

CERTIFICATE OF OWNERSHIP

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

_____, 2025
Date

Owner

Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the HAMBLEN COUNTY PLANNING COMMISSION and that the monuments have been placed as shown hereon to the specifications of the subdivision regulations.

May 6, 2025
Date
Billy G. Knight
Registered Surveyor

CERTIFICATION OF APPROVAL

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision standards for the Hamblen County Planning Commission, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the offices of the county register.

_____, 2025
Date

Secretary, Hamblen County Planning Commission

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that I (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

Water Systems Engineer

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

I hereby certify that I (1) the sewerage 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.

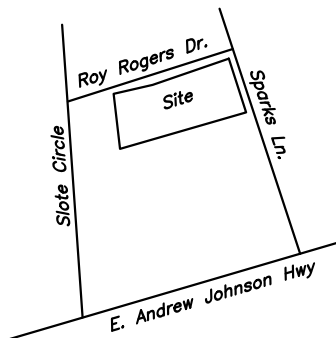
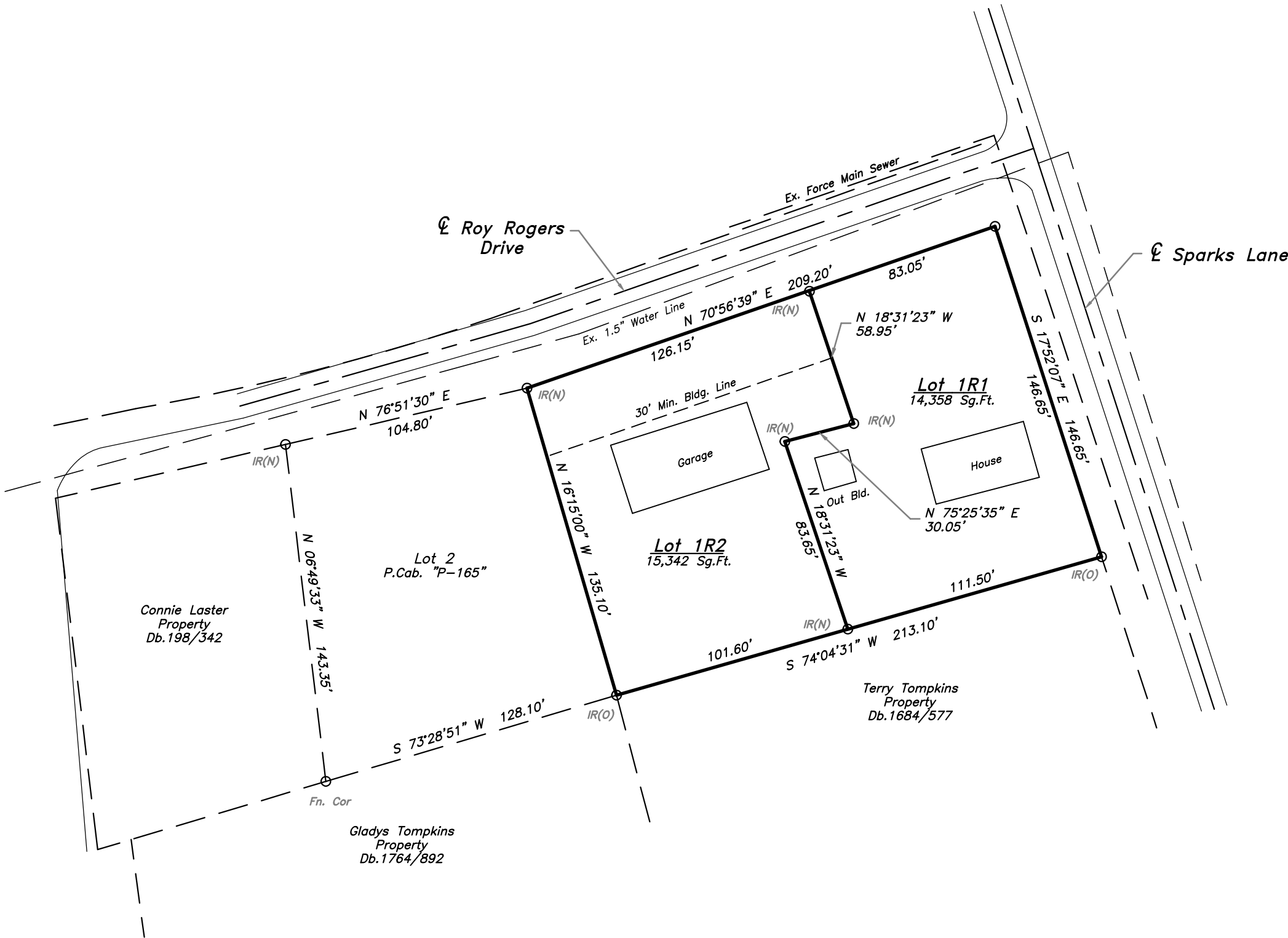
Date

City Engineer or Health Department Official

Division of Groundwater Protection

On Sewer

Register of Deeds

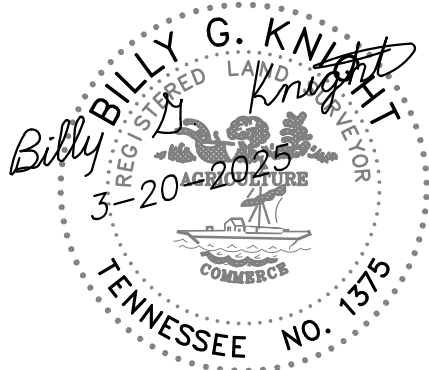
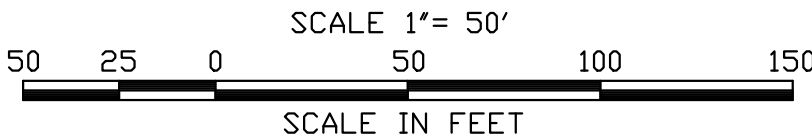


VICINITY MAP
N.T.S.

NOTES

1. Iron pins at all corners.
2. Co. Map No. 013P-B-015.00
3. Minimum building setbacks:
30' Front, 10' Side & Rear
4. There is a 5' drainage and utility easement inside all interior lot lines; 10' inside all exterior boundaries and road right of way lines.
5. Zoning - A-1
6. Owner/Developer
James Howerton
7880 Roy Rogers Dr
Whitesburg, Tn. 37891
Ph. 865-257-1524

This Property is Not Located
Within Any "FEMA" Flood Hazard
Zone.
Map 47063C0075E
Date: 7-03-06



LEGEND
IR(O) = Iron Rod Found
IR(N) = Iron Rod Set
IP(O) = Iron Pipe Found
IP(N) = Iron Pipe Set
N = Nail
N & C = Nail & Cap

I HEREBY CERTIFY THAT THIS IS A CATEGORY _____
SURVEY AND THE RATIO OF THE PRECISION OF THE
UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.
Billy G. Knight
This survey has been made in compliance with
current Tennessee Minimum Standards of Practice.

Subdivision No. 2 of
The James Howerton Property
District No. Three - Hamblen County, Tenn.
Date: 5-06-2025 Scale: 1" = 50'
By: Billy G. Knight RLS
PO Box 13
White Pine, Tn. 37890
Ph. 865-368-0384
email: bgksurvey@aol.com
(Total Acres 1.05; Total Lots 2)