

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 PLAN AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED, DATE:

OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_

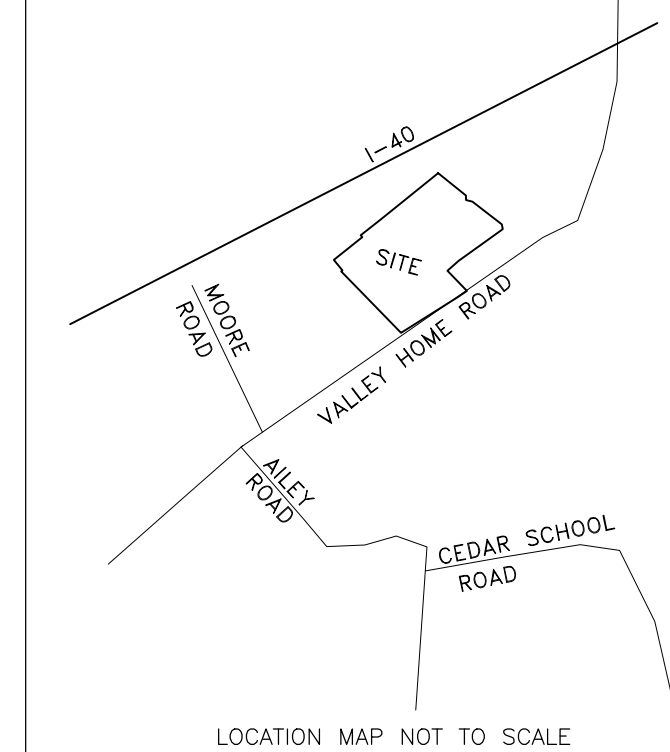
\*APPROVAL IS HEREBY GRANTED FOR LOTS \_\_\_\_\_ DEFINED AS \_\_\_\_\_

\_\_\_\_\_ COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATIONS MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

DATE: \_\_\_\_\_

ENVIRONMENTAL SPECIALIST, DIVISION OF GROUND WATER PROTECTION

- LEGEND**
- IP Iron Pin
  - (F) Found
  - (S) Set
  - POB Point of Beginning
  - PP Electric Pole



NOTES:

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

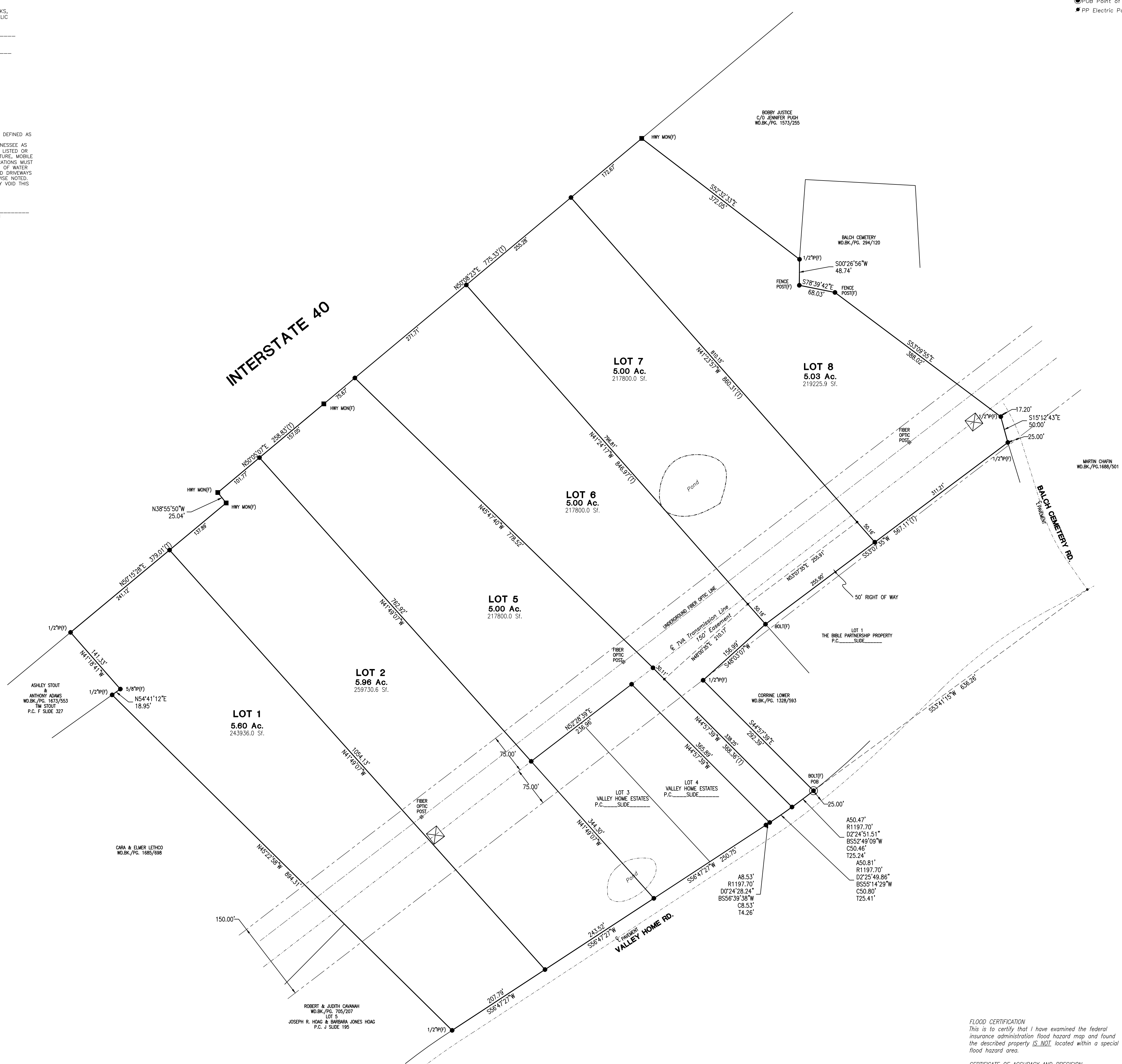
UTILITY & DRAINAGE EASEMENTS: 10' EACH SIDE OF ALL LINES.

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

PROPERTY CONSISTS OF 6 LOTS WITH A TOTAL AREA OF 31.59 ACRES.

PROPERTY OWNERS:  
GPDA, GP  
2099 THUNDERHEAD RD., STE. 204  
KNOXVILLE, TN. 37922  
865-363-4321

In. State Grid



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 13-401 OF THE TENNESSEE CODE ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE COUNTY MINIMUM SUBDIVISION REGULATIONS, BECAUSE THE RESULTANT TRACTS ARE FIVE (5) FIVE ACRES OR GREATER IN SIZE.

EDDY R. GARRETT, RLS NO. 1544

DATED: SEPTEMBER 11th, 2023

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.

11th DAY OF SEPTEMBER 2023

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 NOT located within a special flood hazard area.

**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 BRX7 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/Field-control used: IODD GNSS Reference Network  
Geoid Model: 2018  
Combined corrections: none applied

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

SURVEY FOR:  
**VALLEY HOME ESTATES**  
Located within the 1st district of Jefferson county, Tennessee within the city of:

SUBDIVISION: \_\_\_\_\_  
PART OF  
Tax Map/Group/Parcel# 058-1-080.00 Deed Ref. Bk/Pg: 1014/699  
Bearing Base: In. State Grid

**GARRETT & ASSOCIATES**  
EDDY R. GARRETT, RLS#1544  
4839 SHADY RD., STRAWBERRY PLAINS, TN 37871  
PHONE: (865)-933-5622 FAX: (865)-933-1277  
EMAIL: GARRETT1544@BELL.SOUTH.NET

LAND SURVEYORS  
DATE 9/11/2023  
REVISIONS:  
DRAWN BY TDH  
SCALE 1"= 100'  
DRAWING NO. 23-205

