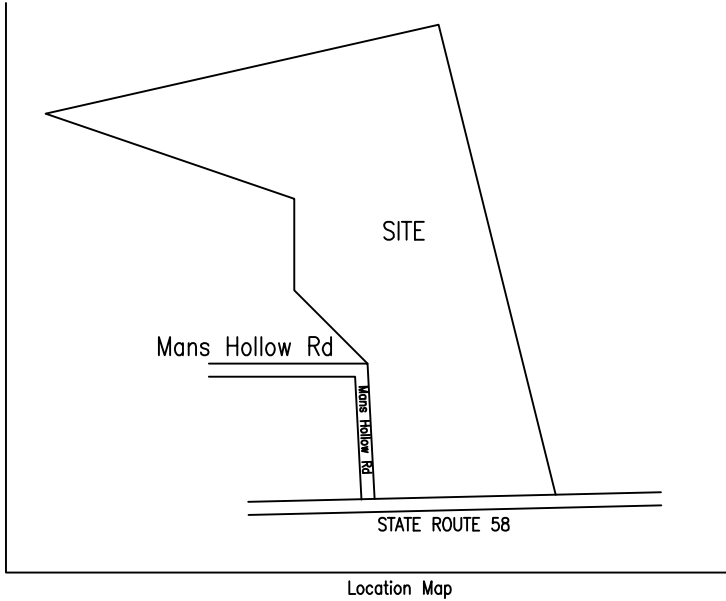




Jerry Russell 3-2025 Roane Co



Earlene Reynolds
Tax Map 105 Parcel 48.00
Deed Refer. 1407-806

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I (We are) the owner of the property shown and described hereon
and that I (we)heretofore consent,establish the minimum
building restriction lines, and dedicate all roads,alleys and walks to public and private use as noted.
Date:_____ Owner:_____

CERTIFICATE OF AVAILABILITY OF PUBLIC WATER
This is to certify that the Public Water Supply lines are available for service connections
and or existing connections.
Date:_____ Authorized Agent:_____
Utility District:_____

CERTIFICATE OF ROAD NAMES AND PROPERTY NUMBERS (E-911)
I hereby certify that the names of existing streets/roads shown on this subdivision plot are correct, and the
names of any new roads do not duplicate any existing names and property numbers of the lots shown on this
plot,are in conformance with the E-911 system.
Date:_____ E-911 Authorized Representative:_____

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described is a true and correctly surveyed to the accuracy required
by th Roane County Regional Planning Commission and the monuments have been placed as shown hereon to
the specifications of the State of Tennessee
Date:_____ Registered Land Surveyor:_____

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plot shown hereon has been found to comply with th subdivision standards
for Roane County,Tennessee, 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 Register of Deeds
Date:_____ Secretary,Roane Co. TN. Planning Commission

Earlene Reynolds
Tax Map 105 Parcel 48.00
Deed Refer. 1407-806

TN. Lambert Grid Position (Ground)
N - 522101.83
E - 2383672.94

James Bradford Browning
Tax Map 105 Parcel 45.00
Deed Refer. 1634-173

Bradley Rose
Tax Map 105 Parcel 45.04
Deed Refer. E-22-174

James Bradford Browning
Tax Map 105 Parcel 45.00
Deed Refer. 1634-173

Existing Septic Systems Lot 1 and 2

The existing septic system is located as shown on this plot.The location includes
The septic tank and all drain field lines.To the best of my knowledge
the septic system is in proper working orderonthis date and the septic system(s)
is/are contained within the boundary of the individual lot
Property Owner:_____ Date:_____

Easement Note:

The easement shown is not a county road, and will not be maintained by Roane County
Until the easement is constructed to meet Roane County road standards,and is accepted
by Roane County Road Committee and Roane County Commission

Denotes Address Block for Existing Houses
Setbacks - Front-30' Side and Rear 10'
Zoning-A2

FLOOD CERTIFICATION (FEMA Map 47145C0215G Dated 11-18-2009)
This is to certify that I have examined the federal insurance administration
flood hazard map and found the described property
is is not located within a special flood hazard area.

Part or All of this survey was performed using a dual frequency Topcon HiPer VR GPS
receiver, model #1002399-01.
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
Type of GPS field procedure: Real Time Kinematic Network
Datum/Epoch: Horizontal-NAD 83, Vertical-NAVD 88.
Published/Fixed-control used: TDOO GNSS Reference Network
Solid Model: 2017
Combined grid factors: none applied

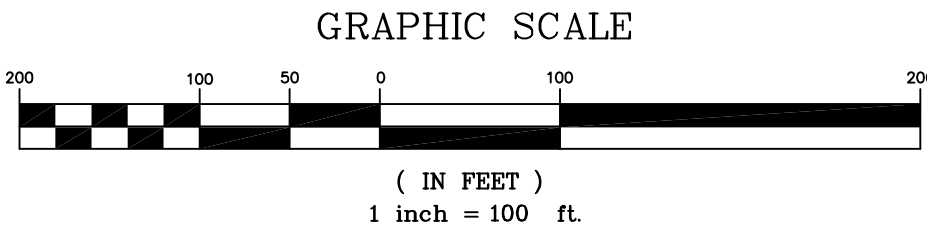
WILLIAM REASTER, TENNESSEE CERTIFICATE NO. 1514

I hereby certify that this is a Category I survey and the ratio of
precision of the unadjusted survey is not less than 1:15,000 as
shown hereon and that said survey was prepared in compliance
with the current edition of the Rules of Tennessee State Board
of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: WILLIAM R. EASTER
Tennessee License No. 1514
Date:_____

Boundary Retestment
Easter Surveying Company
P.O. Box 281
Andersonville Tennessee 37705
Boundary Consultants
865-494-7412
110 Mans Hollow Road
Kingston TN. 37763
865-376-6440
Http://www.eastersurveying.com

Current owner of record
Jerry Russell
110 Mans Hollow Road
Kingston TN. 37763
865-376-6440



SURVEY FOR

THE RECORD PLAT OF THE RUSSELL PROPERTY For JERRY RUSSELL

110 Man Hollow Road

Tax Map 105 Parcel 46.02 Deed Refer.1624-485,1880-549 and Will

District 4 Roane County Tennessee

Date August 8th, 2023

Scale-1" =100

Revised April 24,2025