

CERTIFICATE OF OWNERSHIP & DEDICATION OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SPACES TO PUBLIC USE AS NOTED.

DATE _____ OWNER _____
 DATE _____ OWNER _____

CERTIFICATE OF FINAL SUBDIVISION AGREEMENT OF FINAL SUBDIVISION AGREEMENT

I (WE) HEREBY CERTIFY THAT I (WE) UNDERSTAND THAT NO BUILDING PERMITS CAN BE ISSUED FOR A TRACT/PARCEL OF LAND IN AN APPROVED FINAL SUBDIVISION PLAT UNTIL THE BUILDING OFFICIAL RECEIVES VERIFICATION THAT THE PLAT HAS BEEN FILED IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ OWNER _____
 DATE _____ OWNER _____

CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE OF APPROVAL OF ELECTRIC POWER SERVICE

CLINTON UTILITIES BOARD RESERVES AN EASEMENT TEN (10) FEET INSIDE ALL INTERIOR LOT LINES AND FIFTEEN (15) FEET INSIDE ALL EXTERIOR LOT LINES. BASED UPON THESE EASEMENTS, THIS IS TO CERTIFY THAT POWER SERVICE LINES CAN BE MADE AVAILABLE AND WILL BE ADEQUATE FOR THE SUBDIVISION SHOWN HEREON.

DATE _____ AUTHORIZED REPRESENTATIVE _____
 NAME OF PROVIDER _____

CERTIFICATE OF APPROVAL OF STREET NAMES & PROP. NUMBERS (E-911) OF APPROVAL OF STREET NAMES & PROP. NUMBERS (E-911)

I HEREBY CERTIFY THAT (1) NAMES OF EXISTING PUBLIC STREETS/ROADS SHOWN ON THIS SUBDIVISION PLAT ARE CORRECT; (2) THE NAMES OF ANY NEW ROADS, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE AND EXISTING NAMES; AND (3) THE PROPERTY NUMBERS OF THE LOTS SHOWN ON THIS PLAT ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

DATE _____ AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF UTILITY APPROVAL OF UTILITY APPROVAL

I HEREBY CERTIFY THAT _____ (UTILITY COMPANY) HAS AN EXISTING IN WATERLINE ALONG _____ ROAD IN THE FRONT OF THE PROPERTY SHOWN HEREON WHICH IS SUFFICIENT FOR THE ADDITIONAL SERVICES REQUIRED FOR THIS DEVELOPMENT.

DATE _____ MANAGER, UTILITY DISTRICT _____

CERTIFICATE FOR STREET APPROVAL FOR STREET APPROVAL

I HEREBY CERTIFY THAT THE STREET(S) SHOWN AND DESCRIBED HEREON HAVE BEEN ACCEPTED INTO THE T.D.O.T. ROAD SYSTEM.

DATE _____ ROAD SUPERINTENDENT _____

CERTIFICATE OF APPROVAL FOR RECORDING OF APPROVAL FOR RECORDING

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ANDERSON COUNTY, TENN. WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE ANDERSON COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE _____ SECRETARY OF CHAIRMAN OR APPROVED REPRESENTATIVE OF THE ANDERSON COUNTY REGIONAL PLANNING COMMISSION _____

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 15' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES WHERE BUILDINGS PERMIT, PLUS OTHER EASEMENTS AS SHOWN.
- SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
- DEED REFERENCE: INSTRUMENT # 200007260005948(PLAT), 20000803008417, 201703310059987
- PROPERTY SHOWN ON MAP 28 PARCEL(S) 61.08 & 61.01
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL LOTS: 4
- TOTAL AREA : 4.99 ACRES±
- PROPERTY ZONED: C-2
- THE PURPOSE OF THIS PLAT IS TO REVISE LOT LINES
- THE ACCESS EASEMENT WILL ALSO FUNCTION AS A UTILITY AND DRAINAGE EASEMENT.

BUILDING SETBACKS:

FRONT...30'
 SIDES...15'
 REAR.....25'

THIS IS TO CERTIFY THAT I HAVE REFERRED TO THE FEMA NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 47001C-0265F (EFFECTIVE DATE JANUARY 17, 2007), FOR ANDERSON COUNTY, TENNESSEE AND FOUND THAT A PORTION OF THIS PROPERTY IS WITHIN ZONE A, WHICH IS A SPECIAL FLOOD HAZARD AREA.

BY _____

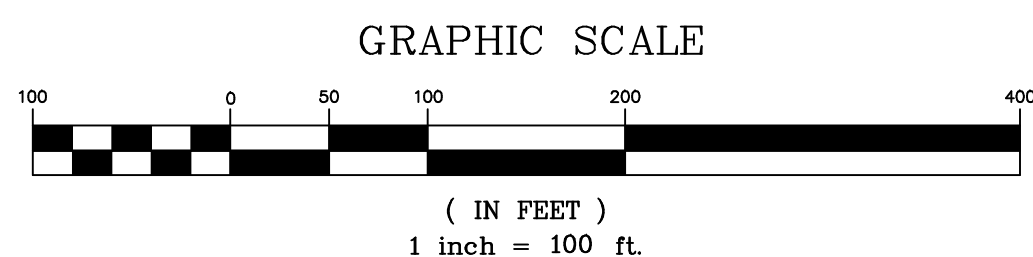
CERTIFICATE OF ACCURACY OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ANDERSON COUNTY REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE ANDERSON COUNTY SUBDIVISION REGULATIONS.

DATE _____ LICENSED SURVEYOR _____

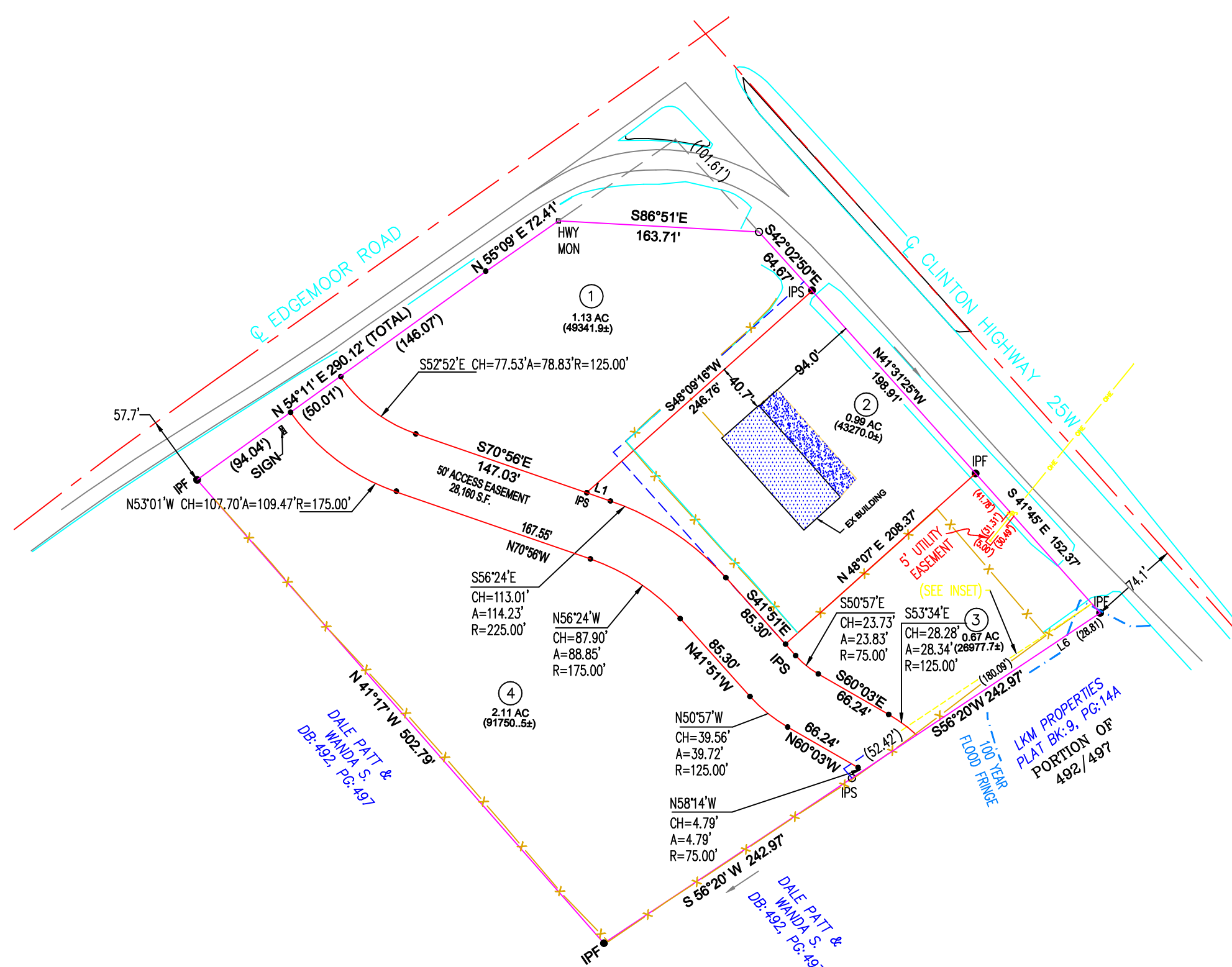
I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. no title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

Surveyor
 Tenn. Reg. No. 769



GRAPHIC SCALE

(IN FEET)
 1 inch = 100 ft.



OWNER
 TITAN DEVELOPMENT -JOINT VENTURE
 1209 RIVERBIRCH COURT
 KNOXVILLE, TN 37932

FINAL PLAT FOR

TITAN DEVELOPMENT -JOINT VENTURE

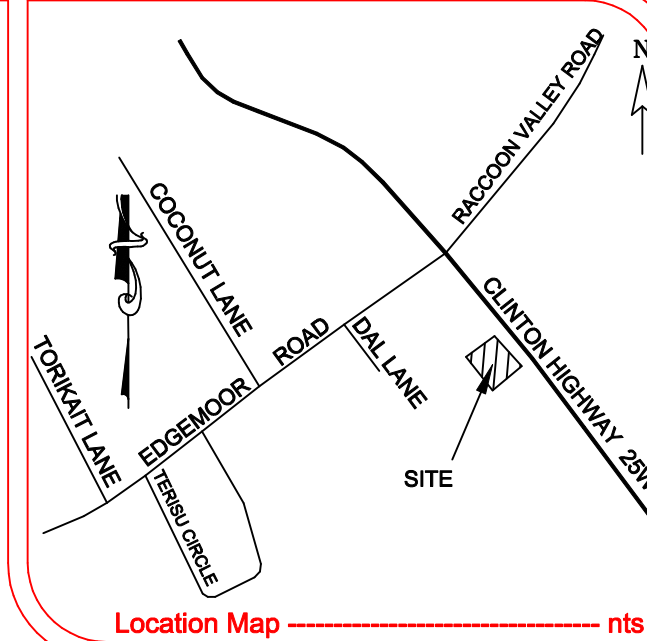
Scale: 1"= 100' Approved by: Rel Drawn by: REL,jr

DATE: 11-16-2021 LATEST REVISION:

DISTRICT 1 * ANDERSON COUNTY * TENNESSEE

TAX MAP 96, PART OF PARCEL 55 DRAWING NO.: 6117

LeMAY AND ASSOCIATE PH: (865) 671-0183
CONSULTING ENGINEERS FAX: (865) 671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934



LEGEND

- IR(O) IRON ROD (OLD)
- ⊙ IR(S) IRON ROD (SET)

PLAT NORTH
 PLAT CAB: 9 ENV: 14A