C:\LDS Projects\COWELL SUBDIVISION\dwg\ COWELL Final Plat.dwg Mar 01. 2004 - 10:19am Breck

Parcel 78

Parcel 77
Stephen C. Halcomb
Db J18 Pg 566

Parcel 76
Ruby L. Donahue
Db B22 Pg 590

Parcel 75
Wildie R. Brown, Jr.
Db R17 Pg 446

Parcel 74
Carlos J. Gray
Db Q19 Pg 9

Parcel 73
Morris Glenn & Peggy R. Hill
Db Q17 Pg 800

The 40' wide access easement to Parcel 79 along existing road Db Q21 Pg 154 is no longer needed due to the construction of Melea Lane and is to be removed with the recording of this plat.

S53°42'25"W
1405.71'

200' Transmission Line Easement
United States of America
Db W9 Pg 339

200'

200'

N36°14'13"W
398.58'

R=50.00'
A=56.39'
T=31.62'
CH=53.45'
N57°26'53"W

Parcel 79
Paul & Jean Cowell
Db Q21 Pg 154

LOT 27
971,624 SQ. FT.
22.31 ACRES
(PART OF PARCEL 79)

S65°27'33"E
395.11'

PROPERTY FOLLOWS CONTOUR 750
APPROXIMATE LENGTH = 1820.06'

FLOOD ZONE A3
BASE FLOOD ELEVATION = 946.25±
FIRM MAP 470267 0095 B
SEPTEMBER 30, 1980

Parcel 82.01
Jerry Clifford Crowe, Sr.
Db P21 Pg 469

The 30' wide easement from existing road to Parcel 84 Db Q21 Pg 154 is no longer needed due to the construction of Melea Lane and is to be removed with the recording of this plat

Parcel 82
Todd M. & Kim M. Seidl
Db 1019 Pg 364

Parcel 82.02
Nolan Henry & Zola Branch
Db T18 Pg 714

The 30' wide right of way easement to Parcel 82 centered along existing drive Db K18 Pg 303 is no longer needed due to the construction of Melea Lane and Windsong Way and is to be removed with the recording of this plat

Windsong Way

Melea Lane

Parcel 84
Paul & Jean Cowell
Db Q21 Pg 154

Part of Parcel 79
4.99 Acres

S65°27'33"E
596.70'

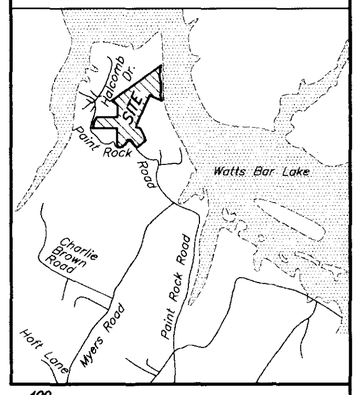
Parcel 82.05
Nolan Henry & Zola Branch
Db B21 Pg 287

POND

Evergreen

Part of Parcel 85
9.82 Acres

## LOCATION MAP




GRAPHIC SCALE
200 0 100 200 400
1 inch = 200 ft.

03/16/2004 - 02:50 PM
04002423
1 PGS : AL - PLAT
DENISE BATCH: 9180
03/16/2004 - 02:50 PM
PLAT BOOK : C
PAGE : 107
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
STATE of TENNESSEE, ROANE COUNTY
MARLENE HENRY
REGISTER OF DEEDS

Signatures for Approvals on Sheet 1

Parcel 85
William & Warren Inc.
Db W21 Pg 30
Watts Bar Lake Estates S/D

Lot 8R of Watts Bar Lake Estates S/D

SEE THE PLAT OF "RESUBDIVSION TO WATTS BAR LAKE ESTATES LOTS 8R & 9R (PARCEL 85.01 AND PART OF PARCEL 85)"

Parcel 85.01
Kevin W. & Victoria G. Cowell
Db T20 Pg 660

Lot 9R of Watts Bar Lake Estates S/D

Parcel 46
George David & Betty C. Hale
Db V8 Pg 517

Parcel 84.01
David R. & Dorothy G. Strepka
Db P21 Pg 932

Septic evaluations on individual sheets

### CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE 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 COUNTY REGISTER.

March 16 20 2004 — Date — Secretary, Planning Commission

### CERTIFICATE OF OWNERSHIP AND DEDICATION

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

3/4/04 — Date — Owner — Paul Cowell — Owner

### CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, IS TRUE AND CORRECTLY SURVEYED TO THE ACCURACY REQUIRED BY THE ROANE COUNTY PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE

3-19 2004 — Date — Registered Engineer/Surveyor

### CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY AND/OR SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

____ 20____ — Date — City or County Health Officer or his Authorized Representative

### CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I CERTIFY THAT THE PLANS SUBMITTED WITH THIS PLAT FOR CONSTRUCTION OF STREETS PURPORT TO MEET THE SPECIFICATIONS OF THE ROANE COUNTY HIGHWAY DEPARTMENT AND TO INSURE COMPLETION OF THE CONSTRUCTION A BOND OR LETTER OF CREDIT IN THE AMOUNT OF $50,000 IS BEING HELD BY THE Roane PLANNING COMMISSION.

3-16-04 20____ — Date — Roane County Road Supervisor

### COUNTY'S CERTIFICATE OF DEDICATION ACCEPTANCE

I HEREBY CERTIFY THAT BY RESOLUTION ____, THE ROANE COUNTY COMMISSION DID ACCEPT DEDICATION OF ALL ROADS AND RIGHTS-OF-WAY IN THE POINTE AT WHITESTONE SUBDIVISION AS PUBLIC ROADS.

____ 20____ — Date — Clerk, Roane County Commission

Parcel 85
William & Warren Inc.
Db W21 Pg 30
Watts Bar Lake Estates S/D

Lot 18 of Watts Bar Lake Estates S/D

Lot 7 of Watts Bar Lake Estates S/D

### CERTIFICATION OF THE APPROVAL OF ELECTRICAL UTILITIES

I hereby certify that underground electrical utility service currently exists at the Pointe at Whitestone. Volunteer Energy Cooperative will extend the underground service within the subdivision as development occurs. Volunteer Energy does not require the developer to post a surety bond or obtain a letter of credit to extend the electrical service.

3-11-04 — Date — Volunteer Energy Cooperative

### GENERAL NOTES

1. IRON PINS AT ALL CORNERS.
2. TOTAL NUMBER OF LOTS = 51.
3. THE PURPOSE OF THIS SUBDIVISION IS TO SUBDIVIDE PARCEL 82 & 84 AND PART OF PARCELS 79 & 85; TO SHOW THE PART OF PARCEL 85 TRANSFERRED TO THE POINTE AT WHITESTONE AND THE PART OF PARCEL 79 TRANSFERRED TO WILLIAM & WARREN, INC (PARCEL 85).
4. THERE IS A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS; 5' EACH SIDE ALL INTERIOR LOT LINES.
5. THIS PROPERTY CONSISTS OF: CLT MAP No. 89, PARCELS 82, 84 AND PART OF PARCELS 79 & 85.
6. PROPERTY IS ZONED R-1.
7. SETBACKS SHALL BE AS FOLLOWS:
   - FRONT 40'
   - REAR 20'
   - SIDE 10'
8. TOTAL ACREAGE = 99.29 ACRES.
9. DEED RESTRICTIONS FOR THIS PLAT ARE FILED IN DEED BOOK NO. ____, PAGE ____.
10. PROPERTY IS LOCATED CIVIL DISTRICT 4.

EDDIE D. MILLER — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 2033 — 3-11-04

Eddie D. Miller
EDDIE D. MILLER, R.L.S.
Tenn. Reg. No. 2033
Dated: 2-19-04

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

# RECORD PLAT OF:
## THE POINTE AT WHITESTONE
## ROANE COUNTY, TENNESSEE

DATE OF SURVEY: 1-26-04
DWG DATE: 2-02-04

**SHEET 1 OF 5**

OWNER:
PAUL COWELL
1200 PAINT ROCK ROAD
KINGSTON, TENNESSEE 37763
PH. 865-376-0113

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K
KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281 LDS PROJECT NO. 20332