

SANITARY SEWER EASEMENT NOTES:

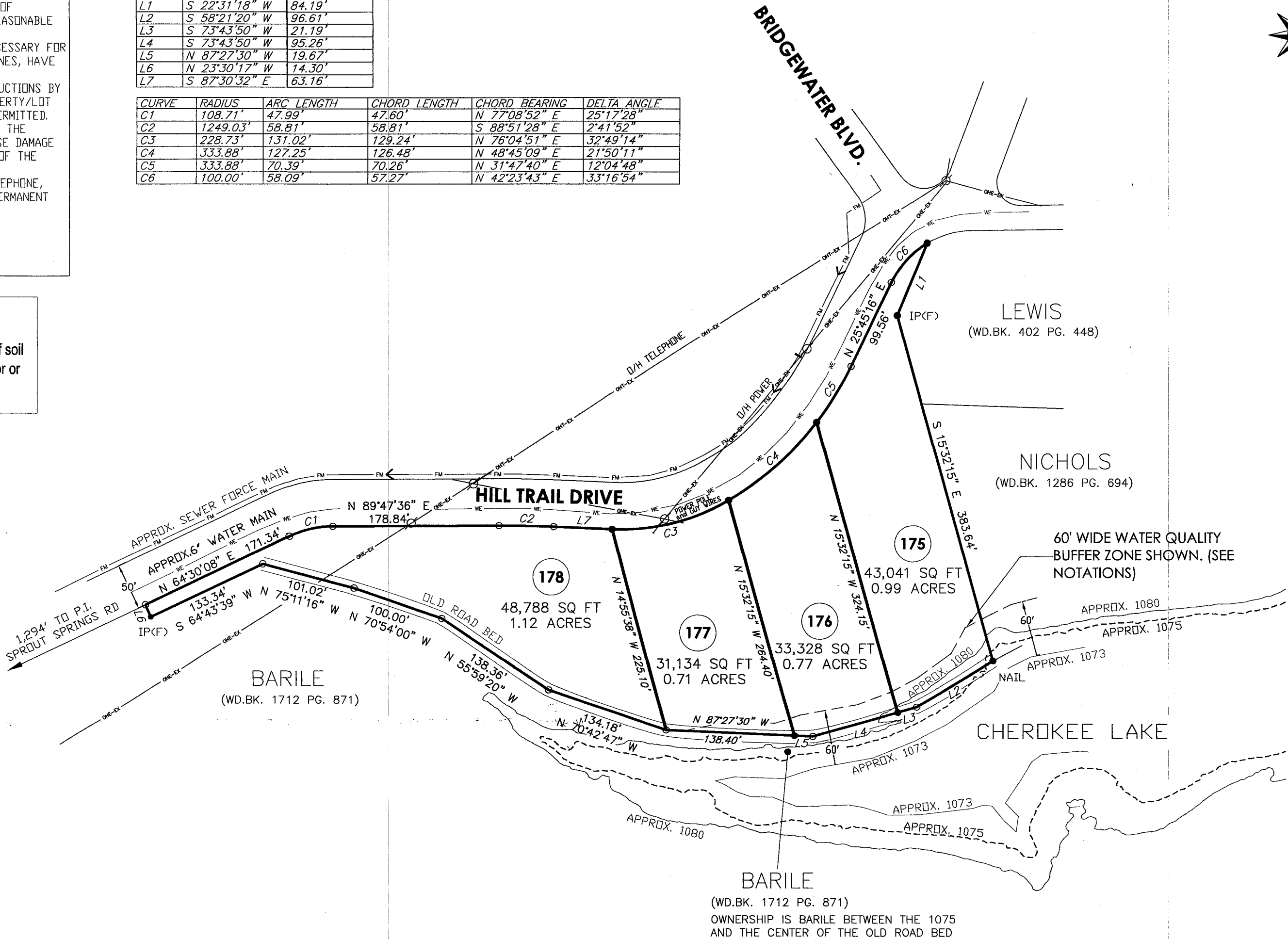
1. THERE IS A 20' PERMANENT SANITARY SEWER EASEMENT LOCATED 10' EACH SIDE OF THE SANITARY SEWER LINES UNLESS OTHERWISE NOTED.THERE IS ALSO A SECONDARY EASEMENT, TEMPORARY IN NATURE, FOR THE SOLE PURPOSE OF MAINTAINING, REPAIRING, OR REPLACING THE SANITARY SEWER, WHEN REASONABLE AND NECESSARY TO DO SO.
2. MORRISTOWN UTILITY COMMISSION SHALL, WHEN REASONABLE AND NECESSARY FOR THE PURPOSE OF INSPECTING, CONSTRUCTING, AND REPAIRING SEWER LINES, HAVE THE RIGHT TO GO UPON LANDS OCCUPIED BY SEWER LINE.
3. THE ERECTION OF A SHED, BUILDING, STRUCTURES OR OTHER OBSTRUCTIONS BY THE PROPERTY/LOT OWNER, OR THE PLANTING OF TREES BY THE PROPERTY/LOT OWNER OR LESSEE WITHIN THE SEWER LINE EASEMENT WILL NOT BE PERMITTED.
4.THE PLANTING OF TREES OR ERECTION OF A STRUCTURE ADJACENT TO THE SANITARY SEWER SHALL NOT BE IN SUCH A MANNER WHICH WOULD CAUSE DAMAGE TO THE SANITARY SEWER OR DAMAGE TO A STRUCTURE DURING REPAIR OF THE SANITARY SEWER.
5. UTILITY LINES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE, OR WATER LINES SHALL NOT BE CONSTRUCTED WITHIN THE PERMANENT EASEMENT WITHOUT PRIOR WRITTEN APPROVAL BY THE M.U.C..

NOTATIONS FOR WATER QUALITY BUFFER ZONE:

1) "There shall be no clearing, grading, construction or disturbance of soil and/or native vegetation except as permitted by the City Administrator or designee."

LINE	BEARING	DISTANCE
L1	S 22°31'18" W	84.19'
L2	S 58°21'20" W	96.61'
L3	S 73°43'50" W	21.19'
L4	S 73°43'50" W	95.26'
L5	N 87°27'30" W	19.67'
L6	N 23°30'17" W	14.30'
L7	S 87°30'32" E	63.16'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	108.71'	47.99'	47.60'	N 77°08'52" E	25°17'28"
C2	1249.03'	58.81'	58.81'	S 88°51'28" E	2°41'52"
C3	228.73'	131.02'	129.24'	N 76°04'51" E	32°49'14"
C4	333.88'	127.25'	126.48'	N 48°45'09" E	21°50'11"
C5	333.88'	70.39'	70.26'	N 31°47'40" E	12°04'48"
C6	100.00'	58.09'	57.27'	N 42°23'43" E	33°16'54"



ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARLSON MODEL BRX-7 ROVER AND BASE POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORK DATUM/EPOCH: HORIZONTAL-NAD 83, VERTICAL-NADV 88 PUBLISHED/FIXED CONTROL USED: TDOT GNSS REFERENCE NETWORK GEOID MODEL: 2017 COMBINED GRID FACTORS: NONE APPLIED

NOTES: IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED. PROPERTY IS CURRENTLY ZONED R-2 BUILDING SETBACKS: 25' FRONT 25' REAR 10' / 15' / 20' SIDE (1-, 2-, 3- STORY) THERE IS A 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL LOT LINES DEED REFERENCE: D.B.1768, PG. 761 PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHT OF WAYS, ZONING, RECORDED MAPS AND DEEDS OF RECORD.	CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR BOND POSTING I hereby certify: (1) that streets, drainage systems and street signage have been installed in an acceptable manner and according to city specifications; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default. Date _____ City Engineer or County Road Superintendent	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM I hereby certify that (1) the sewage facilities have been installed in accordance with the adopted Sewerage Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default. Date <u>4/14/22</u> City Engineer or Health Department Official	CERTIFICATE OF OWNERSHIP AND DEDICATION I (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted. Date <u>04/14/2022</u> Owner <u>Richard L. Kent</u>	CERTIFICATE OF ACCURACY I hereby certify that this is a Class II survey and the ratio of precision of the unadjusted survey is 1:7,500 as shown hereon. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (EXCEPT THAT AREA RESERVED BY TVA FLOWAGE EASEMENT). ACCORDING TO FEMA / FIRM MAP 47063C0050E DATED 07-03-06, THE DESCRIBED PROPERTY IS IN "ZONE X" Date <u>1-19-22</u> Surveyor <u>Richard L. Kent</u> TN Reg. No. 2040	BK/PG: NPLAT/157-157 22015618 <table border="1"> <tr><td>1 PGS:AL PLAT</td><td></td></tr> <tr><td>MARSHA BATCH: 156406</td><td></td></tr> <tr><td>04/19/2022 - 10:00 AM</td><td></td></tr> <tr><td>VALUE</td><td>0.00</td></tr> <tr><td>MORTGAGE TAX</td><td>0.00</td></tr> <tr><td>TRANSFER TAX</td><td>0.00</td></tr> <tr><td>RECORDING FEE</td><td>15.00</td></tr> <tr><td>DP FEE</td><td>2.00</td></tr> <tr><td>REGISTER'S FEE</td><td>0.00</td></tr> <tr><td>TOTAL AMOUNT</td><td>17.00</td></tr> </table> STATE OF TENNESSEE, HAMBLEN COUNTY REGISTER OF DEEDS JIM CLAWSON 0 100 200 300	1 PGS:AL PLAT		MARSHA BATCH: 156406		04/19/2022 - 10:00 AM		VALUE	0.00	MORTGAGE TAX	0.00	TRANSFER TAX	0.00	RECORDING FEE	15.00	DP FEE	2.00	REGISTER'S FEE	0.00	TOTAL AMOUNT	17.00
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CERTIFICATION OF ENGINEERING APPROVAL - FINAL PLAT I hereby certify that all (road improvements) and (storm drainage improvements) and (water supply improvements) and (sewage disposal improvements) required by the Morristown Regional Planning Commission to serve _____ Subdivision have been satisfactorily completed as depicted on the as-built engineering drawings approved by the City of Morristown. Date _____ Name (Subdivision Project Engineer) Date _____ Name (City Engineer/ County Road Superintendent)	CERTIFICATION OF THE APPROVAL OF POWER SYSTEMS I hereby certify that (1) the power facilities have been installed in accordance with the adopted _____ Power System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default. Date <u>4-14-22</u> Power Systems Engineer <u>[Signature]</u>	CERTIFICATION OF APPROVAL FOR RECORDING I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Morristown, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Regional Planning Commission and that it has been approved for recording in the Hamblen County Register of Deeds Office. Date <u>4-18-22</u> Secretary, Morristown Regional Planning Commission <u>[Signature]</u>	CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS I hereby certify that (1) the water facilities have been installed in accordance with the adopted _____ Water System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default. Date <u>4/14/22</u> Water Systems Engineer <u>[Signature]</u>	RICHARD L. KENT REGISTERED LAND SURVEYOR AGRICULTURE 1-19-22 COMMERCE TENNESSEE NO. 2040	PRELIMINARY and FINAL PLAT OF: BRIDGEWATER POINTE SUBDIVISION PHASE II <table border="1"> <tr> <td>PARCEL: 065.00</td> <td>GROUP:</td> <td>MAP: 016</td> <td rowspan="4">OWNERS: C2 INVESTMENTS, LLC 296 BOYD SCHOOL ROAD MORRISTOWN, TN 37813</td> </tr> <tr> <td>WARD</td> <td colspan="2">CITY OF MORRISTOWN</td> </tr> <tr> <td>DISTRICT: 1ST</td> <td colspan="2">DATE: 1-19-22</td> </tr> <tr> <td>NOTES:</td> <td colspan="2">REVISION DATE:</td> </tr> <tr> <td>SCALE: 1"=100'</td> <td colspan="2">DWG. NO. 22-008</td> <td></td> </tr> </table>	PARCEL: 065.00	GROUP:	MAP: 016	OWNERS: C2 INVESTMENTS, LLC 296 BOYD SCHOOL ROAD MORRISTOWN, TN 37813	WARD	CITY OF MORRISTOWN		DISTRICT: 1ST	DATE: 1-19-22		NOTES:	REVISION DATE:		SCALE: 1"=100'	DWG. NO. 22-008					
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