

Dated _____

Owner _____

Owner _____

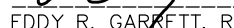
Date _____

Secretary, Planning Commission

JOHN & SELINA KELLER
WD.BK./PG. M17/106
M.B./PG. _____

This plot is exempt from the requirements of the Minimum Subdivision Regulations bas on the provisions of Sections 13-3-401 and 13-3-401 of Tennessee Code Annotated, because(A) no new street or utility construction is required, and(B) all resultant tracts are over five(5) acres in size. All easements on the plot are over five(5) acres to a public road right-of-way by virtue of direct access to the road. No access easement represented hereon. Certifications which demonstrate compliance with other applicable state laws and local ordinances are properly affixed and the boundary of the survey was checked for accuracy. This plot is also exempt from the provisions of Sections 13-3-402 and 13-3-403, because this plot does not qualify as a Subdivision Plat as represented above.

I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS
OF SECTION 13-1-401 OF THE TENNESSEE CODE, ANNOTATED
AND IS EXEMPT FROM THE REQUIREMENTS OF THE COUNTY
MINIMUM SUBDIVISION REGULATIONS, BECAUSE ALL RESULTANT
TRACTS ARE FIVE (5) FIVE ACRES OR GREATER IN SIZE.

EDDY R. GARRETT, RLS. NO. 1544

DATED: JUNE 2nd, 2023

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.

2nd DAY OF JUNE 2023

Eddy R. Garrett

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

Part or All of this survey was performed using a
CARLSON BRK7 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-NAVD 88
Published/Fixed-control used: TDOT GNSS Reference Network
Geoid Model: 2011
Combined epoch/dates: none applied

Edy R. Garrett

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

DATE 6/2/2023 SCALE 1"= 100'
 REVISIONS _____
 DRAWN BY TDH  Know what's below.
 Call before you dig.
 DRAWING NO. **23-141**

LEGEND
 ● IP Iron Pin
 (F) Found
 (S) Set
 ● POB Point of Beginning
 ● PP Electric Pole
 20' UTILITY EASEMENT

Tn. State Grid

LOCATION MAP NOT TO SCALE

NOTES:

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

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

ANY FUTURE ACCESS RD. TO BE SEPARATE 20'
FROM EXISTING ACCESS RD.

PROPERTY IS ZONED: A-2

THE ELECTRIC LINE PLACEMENT AND THE
FUTURE WATERLINE EXTENSION TO BE LOCATED
WITH IN 20' OF EXISTING ACCESS RD. AS
SHOWN ON PLAT.

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

PROPERTY CONSISTS OF SEVEN LOTS WITH A
TOTAL AREA OF 35.12 ACRES.

PROPERTY OWNER:
GGDA,GP
115 SUBURBAN RD.
KNOXVILLE, TN. 37923
865-363-4321