the nearest existing road lines, bench marks or other permanent monuments shall be accurately described on the plat;
- b. Municipal, county and land-lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision;
- c. Exact boundary lines of the tract, determined by an engineering survey, giving distances to the nearest minute, which shall be balanced and closed with an error closure not to exceed one (1) to five thousand (5,000);
- d. Name of subdivision, exact location, widths and names of all roads and alleys within the immediate adjoining tract;
- e. Road centerline showing angles of deflection, angles of intersection, radii and lengths of tangents;
- f. Lot lines with dimensions to the nearest one-tenth (1/10) of a foot and bearings;
- g. Lots numbered in numerical order and blocks lettered alphabetically;
- h. Location, dimensions and purposes of any easements and any areas to be reserved or dedicated for public use;
- i. Accurate location, material and description of existing and proposed monuments and markers;
- j. A statement, either directly on the plat or in an identified attached document, of any private covenants; and
- k. If any portion of the land being subdivided is subject to flood, as defined in these regulations, the limit of such flood shall be shown.
- l. County deed book and page numbers of property being subdivided.

Section 12.02. Certifications Required.

Certification 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 engineering requirements of the Subdivision Regulations of McMinn County, have been fully complied with."

_____ By: _____
Date

Seal:

Certification of Owner

"The owner of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, city and county taxes or other assessments now due on this land have been paid."

_____ Owner: _____
Date Address: _____

Certificate of 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 subdivision requirements, and dedicate all roads, alleys, walks, parks and other open spaces to public or private use as noted.

_____ Owner
Date

_____ Owner

**Certification of Approval of Streets
and Drainage System**

"I hereby certify that the streets and drainage facilities shown on this plat have been installed in an acceptable manner in accordance to required specifications or that an adequate performance bond has been posted. A maintenance bond in the amount of \$_____ (***40% of the value of all road and drainage improvements installed***) has been figured to cover any necessary repairs for the next eighteen (18) months after construction.

Date

County Road Commissioner

Certification of Approval of Sewage Disposal System

"I hereby certify that each lot shown on this subdivision plat is adequate for individual septic tanks, or is adjacent to a properly installed extension of an approved public sewage system, or that an adequate bond has been posted for such sewer extensions."

Date

County Health Department

Date

Public Sewer System Official

Certification of Approval of Water System

"I hereby certify that each lot shown is served

- A. By a private water supply meeting applicable regulations.

Date

County Health Department

OR

- B. By public water system extensions designed and installed in accordance to applicable local and state regulations."

Date

Local Water Utility

Certification of Road Status

"It is hereby certified that the road labeled on this plat is private and not dedicated to the government of McMinn County. The government of McMinn County will not be expected to accept any responsibility for the maintenance of this private road.

Date

Developer

**Certification of Approval of Final Plat
By Planning Commission**

"All the requirements of approval having been fulfilled pursuant to the Subdivision Regulations of McMinn County, Tennessee, this final plat was given final approval by the McMinn County Regional Planning Commission effective (date)_____.

Date

Secretary, McMinn County
Regional Planning Commission

**Certification of Issuance
of Drainage and Road Maintenance Bond**

"I hereby certify that a maintenance bond has been issued to McMinn County which covers 40% of the value of the drainage and road improvements shown on this plat. Said bond will remain in the possession of this office for eighteen (18) months, unless called upon by McMinn County for any improvements to the drainage system and/or road(s) shown on this plat."

Date

McMinn County Director of Finance

**Certification of
E-911 Approval**

I hereby certify that I have reviewed this plat and find that it conforms to the county's E-911 Requirements.

Date

McMinn County E-911 Representative