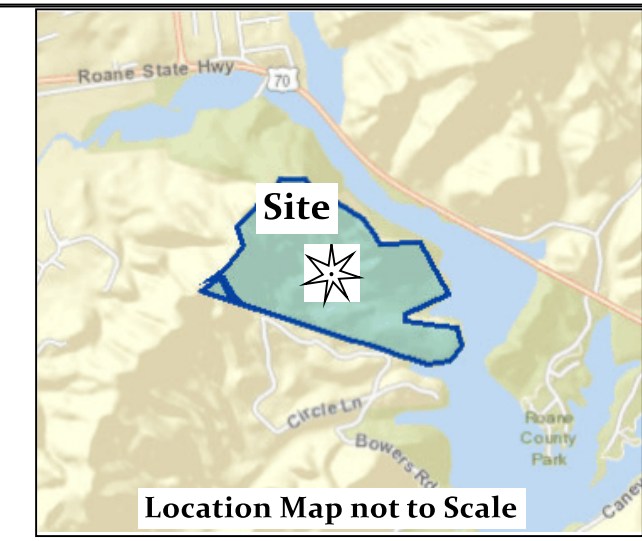


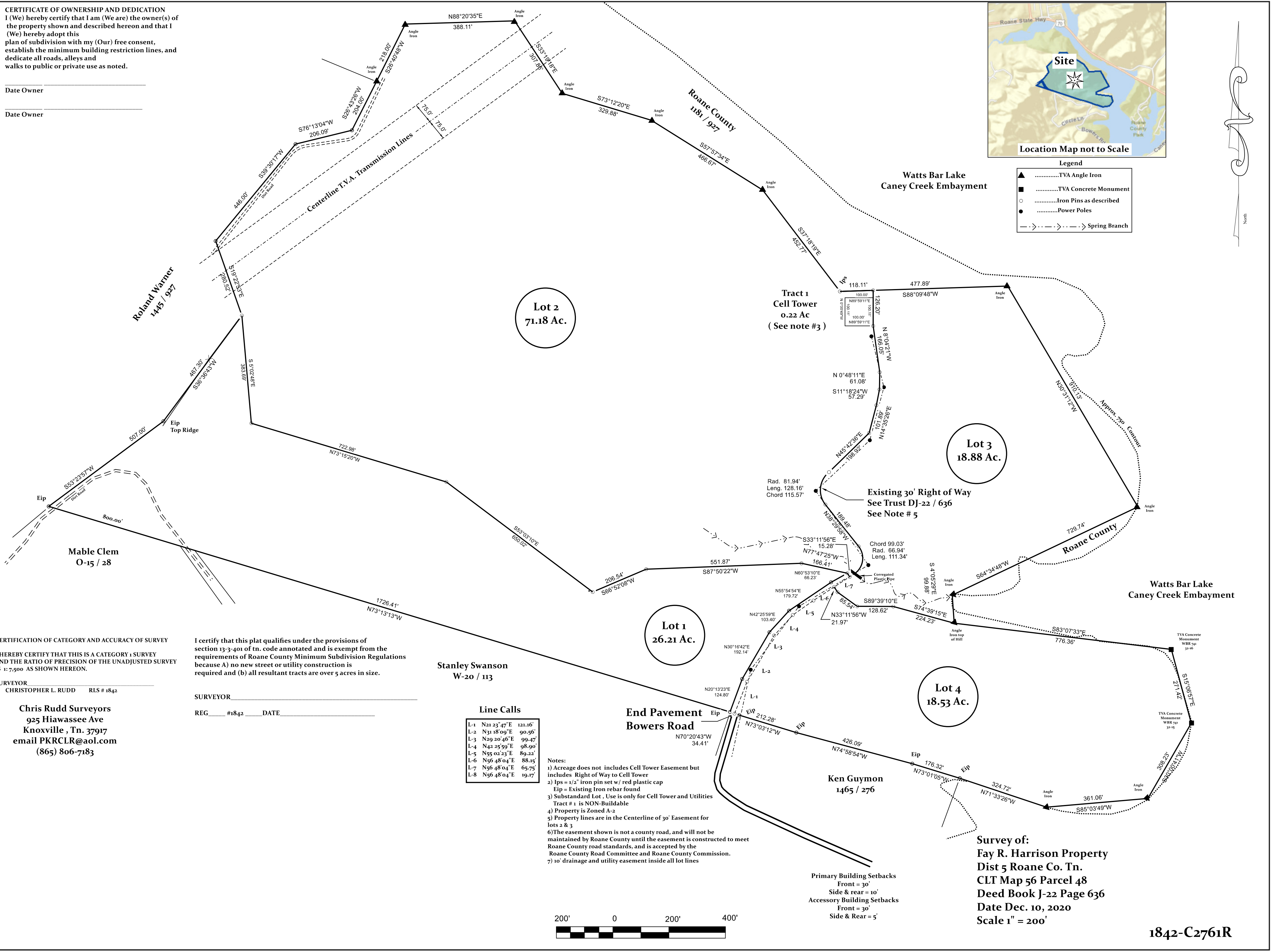
CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my (Our) free consent, establish the minimum building restriction lines, and dedicate all roads, alleys and walks to public or private use as noted.

Date Owner _____
 Date Owner _____



Legend

- ▲TVA Angle Iron
-TVA Concrete Monument
-Iron Pins as described
-Power Poles
- - - - -> Spring Branch



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:7,500 AS SHOWN HEREON.

SURVEYOR
 CHRISTOPHER L. RUDD RLS # 1842

Chris Rudd Surveyors
 925 Hiwassee Ave
 Knoxville, Tn. 37917
 email PKRCLR@aol.com
 (865) 806-7183

I certify that this plat qualifies under the provisions of section 13-3-401 of tn. code annotated and is exempt from the requirements of Roane County Minimum Subdivision Regulations because A) no new street or utility construction is required and (b) all resultant tracts are over 5 acres in size.

SURVEYOR _____
 REG #1842 DATE _____

Stanley Swanson
 W-20 / 113

Line Calls

L-1	N21 23' 47" E	121.16'
L-2	N31 18' 00" E	90.56'
L-3	N29 20' 46" E	99.47'
L-4	N42 25' 59" E	98.90'
L-5	N55 02' 23" E	89.22'
L-6	N56 48' 04" E	88.15'
L-7	N56 48' 04" E	65.75'
L-8	N56 48' 04" E	19.17'

- Notes:**
- 1) Acreage does not include Cell Tower Easement but includes Right of Way to Cell Tower
 - 2) Ips = 1/2" iron pin set w/ red plastic cap
Eip = Existing iron rebar found
 - 3) Substandard Lot, Use is only for Cell Tower and Utilities
Tract # 1 is NON-Buildable
 - 4) Property is Zoned A-2
 - 5) Property lines are in the Centerline of 30' Easement for lots 2 & 3
 - 6) 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 the Roane County Road Committee and Roane County Commission.
 - 7) 10' drainage and utility easement inside all lot lines

Primary Building Setbacks
 Front = 30'
 Side & rear = 10'
Accessory Building Setbacks
 Front = 30'
 Side & Rear = 5'



Survey of:
Fay R. Harrison Property
 Dist 5 Roane Co. Tn.
 CLT Map 56 Parcel 48
 Deed Book J-22 Page 636
 Date Dec. 10, 2020
 Scale 1" = 200'

1842-C2761R