

Legend

- denotes Rebar Found
- denotes Rebar Set
- ⊙ denotes Calculated Point Unless otherwise Noted
- denotes Highway Marker
- ▲ denotes Railroad Spike
- ⊕ denotes Water Meter

Notes

1. Deed Reference: DB 328 - PG 299
2. TAX MAP: 027 - 017.01
3. A-1 Zoning District
4. Total Acreage +/- 29.86

Subdivision Of: **JOE FRANK HAUN PROPERTY**

Date: 03-11-2024
 File: huan-j.DWG
 Drawn By: SWS
 Scale: 1" = 150'

Third (3rd) Civil District
 Hamblen County, Tn

Culbertson Surveying
 P.O. Box 190, Nickelsville VA 24271
 (276) 479-3093
 Drawing Number 8281

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

JOE FRANK HAUN
 5640 E. Sugar Hollow Rd
 Russellville Tn

Ruby Jarrell
 DB 91 - PG 57

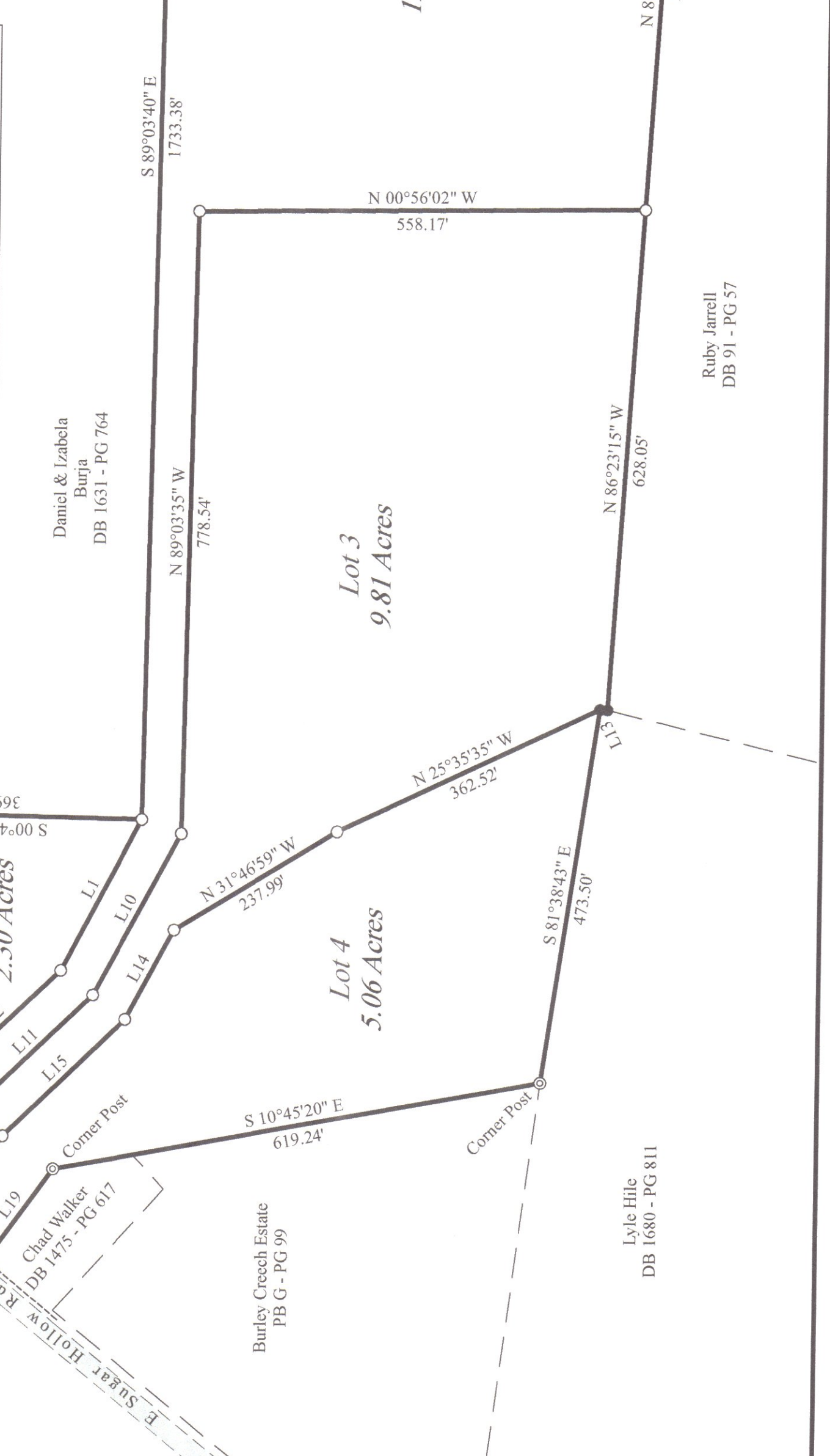
NOTES:

PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RECORDED MAPS OF RECORD.

THERE IS A 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL LOT LINES.

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

LINE	BEARING	DISTANCE
L1	N 62°35'57" W	214.62'
L2	N 44°05'02" W	197.99'
L3	N 54°19'35" W	128.17'
L4	N 42°32'28" E	50.36'
L5	N 42°32'28" E	31.88'
L6	N 36°44'24" E	37.35'
L7	N 31°54'16" E	22.37'
L8	S 89°21'14" E	97.55'
L9	S 05°50'47" W	12.17'
L10	N 62°07'16" W	230.92'
L11	N 44°15'46" W	204.92'
L12	N 54°19'35" W	126.26'
L13	N 01°52'51" E	9.45'
L14	N 62°07'16" W	128.45'
L15	N 44°25'47" W	211.86'
L16	N 54°19'35" W	123.55'
L17	N 41°18'14" E	36.51'
L18	N 42°32'28" E	13.76'
L19	N 54°19'35" W	135.26'
L20	N 41°18'14" E	75.36'



CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setbacks, lines, and dedicate all streets, rights-of-way, walks and easements to public use, and and other open spaces to public or private use as noted.

Date: _____, 2024
 Owner: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the public water system or systems installed, or proposed for installation, fully meet the requirements of the local municipal water system or utility district provider and are hereby approved as shown.

Date: _____, 2024
 Local Utility District Provider or Municipal Water System: _____

CERTIFICATE OF APPROVAL OF STREETS

I hereby certify: (1) that streets have been installed in accordance with the Hamblen County Subdivision Regulations, or, (2) that a security bond in the amount of \$_____ has been posted with the Hamblen County in a sufficient amount to assure completion of all required improvements in case of default.

Date: _____, 2024
 Hamblen County 911 Director: _____

CERTIFICATE OF APPROVAL FOR 911-STREET ASSIGNMENT

This is to certify that the street/road name(s) on the final plat is (are) approved as assigned.

Date: _____, 2024
 Authorized Representative: _____

HYDROLOGY CERTIFICATION

I hereby certify that all sedimentation and erosion control measures, and drainage improvements, have been completed in accordance with all applicable Hamblen County Rules, Requirements, and Regulations. In addition, security has been posted in the amount of \$_____ to assure completion and stabilization of required improvements.

Date: _____, 2024
 District Conservationist or Stormwater Administrator: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Hamblen County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Hamblen County Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar. If required, a security has been posted in the amount of \$_____ has been posted with the Hamblen County Regional Planning Commission to assure completion of all required improvements in case of default.

Date: _____, 2024
 Authorized Representative: _____

I CERTIFY THAT THE PLAT DESCRIBED HERON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE HAMBLEN COUNTY PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HERON, TO THE SPECIFICATIONS OF THE HAMBLEN COUNTY PLANNING COMMISSION.

THIS IS TO CERTIFY THAT THE LOTS DEPICTED ON THIS SURVEY (ARE NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP (47063C0155E) PANEL NUMBER _____ 07-03-2006 WITH AN EFFECTIVE DATE OF _____

CERTIFICATION OF ACCURACY

SURVEYOR: _____
 I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN THEREON.

Larry M. Culbertson
 TENNESSEE CERTIFICATE NO. 883