CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I,WE)_____

_____

_____

_____ THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT (I,WE) AM THE OWNER IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THE PLAT. I FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER SHOWN ON THE PLAT OR ARE REFERRED TO THEREON, WITH COPIES OF THE REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

_____

_____

_____

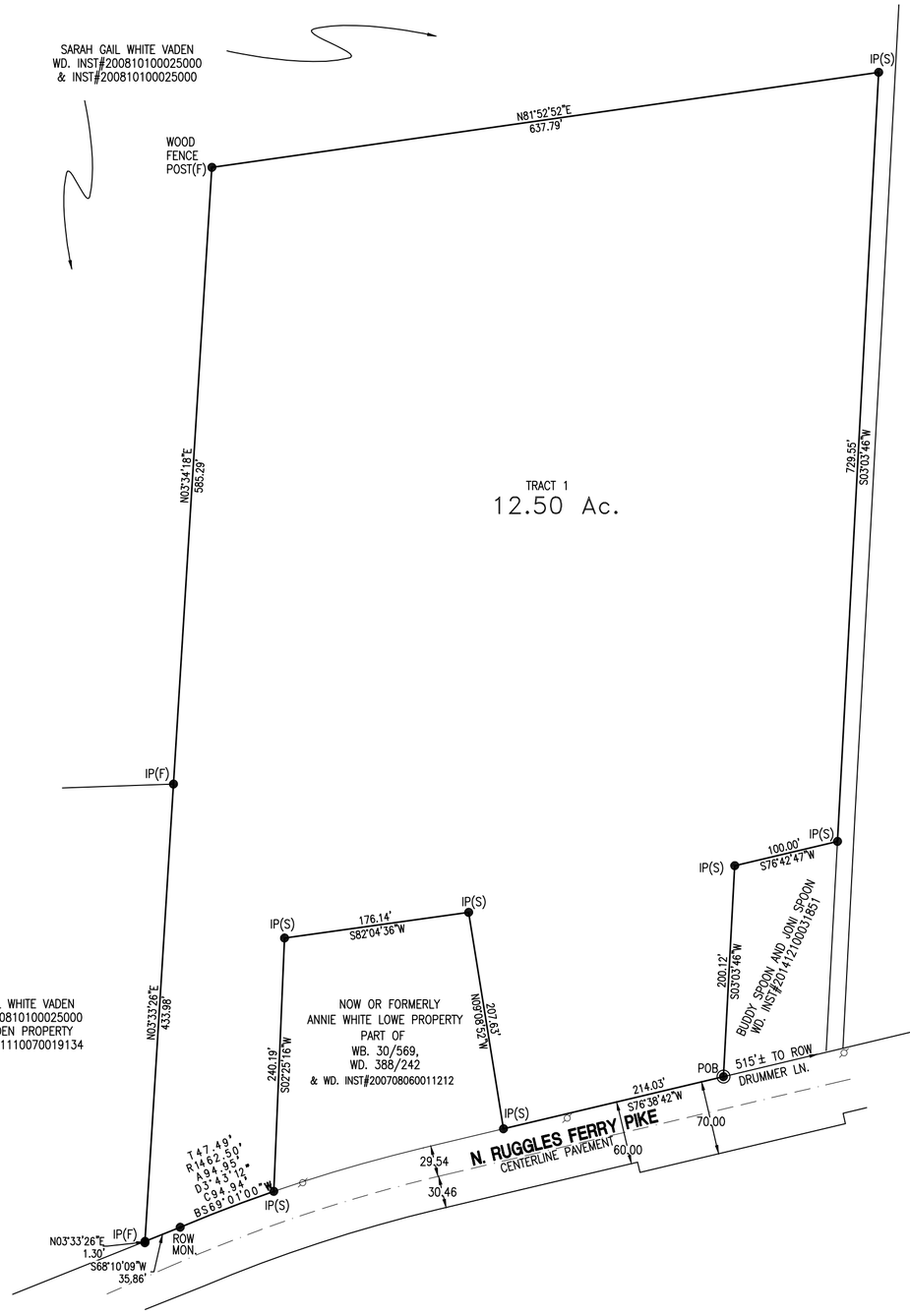
_____

0 100 200 300

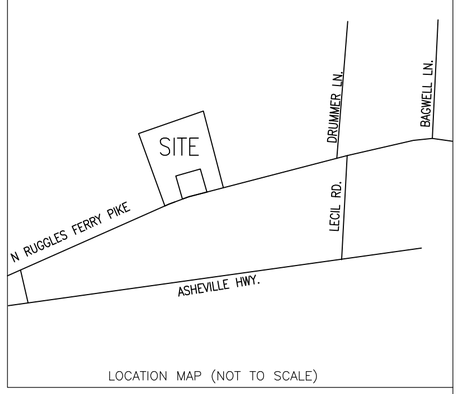
GRAPHIC SCALE

LEGEND

- ● IP IRON PIN
  (F) EXISTING MONUMENTATION FOUND
  (S) MONUMENTATION SET NEW
- ● PP ELECTRIC POLE



ROTATION



LOCATION MAP (NOT TO SCALE)

NOTES:
NEW IRON PINS SET AT ALL CORNERS, AT TIME OF SURVEY, UNLESS OTHERWISE NOTED.

UTILITY AND DRAINAGE EASEMENT OF 10' ALONG ALL EXTERIOR SUBDIVISION BOUNDARIES AND ALONG RIGHT OF WAYS, 5' ALONG ALL INTERIOR LOT LINES.

PROPERTY CONSISTS OF 1 TRACT WITH A TOTAL AREA OF 12.50 ACRES.

OWNERS:
ANNIE WHITE LOWE AND A.W. LOWE
6705 S. RUGGLES FERRY PIKE
KNOXVILLE, TN. 37924

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO PRECISION OF THE UNADJUSTED SURVEY IS 1:15,000 AS SHOWN THEREON.

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

EXEMPT CERTIFICATION

I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-401 OF THE TENNESSEE CODE, ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE KNOXVILLE/KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS, BECAUSE (a) NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED, AND (b) ALL RESULTANT TRACTS ARE FIVE (5) FIVE ACRES OR GREATER IN SIZE.

EDDY R. GARRETT, RLS NO. 1544

DATED: 05/12/2015

EDDY R. GARRETT REGISTERED LAND SURVEYOR XVI TENNESSEE AGRICULTURE COMMERCE 05/12/2015 TENNESSEE No. 1544

SURVEY FOR

ANNIE WHITE LOWE PROPERTY

LOCATED WITHIN THE 8th DISTRICT OF KNOX COUNTY, TENNESSEE
TAX MAP 72 GROUP ____ PARCEL 13.00
WARRANTY DEED REF: PART OF WD. INST#200708060011212
BEARING BASE _____

GARRETT & ASSOCIATES
EDDY R. GARRETT R.L.S #1544
4839 SHADY RD. STRAWBERRY PLAINS, TN 37871
PHONE: (865)-933-5622 FAX: (865)-933-1277
EMAIL: GARRETT1544@BELLSOUTH.NET

DATE 05/12/2015
REVISIONS _____
DRAWN BY GAB
SCALE 1"=100'
DRAWING NO. 15-090

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