

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I hereby certify that I am (the and) the owner(s) of the property shown and described herein and that I (we) hereby agree to dedicate the easement shown on this plat to the public use of the minimum utility easement shown, and to dedicate the streets, alleys, paths and other open spaces to public or private use as noted.  
DATE: 7/30/25  
LAURA MCAFEE

**CERTIFICATE OF STREET APPROVAL**  
I hereby certify that the street(s) shown and described herein (s) are shown in the Anderson County Road System or (2) have been approved in accordance with the Anderson County Road System.  
DATE: 7/30/25  
LAURA MCAFEE

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plat shown herein has been filed in accordance with the Anderson County Register of Deeds, and that the same is in compliance with the Anderson County Register of Deeds.  
DATE: 7/30/25  
LAURA MCAFEE

**CERTIFICATE FOR UTILITY VERIFICATION**  
I hereby certify that (the utility company) has on existing (utility) (water/sewer) in or near the site (shown) in the plat and that the utility shown herein is sufficient for the additional service required for this development.  
DATE: 7/30/25  
LAURA MCAFEE

**CERTIFICATE OF FINAL SUBDIVISION PLAT AGREEMENT**  
I hereby certify that no building permits can be issued for a tract/parcel of land in an unapproved subdivision until the final subdivision plat is filed in the Office of the County Register of Deeds.  
DATE: 7/30/25  
LAURA MCAFEE

**CERTIFICATE OF ACCURACY**  
I hereby certify that the information shown and described herein is true and correct to the best of my knowledge and belief, and that the same is in compliance with the Anderson County Register of Deeds.  
DATE: 7/30/25  
LAURA MCAFEE

**CERTIFICATE OF APPROVAL OF STREET NAMES & PROPOSED NUMBERING**  
I hereby certify that the street names and proposed numbering shown herein are in compliance with the Anderson County Register of Deeds.  
DATE: 7/30/25  
LAURA MCAFEE

**CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS**

**GENERAL RESTRICTIONS:**

Approval is hereby granted for Lot(s) 1 - 2 defined as Giles Property on Bland Rd - located in Anderson County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. **ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.**

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

**LOT RESTRICTIONS:**

- Lot 1: Not Evaluated: This lot is not being evaluated due to the existing dwelling and SSDS.
- Lot 2: Lot 2 is limited to a maximum of 3 bedrooms. Conventional septic system is required.

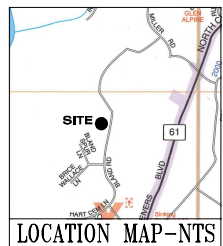
James West *James West* 7/30/24  
Environmental Scientist  
TN Division of Water Resources  
Date

**LEGEND**

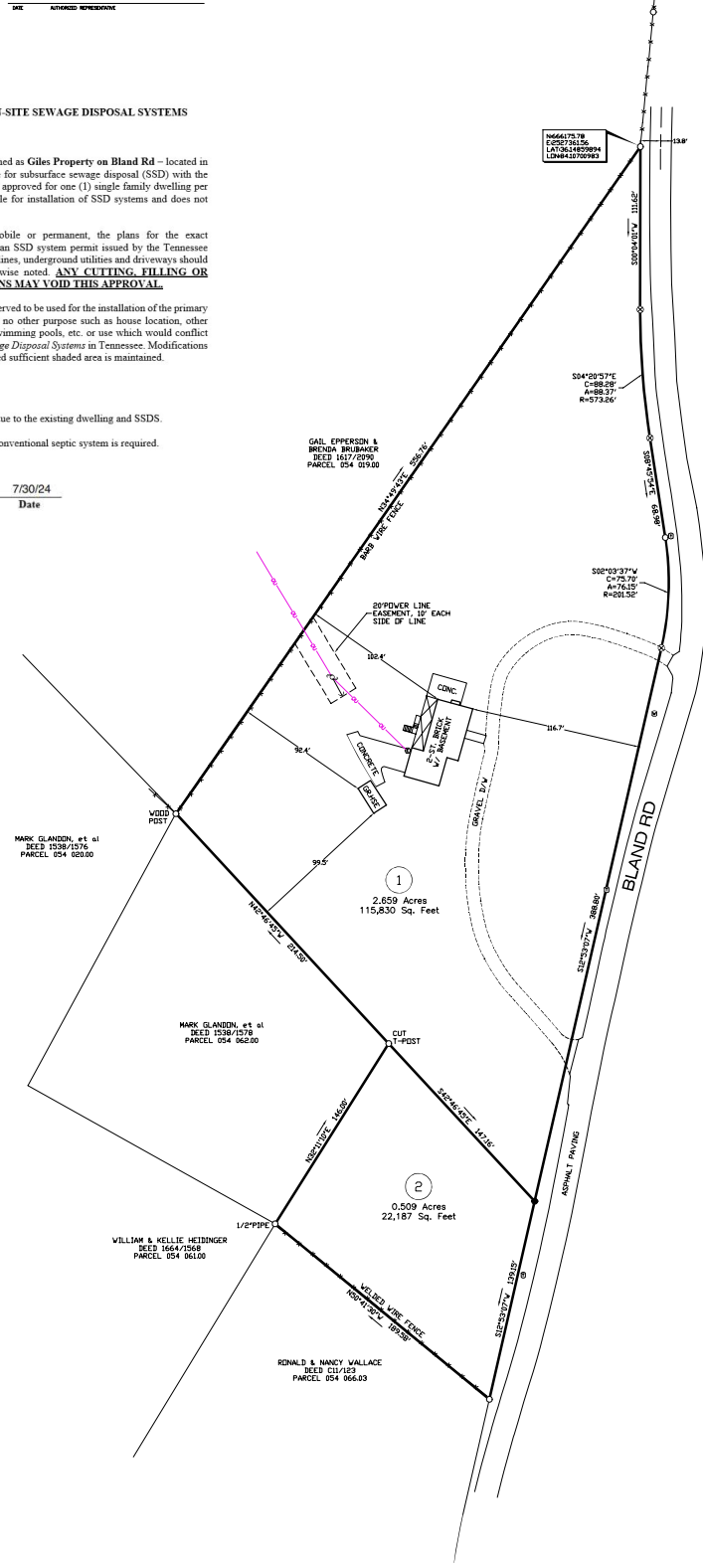
- 1/2" IRON PIN FOUND OR FOUND AS NOTED
- 1/2" IRON PIN SET
- W/PLASTIC CAP #1643
- ⊗ NO MONUMENT
- ⊗ ELECTRIC METER
- GUY
- ⊖ PHONE BOX
- ⊖ UTILITY PILE
- ⊖ WATER METER
- OVERHEAD UTILITIES



TN NAD83(2011)  
Horizontal accuracy: 0.1  
GPS Real-time: RTK  
Date of GPS survey: 6/19/25  
Datum/Elevation: NAD83(2011)/2010  
Elevation/Height: Contour, wet  
TIE: CODE: 003  
Scale: 1:500  
Easements: GCMW 02  
Portion of survey GPS used: ALL  
Relative positional accuracy: 1:1  
GPS Scale: 1:5000  
GPS Base: MGRS94 744 E252729491



- NOTES:**
1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED SUBJECT TO A BEST REASONABLE DUE DILIGENCE THAT MAY BE PROVIDED BY THE CLIENT.
  2. DEED 10/24
  3. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS OF 5' WIDE INTERIOR LOT LINES, 10' WIDE EXTERIOR LOT LINES AND ROADS.
  4. PROPERTIES IS ZONED A-4. SUBJECT TO THE FOLLOWING RESTRICTIONS:  
FRONT YARD: 30 FEET DEEP  
REAR YARD: 30 FEET DEEP FOR PRINCIPAL AND PERMITTED ACCESSORY STRUCTURES.  
SEE YARD: 10 FEET FOR A SINGLE-STORY STRUCTURE, PLUS AN ADDITIONAL 5 FEET FOR EACH ADDITIONAL STORY.  
THE PLAT HEREON AND THIS SUPERSEDES ALL PREVIOUS PLATS OF RECORD.



**CAB 11  
ENV 56A**



**GILES PROPERTY  
ON BLAND RD**

PLAT REF: N/A SCALE: 1"=40'  
PARCEL: 054 06630  
COUNTY/DISTRICT: ANDERSON/2  
CITY: N/A VMS/BLCK/N/A DATE: 6/24/2025

Need D. Ferguson, P.L.S.  
400 N Hicks St  
Clinton, TN, 37718  
Phone: (865) 659-6169  
Fax: (865) 232-8718 Toll Free  
www.PLSurvey.com



**811**  
Call Before You Dig! 1-800-351-1111  
Utilities shown were located from actual field evidence, utility agency records and other available evidence. Other underground utilities may exist and are shown only where shown. No guarantee is expressed or implied as to the location of any utility shown which are not shown from the surface. CITY, AREA, and other field notes shown within are not subject from the public utility authority having jurisdiction. (TCA 48-020-3--06.)

I hereby certify that this is a category 4 (remote sensing GPS) survey. This survey meets the minimum standards for the State of Tennessee.  
This is to certify that the described property is NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.  
MAP NO. 1001001360 ZONE: X  
EFFECTIVE: 5/4/2009

OWNER:  
CHARLES WEST (DECEASED)  
C/O LAURA MCAFEE  
323 BLAND ROAD  
CLINTON TN 37718  
815.208.2399