

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED. DATE:

OWNER: _____

OWNER: _____

"PLAT APPROVAL IS HEREBY GRANTED FOR THIS PROPERTY, OWNED BY

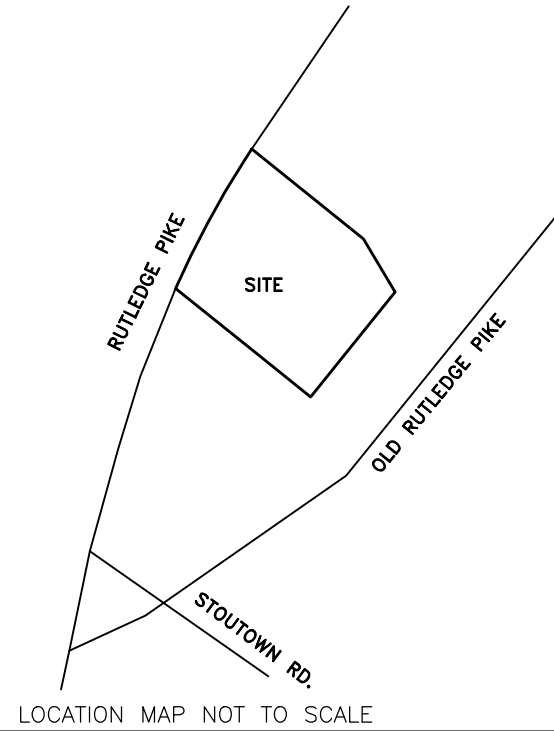
IN _____ COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. ANY CUTTING, FILLING, OR ALTERATION OF THESE SOIL CONDITIONS MAY VOID APPROVAL." DATE: _____

ENVIRONMENTAL SPECIALIST, DIVISION OF GROUND WATER PROTECTION

LEGEND

- IP Iron Pin
- (F) Found
- (S) Set
- POB Point of Beginning
- PP Electric Pole
- WM Water Meter

DRAINAGE EASEMENT



NOTES:

NEW 1/2" IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

UTILITY & DRAINAGE EASEMENTS: 10' EACH SIDE OF ALL LINES.

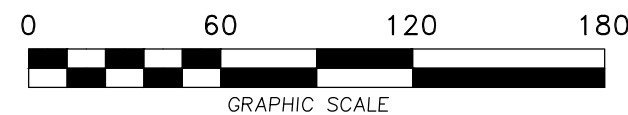
PROPERTY IS ZONED: R-1

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

PROPERTY CONSISTS OF TWO LOTS WITH A TOTAL AREA OF 6.50 ACRES.

PROPERTY OWNERS:
STANLEY & SHIRLEY THURMAN
516 RUTLEDGE PIKE
BLAINE, TN. 37709

LINE	BEARING	DISTANCE
L1	S64°44'11"E	8.13'
L2	S24°26'32"W	32.11'
L3	N65°22'45"W	8.22'
L4	S60°47'04"E	10.81'
L5	S28°57'28"W	25.66'
L6	N61°17'59"W	10.88'
L7	S17°57'21"W	40.82'
L8	N58°19'30"W	10.34'



CERTIFICATION OF STREET NAMES

I CERTIFY THAT STREET NAMES ARE IN COMPLIANCE WITH E-911 AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY. DATE:

DATE: _____

E-911 REPRESENTATIVE

CERTIFICATION OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS LOT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER. DATE: _____

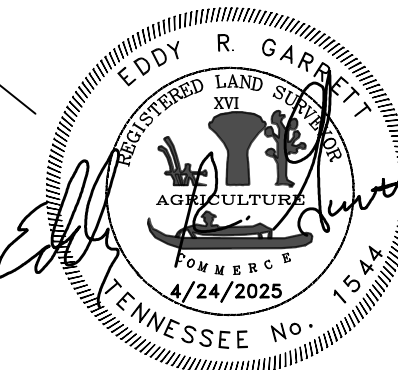
SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATION OF ACCURACY

I CERTIFY THAT THE PLAT DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

24th DAY OF APRIL 2025

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544



FLOOD CERTIFICATION

This is to certify that I have examined the federal insurance administration flood hazard map and found the described property IS NOT located within a special flood hazard area.

CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

Part or All of this survey was performed using a CARLSON BRX7 MULTIPLE FREQUENCY RECEIVER.
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
Type of GPS field procedure: Real Time Kinematic Network
Datum/Epoch: Horizontal-NAD 83, Vertical-NAVD 88.
Published/Fixed-control used: TDOT GNSS Reference Network
Geoid Model: 2013
Combined and factors: none applied

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

SURVEY FOR:
STANLEY AND SHIRLEY THURMAN PROPERTY

Located within the 3rd district of GRAINGER county, Tennessee within the city of: BLAINE

Tax Map/Group/Parcel# 098/-/027.00 Deed Ref. Bk/Pg: 426/1630 225/658

Bearing Base: Tn. State Grid



DATE 4/24/2025

REVISIONS

DRAWN BY TDH



DRAWING NO. 25-084

SCALE 1"= 60'

Tn. State Grid