

18x24

Certification of Ownership and Dedication

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.

3/14/24 *[Signature]*
Owner

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.

3/10/24 *[Signature]*
Alan T. Barnard, TN RLS 2366

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 T.A.O. (Utility entity).

3/14/24 *[Signature]*
Utility Representative or Authorized Representative

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.

[Signature]
Authorized Representative of Townsend

CERTIFICATE OF SURFACE DISPOSAL (septic system)

Approval is hereby granted for platted lots as shown hereon 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 installation (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.

3-14-24 *[Signature]*
Director, Environmental Health Blount County Health Department

CERTIFICATE OF APPROVAL OF STREET NAMES (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.

3-14-24 *[Signature]*
Authorized Representative of Blount County Communications District

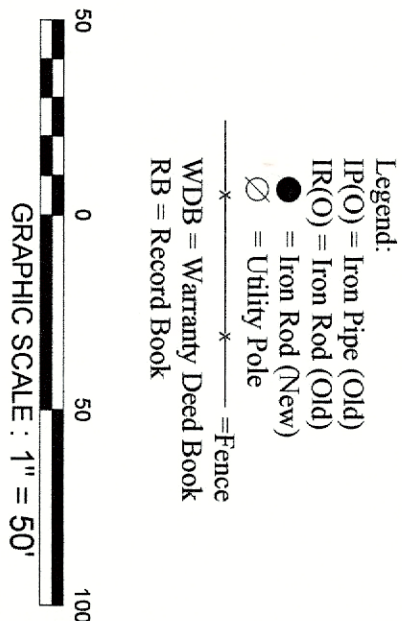
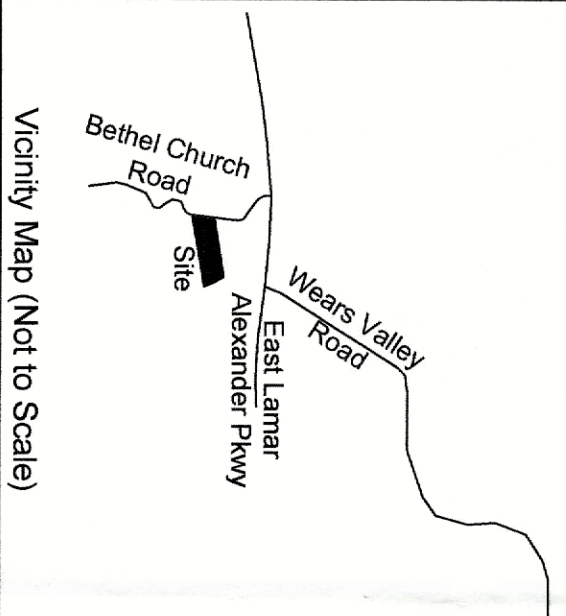
CERTIFICATE OF APPROVAL FOR RECORDING

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 survey posted in order to assure completion. This plat is approved for recording in the office of register of deeds.

3/14/24 *[Signature]*
Secretary, Townsend Municipal Planning Commission

Surveyor's Notes:

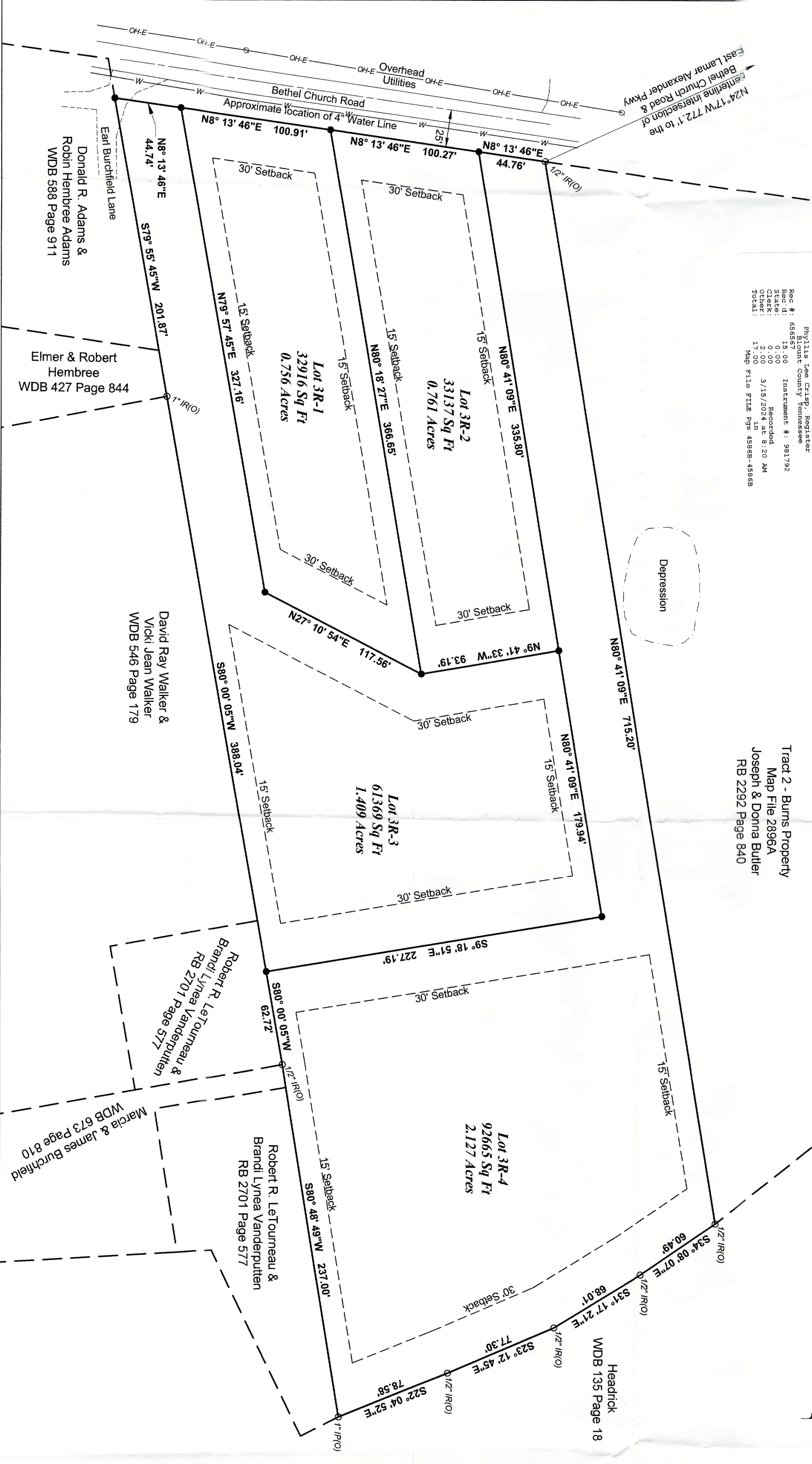
1. This plat resubdivides Tract 3 of Burns Property into 4 lots (Total Area = 5.05 Acres)
2. This survey reflects only matters of record as shown hereon.
3. No underground footers or utilities were located.
4. Drainage and utility easements shall be 5 feet wide on each side of interior lines and 10 feet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



TN SPCS 4100 NAD83(2011)

Tract 2 - Burns Property
Map File 2896A
Joseph & Donna Butler
RB 2292 Page 840

Phyllis Lee Crisp, Register
Blount County Tennessee
Rec #: 66657
Rec d: 15.00 Instrument #: 981792
State: 0.00
City: 0.00
County: 2.00
Total: 17.00
3/15/2024 at 8:20 AM
Map File FILE Pgs 4565-4568



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
Deed Reference: RB 2763 Page 2236
Developer: HR Investments, LLC (Tim Hoots: 615-210-0084)
Plat Reference -Map Files 2896A & 3855A

Baseline Surveying, PLLC
P.O. Box 6204; Maryville, TN 37802
Phone: 865-256-1104
Email: surveyor2366@gmail.com

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

REGISTERED LAND SURVEYOR
ALAN T. BARNARD
3/10/2024
TENNESSEE NO. 2366

Sheet 1 of 1
Project #3252
Date: 3/10/2024

This Line Is 3 Inches When Printed Full Size

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