

Final Plat  
 Instrument # 103518  
 Date 6/27/2007 at 8:47 AM  
 in Plat Cabinet #1  
 Page 172-172

**Timber Ridge**

**Phase 1**

(formerly Watkins Glenn Estates)  
 (Plat Cabinet H, Slide 13)

COUNTY ROAD 784  
 Showing a division of a portion of  
 Existing Tax Map 125 Parcel 020.00

FOURTH CIVIL DISTRICT  
 McMinn County, Tennessee  
 SURVEYED MARCH 9, 2006  
 SCALE: 1" = 100'  
 Name Revision: April 17, 2007

**CERTIFICATION OF APPROVAL OF STREETS  
 AND DRAINAGE SYSTEM**

I hereby certify that the streets and drainage facilities for Watkins Glenn Estates have been designed in an acceptable manner in accordance to required specifications AND a bond or adequate letter of credit in the amount of \$119,000.00 has been posted to cover the construction of streets and drainage.

6-26-07 Date  
 (for both) [Signature] - Bank of Athens

4-17-07 Date  
 [Signature] Professional Engineer

**HEALTH DEPARTMENT RESTRICTIONS:**

- The number of bedrooms to be permitted for each lot and other restrictions as follows:
  - Lots 1 - 7: Approved for 3 Bedroom houses. Houses must go on rear setback.
  - Lot 8: Approved for 2 Bedroom house only. House must go on right 3/4 of lot unless passing perc results are submitted.
  - Lot 9: Approved for 3 bedroom house.
  - Lots 10 - 12: Approved for 3 bedroom houses.
  - Lot 11: House must be sited on right 3/4 of lot.
  - Lot 12: 25' setback from stormwater management pond for septic.
- Due to slopes and drain locations, ANY cutting, filling, or alterations of the sites without prior approval by this office WILL void approval and may render the site unsuitable for septic system installation.
- Pumping of effluent may be required to access field line areas.
- Shaded areas shown are unsuitable for septic field line location.

**HEALTH DEPARTMENT  
 CERTIFICATION OF APPROVAL OF SEWAGE DISPOSAL SYSTEM**

Approval is hereby granted for Lots 1 through 12, inclusive, defined as Watkins Glenn Estates, McMinn County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions. 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 Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

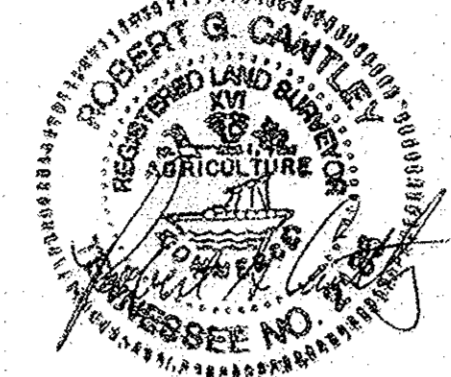
[Signature] Environmental Specialist  
 Division of Ground Water Protection  
 Date 4/18/07

McMinn County Office of the  
 Tennessee Department of Environment and Conservation  
 1107 S. Congress Parkway  
 Athens, Tennessee 37303  
 (423) 744-7157

**CERTIFICATION OF SURVEYOR**

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me; and that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown; and that all engineering requirements of the Subdivision Regulations of McMinn County, have been fully complied with.

04-17-07 Date  
 [Signature] Robert G. Cantley, Lic. No. 2185



Surveyor:  
 Cantley Surveying  
 P.O. Box 1622  
 Athens, TN 37371  
 (423) 506 - 9970

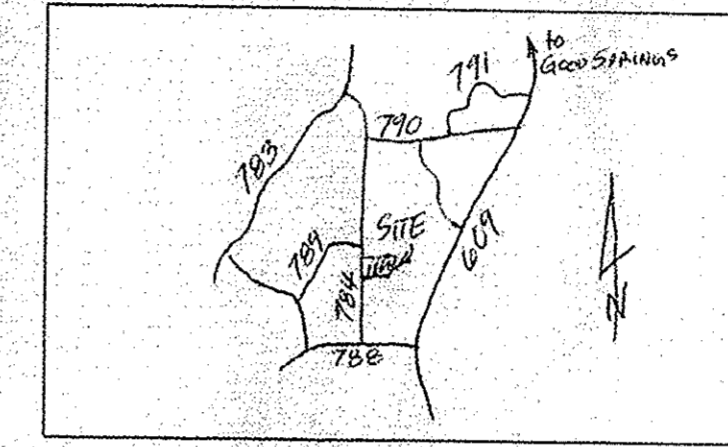
**CERTIFICATION OF APPROVAL OF FINAL PLAT  
 BY PLANNING COMMISSION**

All the requirements of approval having been fulfilled pursuant to the Subdivision Regulations of McMinn County, Tennessee, this Final Plat was given final approval by the McMinn County Regional Planning Commission effective (date)

4/19/07 Date  
 [Signature] Secretary, McMinn Co. Regional Planning Commission

**Notes:**

- Water Source: Public Water System
- Sewage: Individual Septic Tanks and Drainfields
- A Utility and/or Drainage Easement of 10' inside road frontage and back perimeter lot lines, 5' each side of interior lot lines.
- Finished Grade of Roads not to exceed 14 percent.
- The property shown is not located within the limits of the 100 year flood boundary as shown on FEMA Map No. 470126 0250 B (Zone X).
- No Zoning in area.
- Drainage Culverts and Curb Cuts to be as required by the McMinn County Highway Commissioner.
- All corners are 1/2" diameter rebar unless otherwise noted.



Vicinity Map not to scale

D.B. 17-N, Page 608  
 Portion of Tax # 125 020.00  
 Present Owner: Watkins Glenn Estates, LLC

General Setbacks:  
 Front: 35'; Rear: 15'; Side: 10'

10.161 acres in Lots  
 1.478 acres in Streets  
 11.639 acres Total

**CERTIFICATION OF E-911 APPROVAL:**

I hereby certify that I have reviewed this plat and find that it conforms to the County's E-911 Requirements.

4-18-07 Date  
 [Signature] McMinn Co. E-911 Representative

**CERTIFICATION OF OWNER**

The owners of the land shown on this plat and whose names are subscribed thereto, in person or through a duly authorized agent, certify that this plat was made from an actual survey, that all State, City and County taxes or other assessments now due on this land have been paid.

4-18-07 Date  
 [Signature] Watkins Glenn Estates, LLC - Agent

Owner:  
 Watkins Glenn Estates, LLC  
 13490 Red Maple Circle  
 N. Ft. Myers, FL 33903  
 (423) 435 - 3362

**CERTIFICATION OF DEDICATION**

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum subdivision requirements, and dedicate all roads, alleys, walks, parks and other open spaces to public or private use as noted.

4-18-07 Date  
 [Signature] Watkins Glenn Estates, LLC - Agent

**CERTIFICATION OF ROAD STATUS (OWNER)**

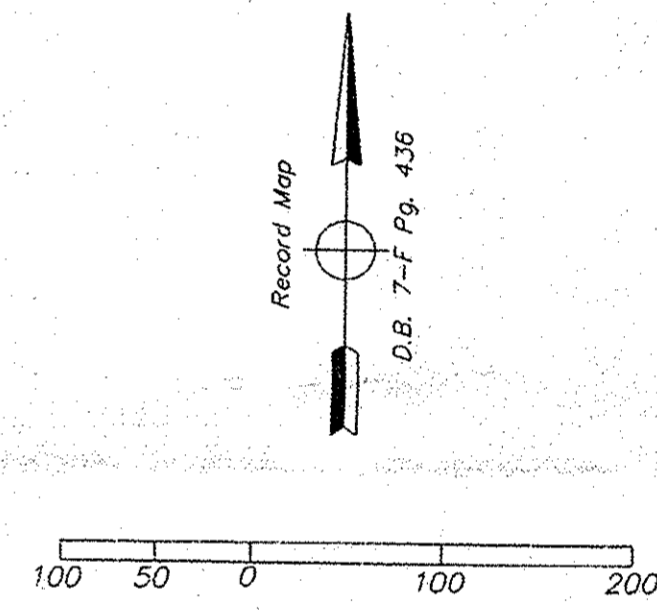
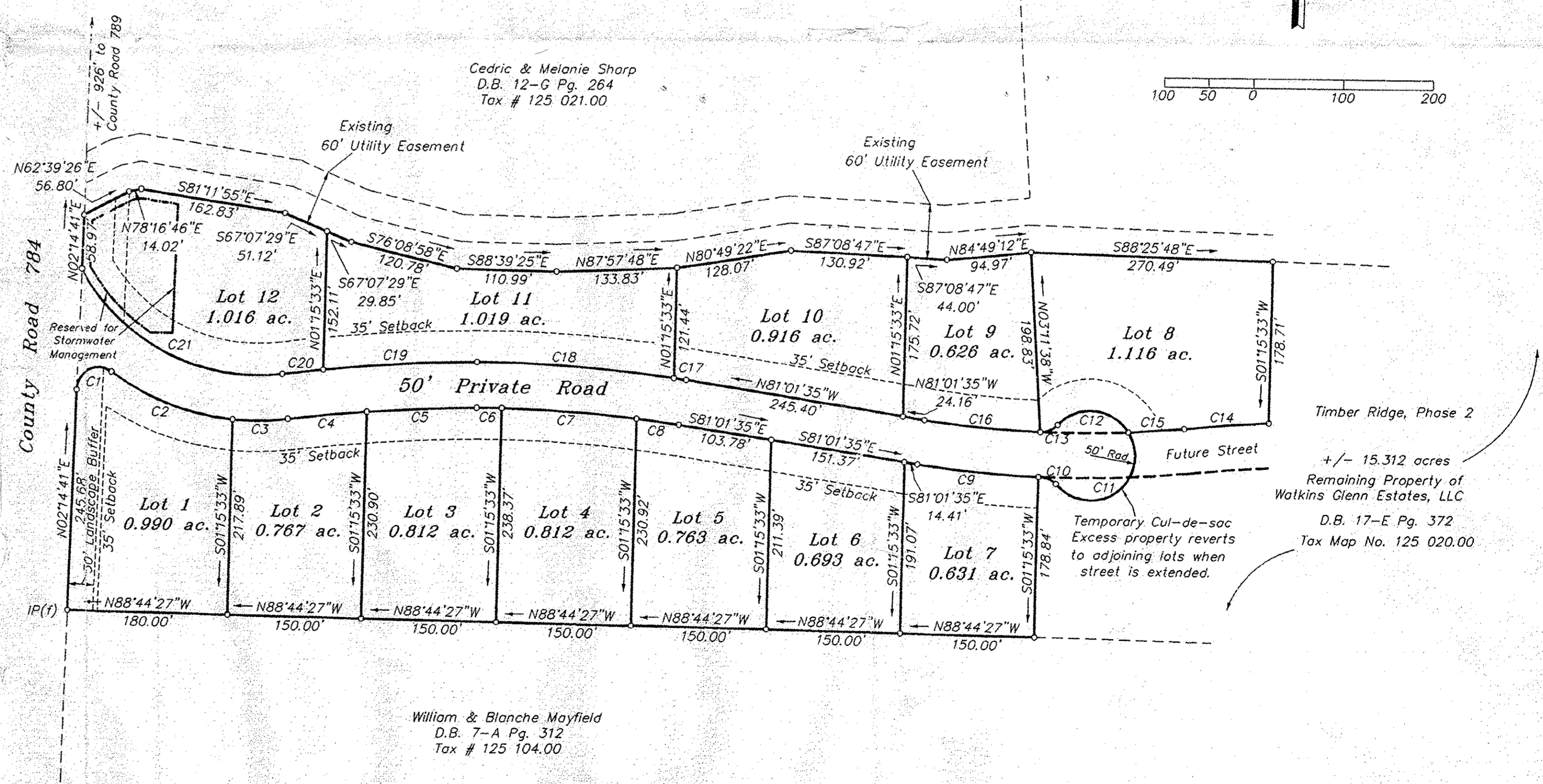
It is hereby certified that the road labeled on this plat is private and not dedicated to the government of McMinn County. The government of McMinn County will not be expected to accept any responsibility for the maintenance of this private road.

4-18-07 Date  
 [Signature] Developer Watkins Glenn Estates, LLC - Agent

**CERTIFICATION OF APPROVAL OF WATER SYSTEM:**

I hereby certify that each lot shown is served by public water system extensions designed and installed in accordance to applicable local and state regulations.

4-17-07 Date  
 [Signature] Local Water Utility



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 Watkins Glenn Estates, LLC  
 13490 Red Maple Circle  
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Surveyor:  
 Cantley Surveying  
 P.O. Box 1622  
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see folded side for recording stamp

Timber Ridge - Phase 1 H-172