

**CERTIFICATE 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 DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SPACES TO PUBLIC USE AS NOTED.

10-2-23 DATE  
 [Signature] OWNER

**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 PLAN 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 PLAN ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

10-2-2023 DATE  
 [Signature] AUTHORIZED REPRESENTATIVE

**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.

State Hwy 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.

10/04/23 DATE  
 [Signature] SECRETARY OF CHAIRMAN OR APPROVED REPRESENTATIVE OF THE ANDERSON COUNTY REGIONAL PLANNING COMMISSION

**Certificate of Approval of Public Water Supply/ Approval of Public Water Supply**

This is to certify that the existing Public Water lines can be made available and will be adequate for the Subdivision/Development shown hereon

2 Oct. 2023 DATE  
 [Signature] AUTHORIZED AGENT Utility District

**Certificate of Approval of Public Sewer/ Approval of Public Sewer**

This is to certify that the existing Public Sewer lines can be made available and will be adequate for the Subdivision/Development shown hereon

10-2-23 DATE  
 [Signature] AUTHORIZED AGENT Utility District

**BUILDING SETBACKS: C-1**

FRONT YARD: 40 Feet Deep

SIDE YARD: 15 feet where vehicular access is available to the rear lot. Where no such access is available or desired, a side yard of 10 feet may be permitted.

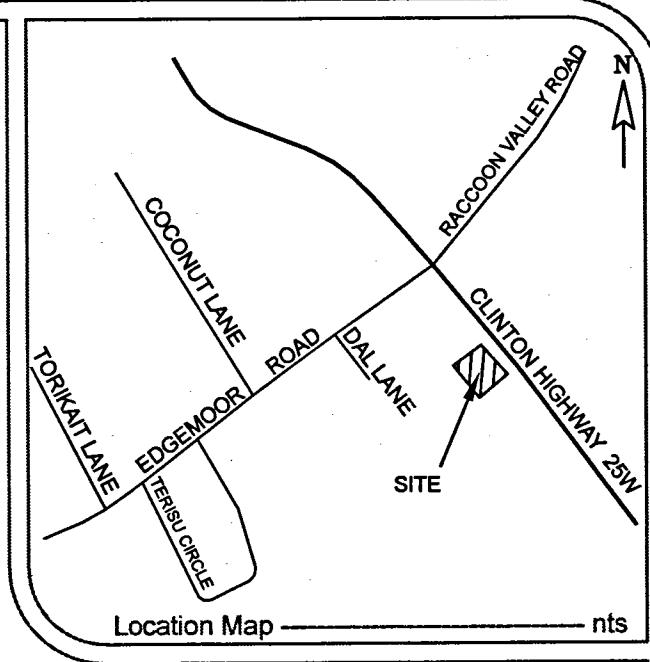
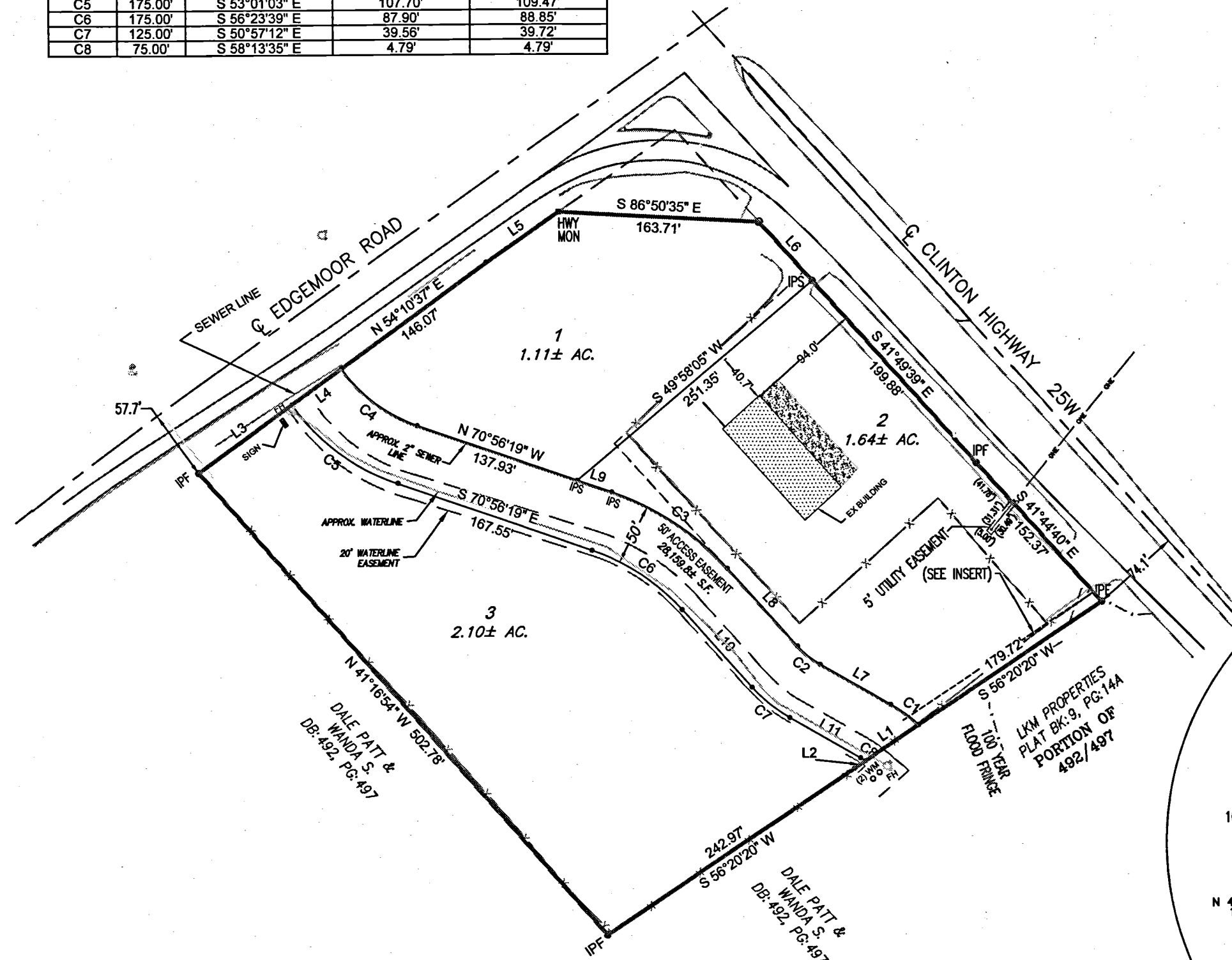
Rear Yard: 20 feet deep, except where vehicular access will be provided to the rear of the lot, in which case a minimum rear setback of 35 feet shall be required.

**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 096 PARCEL 054.04
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL LOTS: 4
- TOTAL AREA : 5.49± ACRES
- PROPERTY ZONED: C-1
- THE PURPOSE OF THIS PLAT IS TO REVISE LOT LINES
- THE ACCESS EASEMENT WILL ALSO FUNCTION AS A UTILITY AND DRAINAGE EASEMENT.

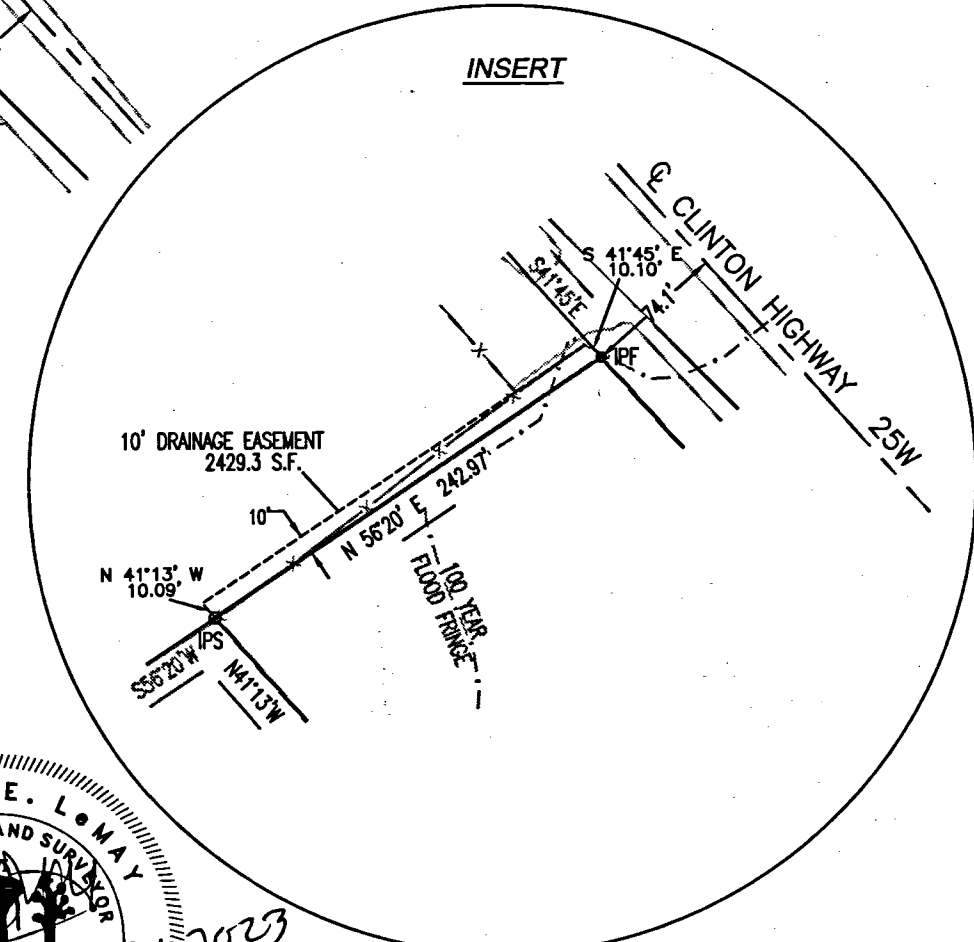
LINE	BEARING	DISTANCE
L1	S 56°20'20" W	52.42'
L2	S 56°20'20" W	10.82'
L3	N 54°10'37" E	94.04'
L4	N 54°10'37" E	50.01'
L5	N 55°08'50" E	72.41'
L6	S 42°02'50" E	64.67'
L7	N 60°03'27" W	66.24'
L8	N 41°50'58" W	85.30'
L9	N 70°56'19" W	29.62'
L10	S 41°50'58" E	85.30'
L11	S 60°03'27" E	66.24'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	125.00'	N 53°33'47" W	28.28'	23.34'
C2	75.00'	N 50°57'12" W	23.73'	23.83'
C3	225.00'	N 56°23'39" W	113.01'	114.23'
C4	125.00'	N 52°52'20" W	77.53'	78.83'
C5	175.00'	S 53°01'03" E	107.70'	109.47'
C6	175.00'	S 56°23'39" E	87.90'	88.85'
C7	125.00'	S 50°57'12" E	39.56'	39.72'
C8	75.00'	S 58°13'35" E	4.79'	4.79'



**LEGEND**  
 ● IP(F) IRON PIN (FOUND)  
 ○ IP(S) IRON PIN (SET)

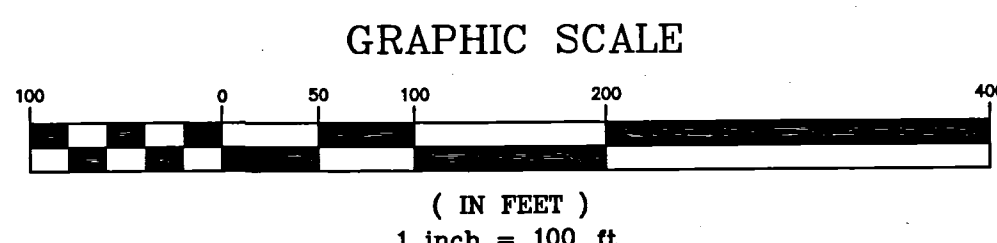
#23007928  
 STATE OF TENNESSEE  
 ANDERSON COUNTY  
 Received for record the 4 day  
 of Oct 23 a. 3:30 o'clock P.M.  
 Recorded in the office of the  
 Register of Deeds  
 [Signature] Register



**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.  
 9-29-2023 DATE  
 [Signature] 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.  
 [Signature] Surveyor  
 Tenn. Reg. No. 769

THIS IS TO CERTIFY THAT I HAVE REFERRED TO THE FEMA NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 47001C-0285F (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 [Signature]



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

**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: RELjr
DATE: 11-16-2021	LATEST REVISION: 9-29-2023	
DISTRICT 1 * ANDERSON COUNTY * TENNESSEE		
TAX MAP 96, PARCEL 054.04	DRAWING NO.: 6117	