

I (we) hereby certify that the following signature(s) represent the property owner(s) and 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.

CERTIFICATE OF ACCURACY AND PRECISION

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

CERTIFICATE OF EXISTING WATER SUPPLY

I hereby certify that the existing waterlines and/or fire hydrants as shown on said plat are in place, functional, and are maintained by the _____ (Utility entity).

CERTIFICATION OF CITY STREETS

I hereby certify that the existing street(s) shown hereon said plat is an existing city street maintained by the Townsend City Street Department.

Date _____ Authorized Representative of Townsend _____

Approval is hereby granted for platted lots as shown herein for subsurface sewage disposal. Owner/developer shall obtain from the Blount County Health Department a permit for each lot prior to any construction on the property. The permit shall establish the maximum size dwelling and the specific location of the primary and the secondary disposal areas. Owner/developer shall not perform any construction or mutilation (cutting or filling) of the so designated primary and secondary disposal area without the prior approval of the appropriate county department of environment and health and any such activity may void approval.

CERTIFICATE OF APPROVAL OF STREET NAME(S) (E-911)

I certify that the street names on this plat have been reviewed and are acceptable in accordance with the policies of the Blount County Communications District.

CERTIFICATE OF APPROVAL FOR RECORDING
I certify that this plat has been found to comply with the subdivision regulations for the City of Townsend, with the exception of such variances, if any, which are noted in the minutes of the Townsend Municipal Planning Commission. All improvements have been installed or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of register of deeds.

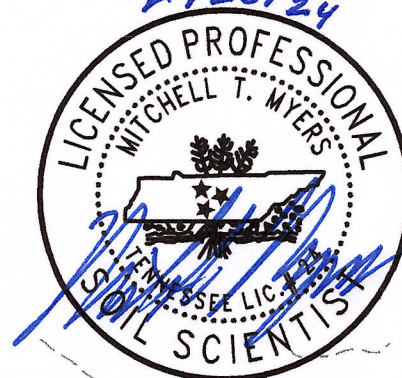
Date _____ Secretary, Townsend Municipal Planning Commission

1. *This plat resubdivides Tract 3 of Burns Property into 4 lots (Total Area =5.05 Acres)*
2. *This survey reflects only matters of record as shown hereon.*
3. *No underground footers or utilities were located.*
4. *Drainage and utility easements shall be 5 feet wide on each side of interior lines and 10 feet wide along exterior lines and street rights-of-way).*
5. *This property does not lie within a special flood hazard area as shown by FIRM #47009C0311C, effective 9/19/07.*
6. *Townsend Zone R-1, all setbacks per Townsend Zoning.*
7. *Contours are shown at 2' intervals (Datum=NAVD88), and were derived from data provided by the State of Tennessee LiDAR Program.*

Legend:
 IP(O) = Iron Pipe (Old)
 IR(O) = Iron Rod (Old)
 ● = Iron Rod (New)
 ∅ = Utility Pole
 — x — x — = Fence
 WDB = Warranty Deed Book
 RB = Record Book

50 0 50 100
GRAPHIC SCALE : 1" = 50'

HIGH INTENSITY SOILS MAP



TN SPCS 4100 NAD83(2011)

Vicinity Map (Not to Scale)

**ReSubdivision of Tract 3-
Burns Property**

District 15 of Blount County, Tennessee
CLT Map 097, Parcel 106.05

Property Address: Bethel Church Road

Townsend, TN 37882
Owner: HR Investments, LLC

Owner: HK Investments, LLC
Deed Reference: RB 2763 Page 2236

Developer: HR Investments, LLC (Tim Hoots: 615-210-0084)
Plat Reference -Map Files 2896A & 3855A

*I hereby certify that this is a category 1 survey
and the ratio of precision of the unadjusted
survey is 1:71,810 as shown hereon and that this
survey was performed in compliance with current
Tennessee Minimum Standards of Practice.*

Alan T. Barnard, TN RLS #2366



Sheet 1 of 1
Project #3252
Date: 2/23/2024

This Line Is 3 Inches When Printed Full Size

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