

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the Blount County Planning Region, with the exception of such variances, if any, as noted in the minutes of the planning commission, and that it has been approved by that body for recording in the office of the county register.

Date

Secretary, Planning Commission

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 Blount County Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Subdivision Regulations.

Date

Registered Surveyor

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 restriction lines, and dedicate all right-of-way, streets, alley, walks, easements, parks and other open spaces to public or private use as noted.

Date

TIPTON G F, LLC

TENNESSEE WASTEWATER SYSTEMS, INC.

WYNDSONG PROPERTY HOMEOWNERS ASSOCIATION, INC.

CERTIFICATE OF THE APPROVAL OF WATER

I hereby certify that the improvements have been installed in an acceptable manner and according to the specifications of the Blount County Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

Date

Signature Position

CERTIFICATE OF APPROVAL OF ROAD NAMES AND PROPERTY NUMBERS (E-911)

I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

Date

E-911 Authority

CERTIFICATE OF APPROVAL OF STREETS

This subdivision lies along an existing public road. The improvements related to streets have been installed according to County specifications; and according to the specifications of the Blount Planning Commission's Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

Date

County Highway Superintendent

ELECTRICAL UTILITY SERVICE

The property shown on this subdivision plat is within the service area of the following condition(s) apply:

☐ Lots are served by existing powerlines.
☐ Lots are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of the utility company.

Date

Signature

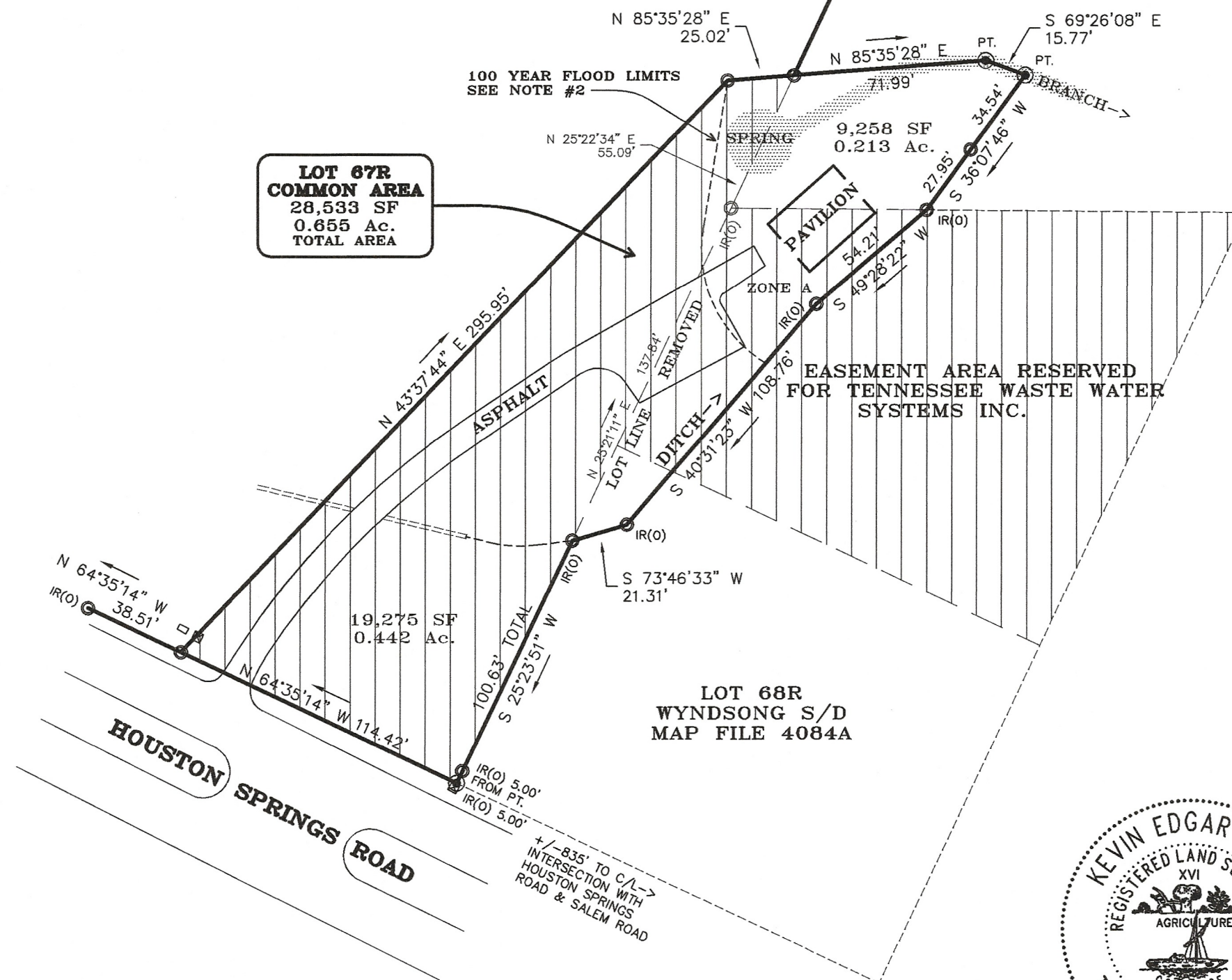
Title

NOTES:

- 1) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- 2) AS PER THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 47009C0250C; EFFECTIVE DATE: SEPTEMBER 19, 2007) THIS PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. A PORTION IS WITHIN ZONE A, AS SHOWN HEREON.
- 3) THIS PROPERTY IS ZONED: R-1 (RURAL DISTRICT 1).
- 4) SETBACK REQUIREMENTS: FRONT = 30 FEET, 10 FEET FROM DRIVEWAY EASEMENT SIDE = 10 FEET REAR = 20 FEET FOR PRINCIPAL STRUCTURE 5 FEET FOR ACCESSORY STRUCTURE
- 5) IRON ROD SET AT EACH CORNER, UNLESS OTHERWISE SHOWN HEREON.
- 6) RTK GPS WAS USED ON 100% OF THIS SURVEY. DATUM IS NAD 83 CORRS 96 (DOT NETWORK CORRECTION). THE GPS RECEIVER WAS A CARLSON BRX7 AND EXCEEDS DUAL FREQUENCIES. ALL GPS MEASURED POINTS WERE REDUCED TO GROUND WITH A GRID TO GROUND FACTOR OF 1.000000. AVERAGE HRMS VALUES RECORDED WERE LESS THAN 0.05 FEET AT EACH CORNER.
- 7) DRAINAGE AND UTILITIES EASEMENTS SHALL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ON THE INSIDE OF ALL LOT LINES EXTERIOR TO THE SUBDIVISION, AND TEN FEET ALONG THE STREET RIGHT-OF-WAY EXCEPT AS OTHERWISE SHOWN HEREON, OR FIVE FEET ON EACH SIDE OF ALL ASBUILT UTILITIES.
- 8) EASEMENTS ALONG THE FORMER LOT LINES ARE REMOVED.
- 9) THIS LOT IS SERVED BY LOW PRESSURE SEWER WITH TREATMENT AREA LOCATED ON LOT 67 AND THE UTILITY OPERATED BY TENNESSEE WASTE-WATER SYSTEMS. THIS ENTIRE LOT IS RESERVED FOR THIS UTILITY.
- 10) THE PUPOSE OF THIS PLAT IS TO CREATE A LOT FOR THE WYNDSONG PROPERTY HOMEOWNERS ASSOCIATION, INC.

LOT 67
WYNDSONG S/D
MAP FILE 2243A
REMAINING LANDS OF
TENNESSEE WASTEWATER
SYSTEMS INC.
R.B. 2253-2124
5.086 ACRES

LOT 141R
WYNDSONG S/D
MAP FILE 2243A
MAP FILE 4084A
REMAINING LANDS OF
TIPTON G F, LLC.
R.B. 2242-1804
R.B. 2633-1421
5.034 ACRES

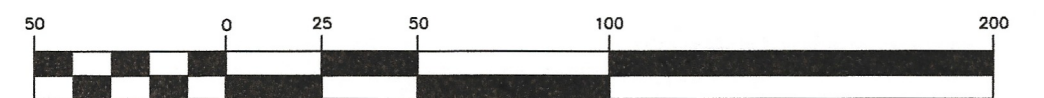


EASEMENT AREA RESERVED
= FOR TENNESSEE WASTE WATER
SYSTEMS INC.

REPLAT OF TRACTS 67 & 141R
WYNDSONG SUBDIVISION
DISTRICT 2, BLOUNT COUNTY, TENNESSEE
REF.: R.B. 2242-1804 & R.B. 2633-1421 - TIPTON
R.B. 2253-2124 - TENNESSEE WASTEWATER SYSTEM, INC.
MAP FILE 2243A AND MAP FILE 4084A

OWNERS: TIPTON G F, LLC.
P.O. BOX 4371
MARYVILLE, TN. 37802
TENNESSEE WASTEWATER SYSTEMS, INC.
851 AVIATION PARKWAY
SMYRNA, TN. 37167
WYNDSONG PROPERTY OWNERS ASSOCIATION, INC.
MARCUS VUCINOVICH
1018 HOUSTON SPRINGS ROAD
GREENBACK, TN. 37742-4481

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

DATE: 09-28-22

BLOUNT SURVEYS, INC.
KEVIN EDGAR PITTS, RLS NO. 2324
1710 W. LAMAR ALEXANDER PARKWAY
MARYVILLE, TENNESSEE 37801
PHONE (865) 983-8484

LEGEND
IR(0) = OLD IRON ROD (FOUND)
IP(0) = OLD IRON PIPE (FOUND)
IR(0) = NEW IRON ROD (SET)
H.B.S.L. = MINIMUM BUILDING SETBACK LINE

TAX MAP 089A
GROUP B
PARCEL 020.00
MAP CHECK 023.00
DRAWN BY: SHEET: 1 OF 1
BY: BC
SCALE: 1"=50'
JOB NO. 12513