

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

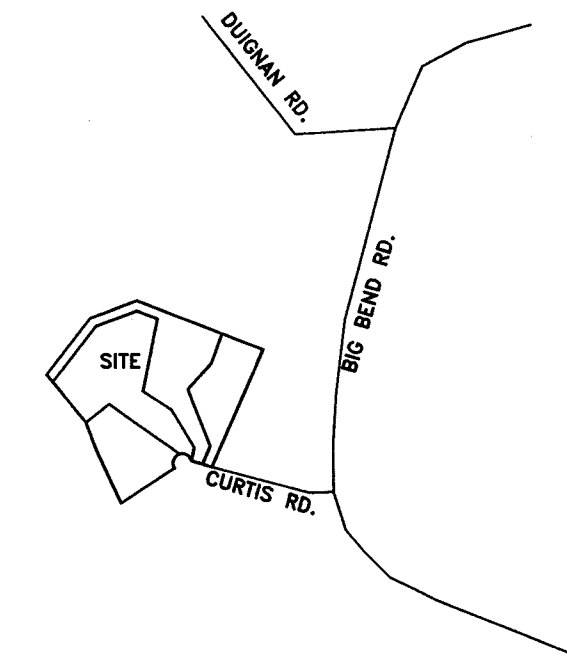
THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED. DATE: 11/18/24

OWNER:

OWNER:

LEGEND

- IP Iron Pin
- (F) Found
- (S) Set
- POB Point of Beginning
- PP Electric Pole
- WM Water Meter



LOCATION MAP NOT TO SCALE

NOTES:

NEW 1/2" IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

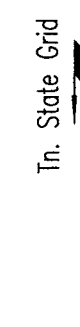
UTILITY & DRAINAGE EASEMENTS:
10' EACH SIDE OF ALL LINES.

MINIMAL FLOOR ELEVATION: 857'

BUILDING SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 10'

PROPERTY CONSISTS OF THREE LOTS WITH A TOTAL AREA OF 15.83 ACRES.

PROPERTY OWNERS:
LAFONDA GERLDINE WITT WORKMAN
1647 BANEURRY LANE
ALCOA, TN. 37701
CONTACT:
KENNY PHILLIPS
865-679-6875

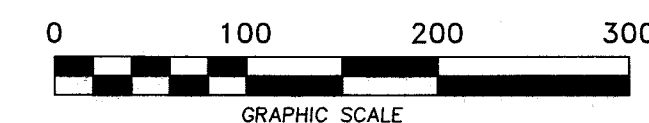


M2495

24008213

1 PGS:AL-PLAT	
ELIZABETH BATCH: 1807541/18/2024 - 09:58 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, JEFFERSON COUNTY
ED STINER
REGISTER OF DEEDS



RE-SUBDIVISION OF LOTS 6 AND 7 OF THE OMIE, INCORPORATION

Located within the 6th district of JEFFERSON county, Tennessee

SUBDIVISION: LOTS 6&7 OF OMIE, INCORPORATION (P.C. D SLIDE 24)

Tax Map/Group/Parcel# 041/-/001.05 Deed Ref. Bk/Pg: 1779/269

Bearing Base: Tn. State Grid

GARRETT ASSOCIATES

EDDY R. GARRETT, RLS#1544

4839 SHADY RD., STAMBERY PLAINS, TN 37871
PHONE: (865)-933-5622 FAX: (865)-933-1277
EMAIL: GARRETT1544@GMAIL.COM SOUTH.NET

LAND SURVEYORS

DATE 8/20/2024

REVIEWS

DRAWN BY TDH



SCALE 1"= 100'

DRAWING NO. 24-180

CERTIFICATION OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE 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 LOT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER. DATE:

SECRETARY, REGIONAL PLANNING COMMISSION

EXEMPT CERTIFICATION

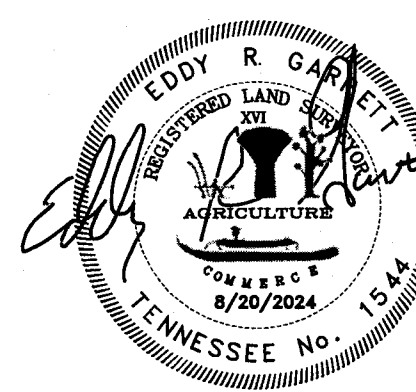
I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-7-401 OF THE TENNESSEE CODE/ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE COUNTY MINIMUM SUBDIVISION REGULATIONS, BECAUSE ALL RESULTANT TRACTS ARE FIVE (5) FIVE ACRES OR GREATER IN SIZE.

EDDY R. GARRETT, RLS#1544
DATED: AUGUST 20th, 2024

CERTIFICATION OF ACCURACY

I CERTIFY THAT THE PLAT DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

20th DAY OF AUGUST 2024
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544



FLOOD CERTIFICATION
This is to certify that I have examined the federal insurance administration flood hazard map and found the described property IS IN PART, located within a special flood hazard area. According to FEMA Panel No. 47089c0125d Bearing an Effective Date of DECEMBER 16th, 2008.

CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

Part or All of this survey was performed using a CARLSON B707 MULTIPLE FREQUENCY RECEIVER.
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
Type of GPS field procedure: Real Time Kinematic Network
Datum/Epoch: Horizontal-NAD 83, Vertical-NAD 83
Published/Fixed-control used: TDO GNSS Reference Network
Geoid Model: 2018
Combined grid heights: none applied

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544