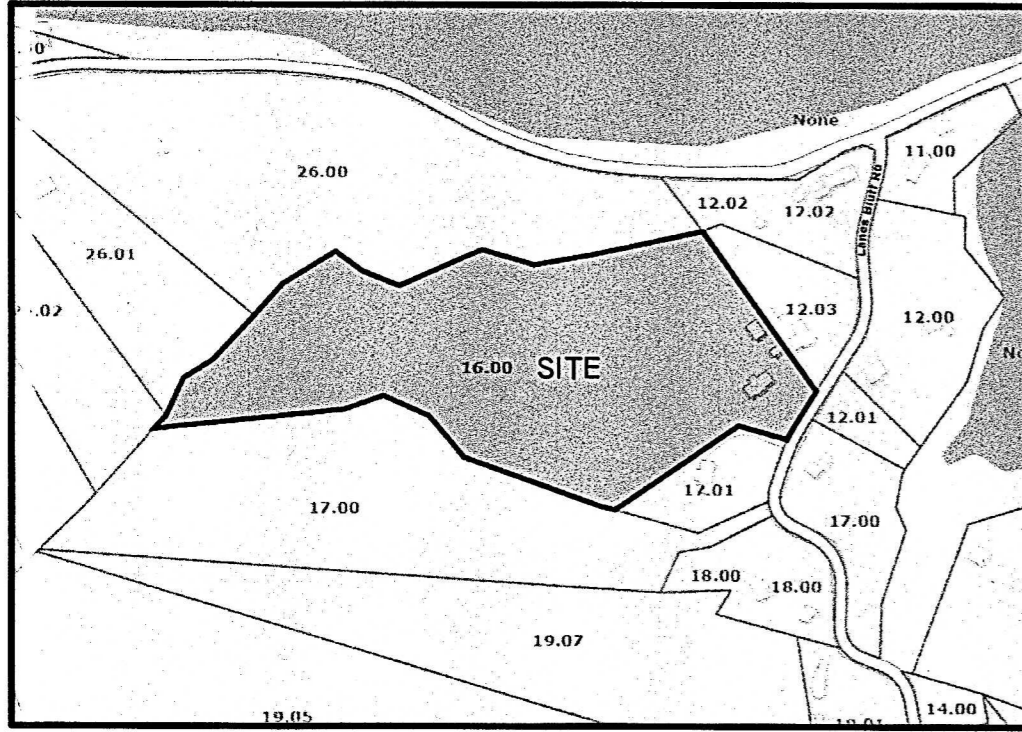


LOCATION MAP



NOT TO SCALE

CERTIFICATE OF APPROVAL FOR RECORDING

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ANDERSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE ANDERSON COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED BY THAT BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

12-22-25
DATE

Margaret Tucker
SECRETARY OR CHAIRMAN OR APPROVED REPRESENTATIVE
OF THE ANDERSON COUNTY REGIONAL PLANNING COMMISSION

NOTES :

NORTH FOR THIS SURVEY AND MAP IS TENNESSEE LAMBERT GRID NORTH. REFERENCE IS NORTH AMERICAN DATUM 1983. DISTANCES SHOWN ON THIS MAP ARE NOT REDUCED TO GRID DATUM AND NO GEODETIC CORRECTIONS WERE APPLIED.

PLAT FOUND ON TAX MAP 088 PARCEL 016.00

REFERENCE DEED : A-19/98

MINIMUM BUILDING SETBACK: 30' FRONT, 10' REAR FOR PRINCIPAL AND PERMITTED ACCESSORY STRUCTURES, AND 10' SIDE FOR A SINGLE STORY STRUCTURE, PLUS AN ADDITIONAL 5' FOR EACH ADDITIONAL STORY.

THERE WILL BE AN 8' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES AND A TEN 10' ELECTRIC UTILITY EASEMENT INSIDE ALL INTERIOR LOT LINES AND 15' FEET INSIDE ALL ROAD LOT LINES.

ZONED A-2

ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM BEST AVAILABLE INFORMATION AT THE TIME OF THE SURVEY. MCGREW ENGINEERING AND SURVEYING HAS NOT FIELD VERIFIED THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN HEREON. BEFORE ANY GRADING OR DIGGING TENNESSEE ONE CALL (811) SHOULD BE CONTACTED TO VERIFY UNDERGROUND UTILITY LOCATION.

PROPERTY IS SUBJECT TO ANY FINDINGS AN ACCURATE TITLE SEARCH MIGHT REVEAL. NO TITLE REPORT WAS FURNISHED AT THE TIME OF THIS SURVEY.

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- NEW 1/2" IRON PIN SET UNLESS NOTED OTHERWISE
- ⊕ POWER POLE
- ⊗ WATER VALVE
- ⊙ WATER METER
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- 7.2 Kv — 7.2 kV POWER LINE
- W — WATER LINE
- ▨ EXISTING BUILDINGS

CERTIFICATE OF APPROVAL OF PUBLIC WATER SUPPLY

TO VERIFY THAT THE EXISTING PUBLIC WATER LINES CAN BE MADE AVAILABLE AND WILL BE ADEQUATE FOR THE SUBDIVISION/DEVELOPMENT SHOWN HEREON, WATER AVAILABILITY MUST BE ESTABLISHED UPON COMPLETION OF A HYDRAULIC ANALYSIS REQUEST PER PROPERTY DEVELOPMENT REQUIREMENTS. THE EXISTING PUBLIC WATER SERVICE ALONG LANES BLUFF ROAD IS A TWO-INCH (2") WATER LINE WITH LIMITED CAPACITY. ANY PUBLIC WATER DISTRIBUTION UPGRADES REQUIRED TO SERVE THE SUBDIVISION/DEVELOPMENT MUST COMPLY WITH CLINTON UTILITIES BOARD STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER AND SEWER UTILITIES AND WOULD BE AT THE SOLE EXPENSE OF THE OWNER AND THE DEVELOPER OF THE PROPERTY OR STRUCTURE TO BE SERVED. ALL WATER METER INSTALLATIONS WILL BE LOCATED WITHIN THE EXISTING ROAD RIGHT-OF-WAY. ALL COSTS ASSOCIATED WITH WATER LINE EXTENSIONS/WATER IMPROVEMENTS/METERS/BOOSTER PUMPS WILL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER, INCLUDING ENGINEERING, PERMITS, MATERIALS, EASEMENTS, CONTRACTOR/CONSTRUCTION INSTALLATION COSTS, COST RECOVERY FEES, ETC.

12/18/2025
DATE

Brittney Lowe
AUTHORIZED REPRESENTATIVE
Eng. Tech

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

I HEREBY CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC STREETS/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 (3) THE PROPERTY NUMBERS OF THE LOTS SHOWN ON THIS PLAT ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

12-17-2025
DATE

Dawn J. Stettin
AUTHORIZED REPRESENTATIVE

CERTIFICATE FOR STREET APPROVAL

I HEREBY CERTIFY THAT THE STREET(S)/ROAD(S) SHOWN AND DESCRIBED HEREON (1) ARE ALREADY IN THE ANDERSON COUNTY ROAD SYSTEM OR (2) HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE ANDERSON COUNTY ROAD SPECIFICATIONS ARE RECOMMENDED FOR ACCEPTANCE INTO THE ANDERSON COUNTY ROAD SYSTEM.

12-18-25
DATE

Larry Long
ROAD SUPERINTENDENT

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 THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC AS NOTED.

12-22-25
DATE

Doug Seiber
OWNER

DATE

OWNER

CARL SEIBER
REMAINING PORTION
OF DEED BOOK A-19
PAGE 98
±15.32 AC. REMAINING

LOT 1
±1.22 Ac.
±53,277.73 Sq. Feet

CARL SEIBER
REMAINING PORTION
OF DEED BOOK A-19
PAGE 98
±15.32 AC. REMAINING

ROBERT
REED
A-19/550

S.M.
GIBSON
1464/2157

CAB/ENV: 11/74D-74 (1)	26000188
1 PG(S): PM - PLAT MAP (LR)	
VALUE	1/7/2026, 1:50:52 PM
MORTGAGE TAX \$0.00	
TRANSFER TAX \$0.00	TOTAL AMOUNT \$17.00
TIM SHELTON REGISTER OF DEEDS ANDERSON CO, TN	

OWNER :
CARL SEIBER
7870 SCENIC OAKS ROAD
KNOXVILLE, TN 37958

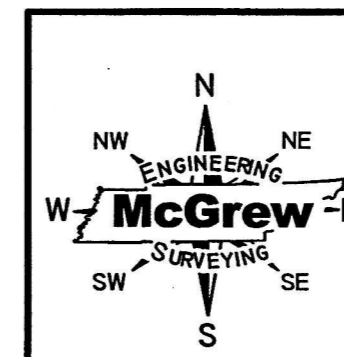
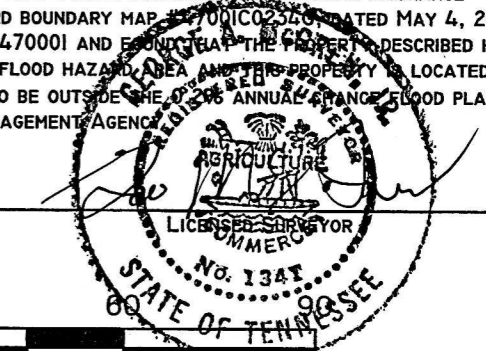
CERTIFICATE OF ACCURACY

(1) I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ANDERSON COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE ANDERSON COUNTY SUBDIVISION REGULATIONS.

(2) THE PROPERTY SURVEYED IS A CATEGORY IV REMOTE SENSING SURVEY. RTK GPS WAS USED ON 100% OF THIS SURVEY. THE DATUM FOR THE FIXED STATIONS SHOWN WERE DERIVED USING A VRS NETWORK (TDOT NETWORK) OF CORS STATIONS REFERENCED TO NAD 83, GEOID18. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: 0.05 - HORIZONTAL & 0.08 - VERTICAL. PART OR ALL OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARLSON BRX7 GPS RECEIVER. ALL GPS MEASURED POINTS WERE MEASURED ON THE STATE PLANE GRID WITH A GRID TO GROUND SCALE FACTOR OF 1.00000000. FOR DETERMINING GROUND DISTANCES, A COMBINED SCALE FACTOR OF 1.00007763360805 WOULD BE USED. POSITIONAL DATA WAS OBSERVED ON/BETWEEN NOVEMBER 11TH, 2025.

(3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP #17010C0201A DATED MAY 4, 2009 FOR COMMUNITY #470217 & #470001 AND DETERMINED THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE ANNUAL FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

12/22/25
DATE



SUBDIVISION FOR DOUG SEIBER

SUBDIVISION OF A ±16.54 ACRE TRACT ON LANES BLUFF ROAD IN THE FIRST CIVIL DISTRICT OF ANDERSON COUNTY, TN	DRAWN BY:	LEB
	APPROVED BY:	GAM
	SCALE:	1" = 30'
	DATE:	11-12-25
353 N. CULLOM ST. CLINTON, TN. 37716 PHONE : (865) 457-1664 FAX : (865) 463-7609 EMAIL : MCGREWENG@GMAIL.COM	DRAWING NO:	5688A