

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

OWNER: _____

OWNER: _____

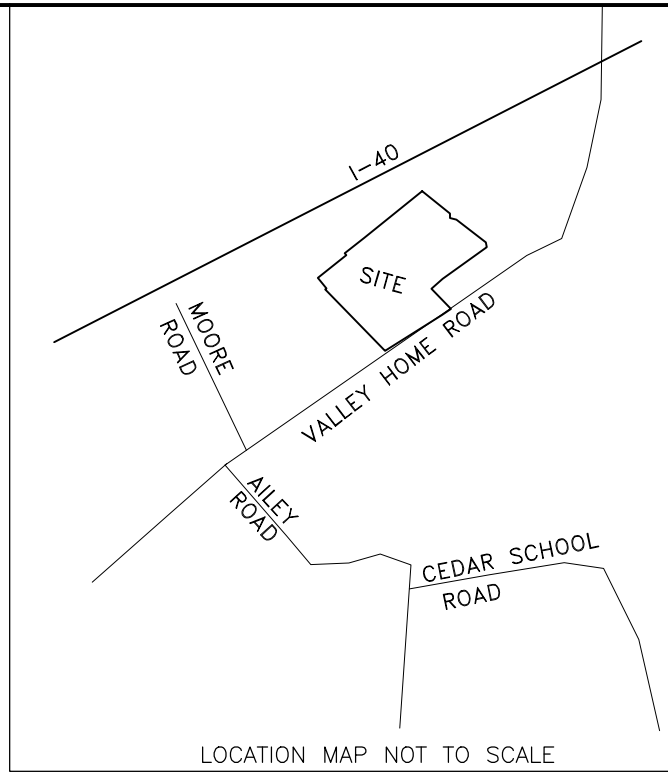
"PLAT APPROVAL IS HEREBY GRANTED FOR THIS PROPERTY, OWNED BY _____

IN _____ COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. ANY CUTTING, FILLING, OR ALTERATION OF THESE SOIL RESTRICTIONS MAY VOID 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.

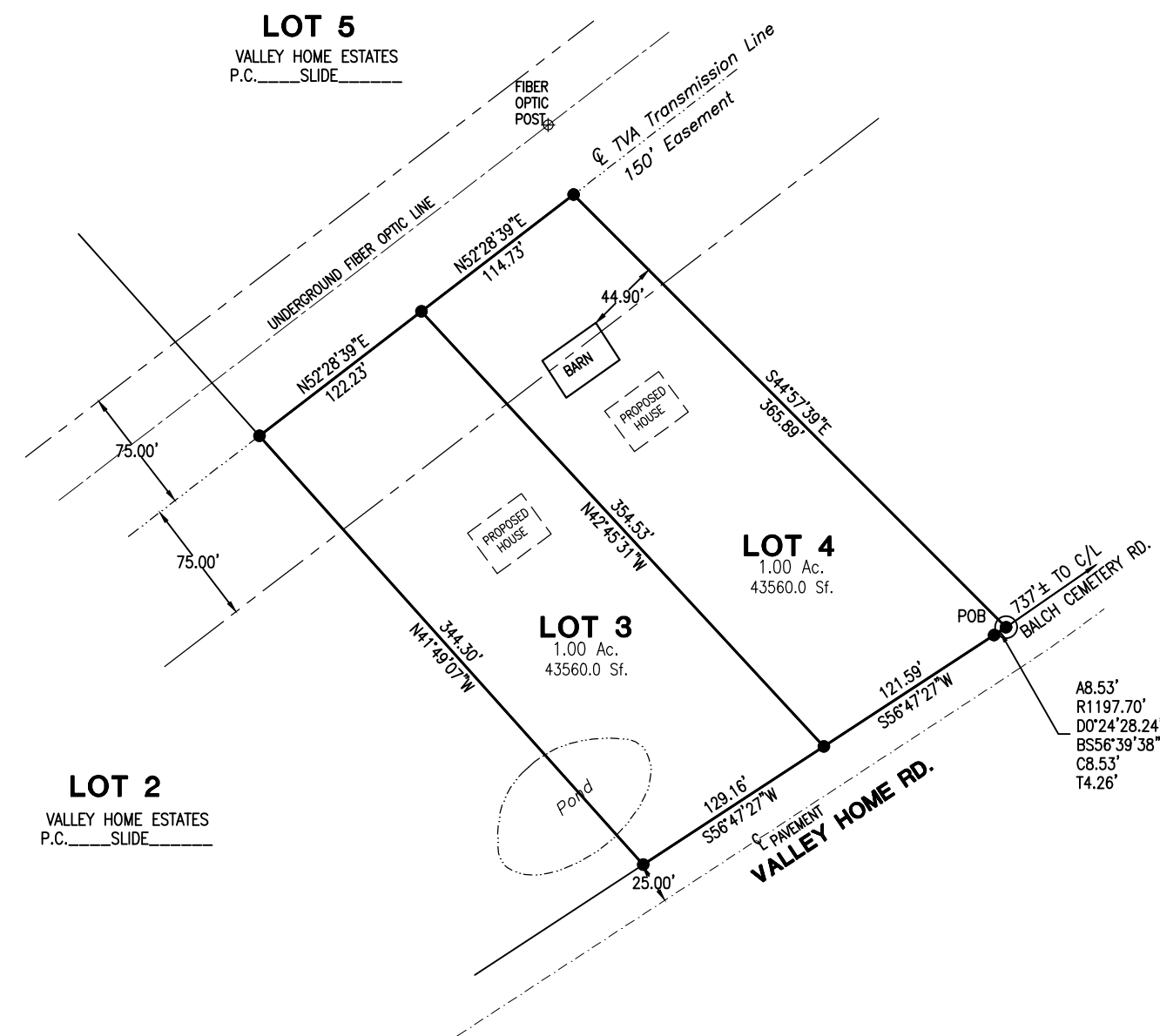
BUILDING SETBACKS:

FRONT: 30'
SIDE: 10'
REAR: 10'

PROPERTY CONSISTS OF TWO LOTS WITH A TOTAL AREA OF 2.00 ACRES.

PROPERTY OWNERS:

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



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

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
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 88
Published/Fixed-control used: TDOT GNSS Reference Network
Geoid Model: 2018
Combined grid errors: none applied

Eddy R. Garrett
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

SURVEY FOR:
VALLEY HOMES ESTATES

Located within the 1st district of JEFFERSON county, Tennessee within the city of: _____

SUBDIVISION: _____

PART OF
Tax Map/Group/Parcel# 058/-/060.00 Deed Ref. Bk/Pg: 1014/699

Bearing Base: Tn. 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@BELLSOUTH.NET

36°01'34.318"
-83°39'21.028"

LAND SURVEYORS

DATE 9/11/2023

REVISIONS _____
DRAWN BY TDH



SCALE 1"= 100'

DRAWING NO. 23-205A