NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT VERIFIED BY EXCAVATION AND SHOULD BE VERIFIED BY THE PROPER UTILITY AUTHORITY IF NECESSARY.

2. UTILITY AND DRAINAGE EASEMENTS OF 5 FT EACH SIDE OF ALL LOT LINES AND 10 FT INSIDE EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS.

3. THIS PROPERTY IS SUBJECT TO APPLICABLE RESTRICTIONS AS SET FORTH BY ROANE COUNTY.

4. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP 470267 0038F, SEP 28, 2007.

5. THIS PROPERTY IS ZONED A-2, DEVELOPING AGRICULTURAL DISTRICT

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

TOTAL LOTS: 1
TOTAL ACREAGE: 0.79 ACRES

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECTLY SURVEYED TO THE ACCURACY REQUIRED BY THE ROANE COUNTY REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE STATE OF TENNESSEE.

RICHARD A. BAILEY, PLS DATE

CERTIFICATE OF AVAILABILITY OF PUBLIC WATER SUPPLY:

THIS IS TO CERTIFY THAT THE PUBLIC WATER SUPPLY LINES HAVE BEEN PROPERLY INSTALLED AND ARE AVAILABLE FOR SERVICE CONNECTIONS.

AUTHORIZED AGENT DATE

UTILITY DISTRICT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR THE ROANE COUNTY REGIONAL 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 OFFICE OF THE REGISTER OF DEEDS.

DATE SECRETARY,
ROANE COUNTY REGIONAL PLANNING COMMISSION

NOTE:

THE BASIS FOR THE NORTH MERIDIAN OF THIS SURVEY IS SPCS NAD83.

TO ALL PARTIES INTERESTED
IN TITLE TO THE PREMISES SURVEYED:

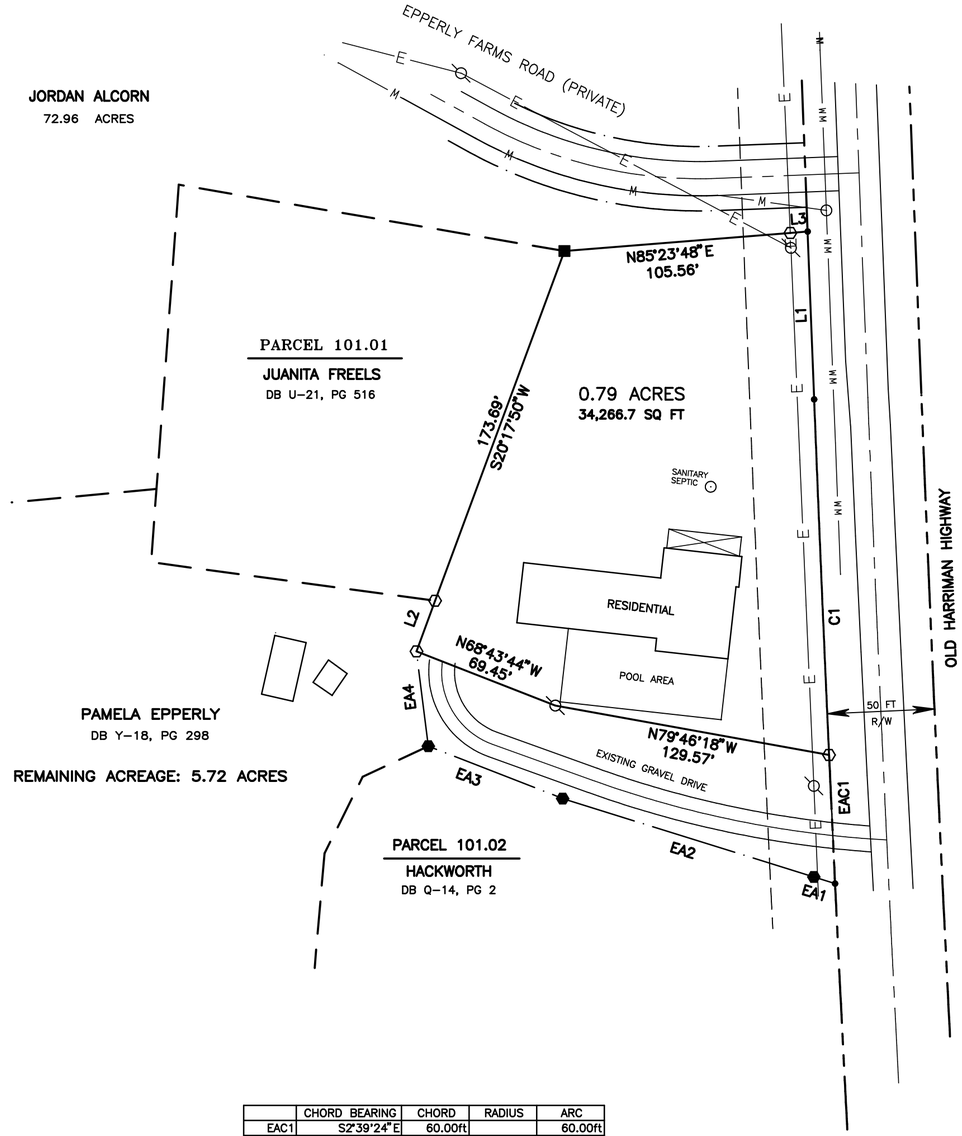
SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THE SURVEY AS REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION ON THE GROUND AS PER RECORD DESCRIPTION; THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE EXCEPT AS SHOWN HEREON; THAT THIS IS A CATEGORY II SURVEY WITH THE UNADJUSTED RATIO OF PRECISION BEING GREATER THAN 1:7,500 FT AS SHOWN HEREON; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RICHARD A. BAILEY
TENN. REG. NO. 1759

REFERENCE: DB 1279, PG 66

	CHORD BEARING	CHORD	RADIUS	ARC
L1	S2°13'25"E	78.25ft		
C1	S2°24'25"E	165.78ft		165.78ft
L2	N20°17'50"E	25.16ft		
L3	N85°23'48"E	8.05ft		

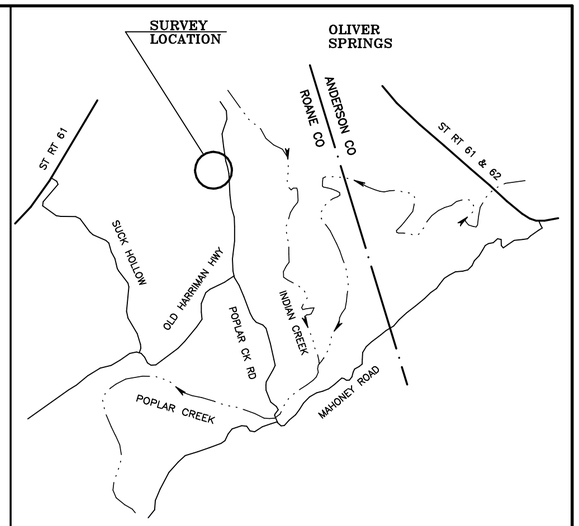


	CHORD BEARING	CHORD	RADIUS	ARC
EAC1	S2°39'24"E	60.00ft		60.00ft
EA1	N72°39'18"W	10.36ft		
EA2	N72°39'18"W	122.56ft		
EA3	N68°43'44"W	67.21ft		
EA4	N7°06'35"W	44.47ft		

0 100' 200' 300' 400'

SCALE: 1" = 100'

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



VICINITY MAP

NOT TO SCALE

LEGEND:

- IRON PIN – FOUND
- IRON PIN – SET
- CONCRETE MONUMENT
- UTILITY POLE
- PROPERTY LINE
- APPROX ADJOINERS LINE
- RIGHT-OF-WAY
- EASEMENT (AS NOTED)
- EXISTING ROAD CENTERLINE
- BUILDING SETBACK
- E — OVERHEAD UTILITY LINE
- W M — WATER MAIN
- W — WATER LINE

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 STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE

OWNER:
PAMELA W. EPPERLY
886 OLD HARRIMAN HIGHWAY
OLIVER SPRINGS, TENNESSEE 37840

TAX ID: MAP 004, PARCEL 101.04

RA Bailey Corp.
224 N. ILLINOIS AVENUE
OAK RIDGE, TENNESSEE 37830-4963
(865) 482-5260

FILE: 2135PLAT	PROPERTY SURVEY FOR PAMELA EPPERLEY LOCATED AT 886 OLD HARRIMAN HIGHWAY CLT REF: MAP 004, PARCEL 101.04 OLIVER SPRINGS, ROANE COUNTY, DISTRICT 2, TENNESSEE		
REVISION: FIRST ISSUE			
DRAWN BY: R. A. BAILEY			
DATE: 11 APR 16	SCALE: 1" = 50'	SHT: 1 OF: 1	2135