

Tax Record Owner(s): Lots 5 & 6, Ron & Sue Hamilton, 212 Ace Gap Road, Townsend, TN 37882

Certification of Ownership and Dedication

Ron & Sue Hamilton hereby certify that I(we are) the owner(s) of the property shown and described hereon and that I(we)hereby adopt this subdivision plat with my(our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Date_____ Owner_____ Ron Hamilton

Date_____ Owner_____ Sue Hamilton

Certificate of Accuracy

I certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Blount County Planning Commission. I further certify that the desgree of precision(linear and angular) meets the standards established by the Tennessee Board of Examiners for Land Surveyors, and, that the monuments have been placed as shown hereon in accordance with the specifications of the Blount County Planning Commission.

Date_____ Tennessee Registered Surveyor #2002_____

Certificate of approval for recording

I certify that the subdivision plat 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 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 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_____ 20_____

E-911 Authority_____

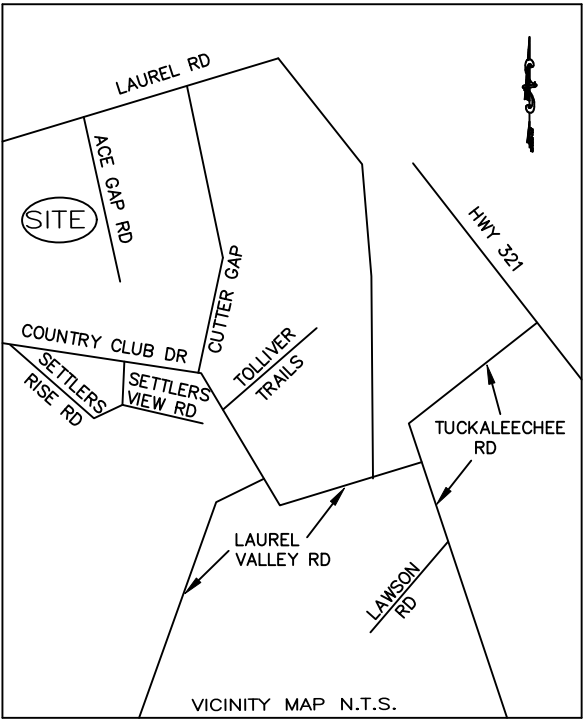
Blount County Health Department

In accordance with the policies of the Tennessee Department of Environmental and Conservation, the Blount County Health Department has not evaluated the existing subsurface sewage disposal system (SSDS) on the property represented by this plat. The Blount County Environmental Health Department makes no representation as to the performance of the existing or future SSDS system, or its future operation.

Standard septic note:
The owner and/or developer of any lot, in developing the lot into building, whether primary structure or accessory structure, or conducting any development or use that will disturb soils on the lot, shall reserve and maintain area sufficient for primary, secondary (and tertiary when applicable) septic field lines appropriate to the size and use of buildings and other development or activities. The Blount County Environmental Health Department should be consulted prior to any construction to determine appropriate area to be reserved undisturbed for septic field use.

Notes:

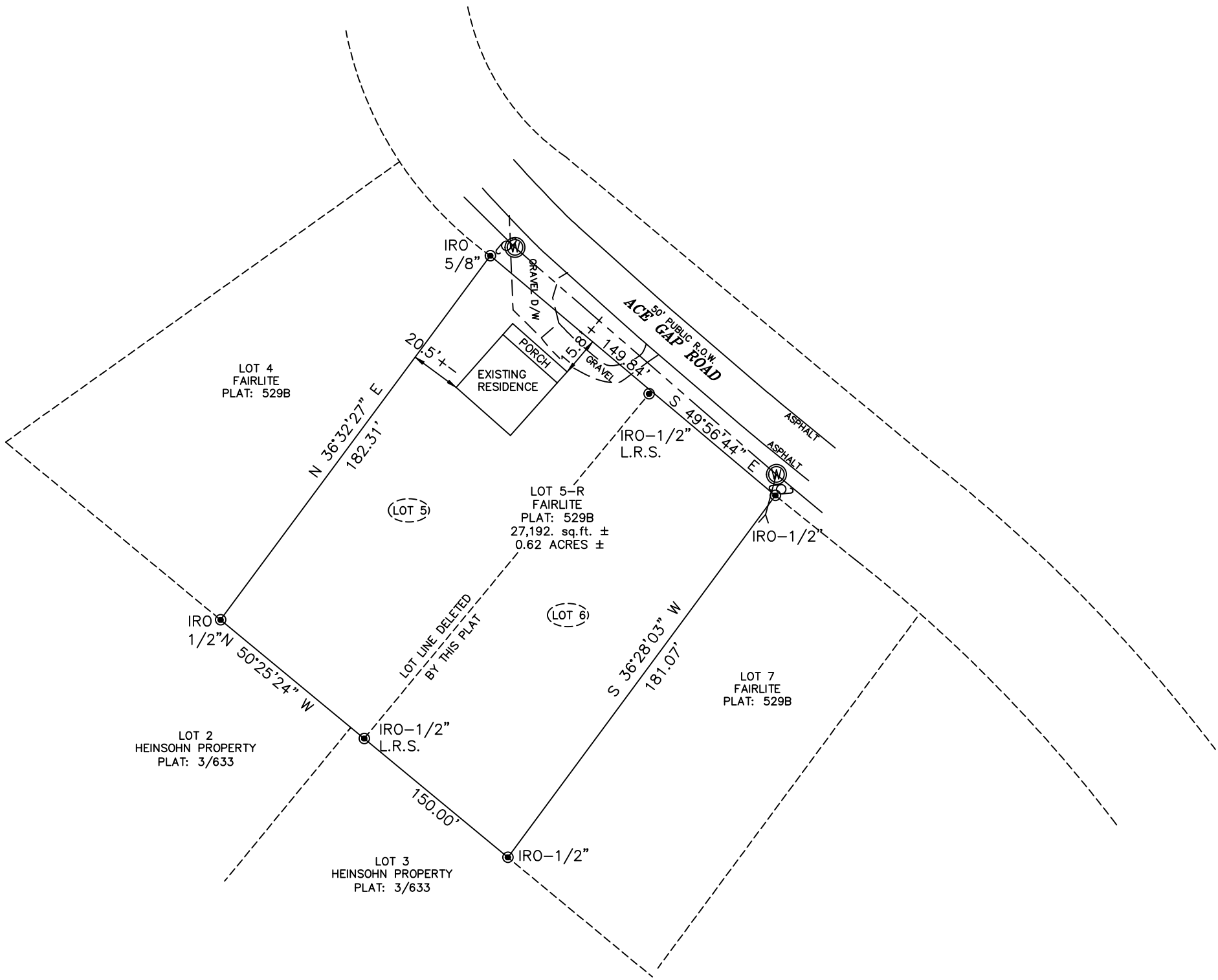
- This map only reflects documents found of current record in the Blount County, TN register of deeds office and referenced in the Tax Assessor's office.
- Utilities shown are based on structures above ground at the date of field locations, this map makes no certification to any underground locations.
- This property DOES NOT lie in a designated special flood hazard area. Subject to localized flooding not shown on FEMA maps.
- Building setbacks are subject to the current zoning requirements. Subject to all requirements of current zoning in effect at the time of construction. Building setbacks are 30' front, 10' sides & 30' rear per R1 zoning.
- This survey is in compliance with the current minimum standards of practice in the State of Tennessee.
- Old lot line drainage/utilityeasements hereby removed(if any).
- SUBJECT TO any and all restrictions, covenants, conditions, planning commission ordinances, rights of way, and all easements, if any, affecting said land, EXCEPT as specifically stated or shown on this plat. This survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; zoning or other land regulations, and any other fact that an accurate and current title search may disclose. No Title Opinion is expressed or implied.
- Every document of record reviewed and considered as part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record that would affect this parcel.
- Boundary lines were retraced from monuments found in the field and the latest recorded deeds and maps of the adjoining property owners.
- Notify Tennessee One-Call System and individual utility authority before any excavation for exact location of all underground utilities.
- Certification Defined: The use of the word "certify" or "certification" by a Registered Professional Land Surveyor, in the practice of Land Surveying, constitutes an expression of professional opinion regarding those facts of findings which are subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.



360°
Surveying
&
Mapping
P.O. Box 554
209 Maryville Hwy.
Seymour, TN 37865
865-577-4611

Legend:

- Iron Rod Old, Other
- Iron Rod New #2002
- Calculated Point
- Power Pole
- Water Meter
- Adjoiner
- Pavement
- Gravel



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I hereby certify that this is a category II survey with a unadjusted ratio of precision of 1:7500 or better as shown hereon and meets the Tennessee Minimum Standards of Practice.

Final Plat
LOT 5R
FAIRLIGHT
(formerly lots 5 & 6)
Plat: 529B
212 Ace Gap Road
15th Civil District, Blount County, Tn
Record Book 2538 Page 2622
Record Book 2588 Page 2685
Tax Map: 095K-A-095K-005.00 & 006.00
Zoned: R-1
Scale:1"=50'
Date:12-03-2020
Job#11620