

Approval is hereby granted for lots 33-45, & 47-49 defined as Thunder Pointe 2, in Monroe 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 a SSD permit issued by the Division of Ground Water Protection. Water taps, waterlines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Cutting, filling or alterations of the soil conditions may void this approval.

Michael Condit  
Environmental Specialist

12/28/2006  
Date

- Lots # 33-45, & 47-49 are suitable for subsurface sewage disposal. With proper structure, driveway and Utility locations outside the useable soil area; lots can accommodate a structure not to exceed three bedrooms.
- Lot # 46 is not suitable for subsurface sewage disposal.
- Lots contain limited soil area for ssds and any lot excavation or home construction prior to obtaining a ssd permit will void the lot approval.
- The exact footprint of the house must be staked prior to obtaining a ssd permit.
- Some house plans may not fit the limited soil areas on the lot.
- Some lots may require a sewage pump.

Electrical Utility Service  
The property shown on this subdivision plat is within the service area of the \_\_\_\_\_ Cooperative.

□ Lot \_\_\_\_\_ is suitable for electric powerlines.  
□ Lot \_\_\_\_\_ is not suitable for electric powerlines.  
□ No \_\_\_\_\_ extension of electric service \_\_\_\_\_  
NOTE: \_\_\_\_\_ service can be installed \_\_\_\_\_ extension rests with \_\_\_\_\_ in accordance with \_\_\_\_\_ of \_\_\_\_\_ utility company.  
NOTE: \_\_\_\_\_ extension of the service \_\_\_\_\_ responsibility of the individual lot owner in accordance with the established policies of the utility company.

Signature \_\_\_\_\_ Date \_\_\_\_\_

BK/PG: CAB-F/221-221  
07185286

2 PGS. AL - PLAT LARGE	
DEB BATCH 2624	
01/02/2007 - 12:08:03 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	0.00
REGISTER'S FEE	2.00
TOTAL AMOUNT	32.00

STATE OF TENNESSEE MONROE COUNTY  
MILDRED ESTES  
REGISTER OF DEEDS

**STERLING**  
ENGINEERING, INC.

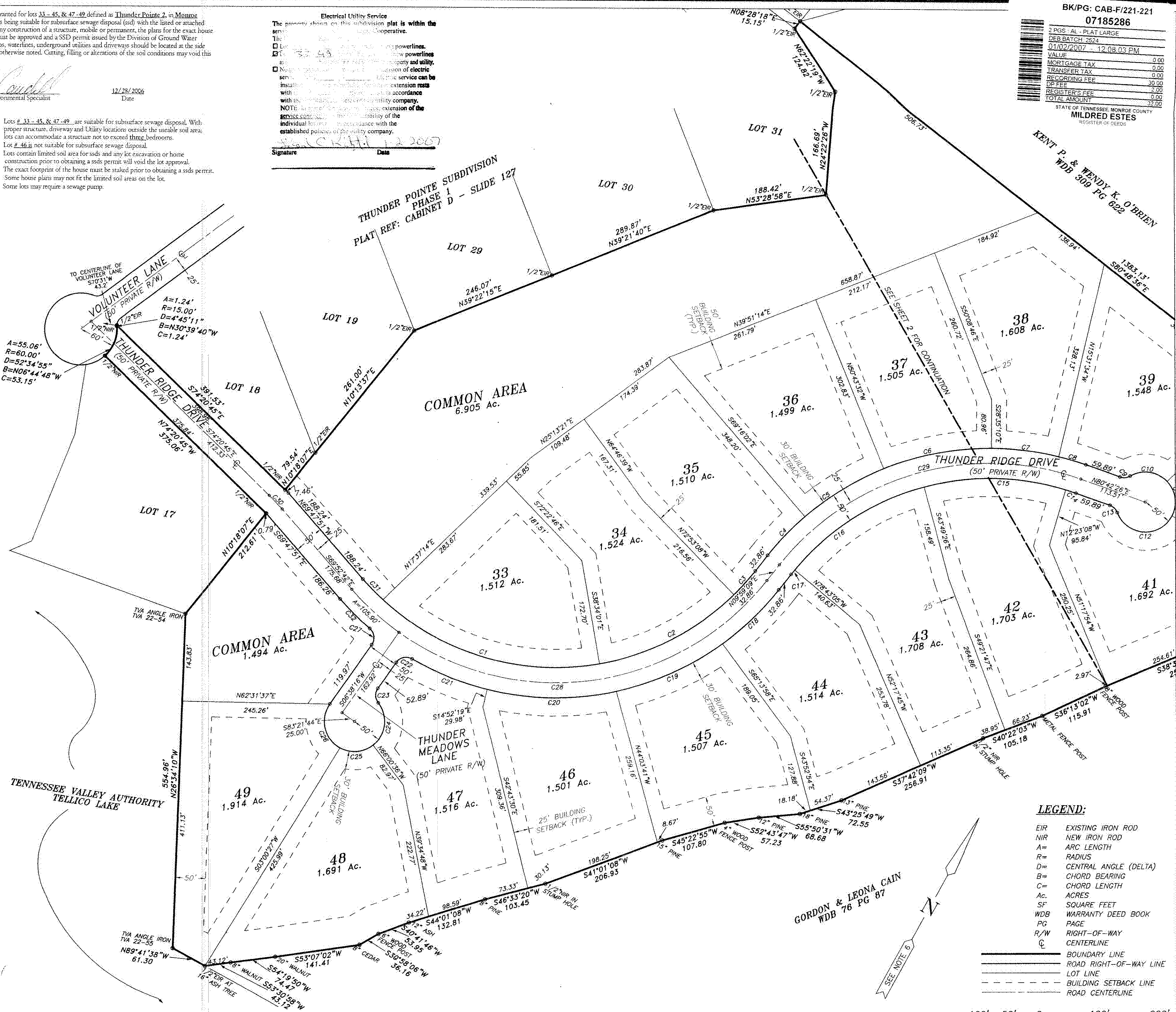
LAND SURVEYING  
CIVIL ENGINEERING  
ARCHITECTURE  
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401

P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878

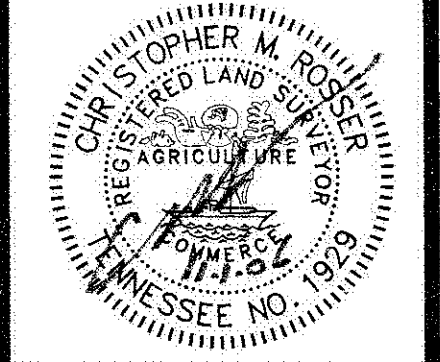
PHONE: VOL-984-3905  
FAX: VOL-981-2815  
www.sterling.us.com

LOTS 33-49  
FINAL SUBDIVISION PLAT  
**THUNDER POINTE S/D**  
PHASE 2  
DEER RIDGE DEVELOPMENT  
VONORE, TN.



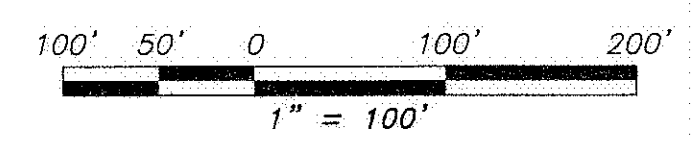
**LEGEND:**

EIR	EXISTING IRON ROD
NIR	NEW IRON ROD
A=	ARC LENGTH
R=	RADIUS
D=	CENTRAL ANGLE (DELTA)
B=	CHORD BEARING
C=	CHORD LENGTH
Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
C	CENTERLINE
---	BOUNDARY LINE
---	ROAD RIGHT-OF-WAY LINE
---	LOT LINE
---	BUILDING SETBACK LINE
---	ROAD CENTERLINE



DESIGNED: \_\_\_\_\_  
DRAWN: **CKP**  
CHECKED: **CMR**  
DATE: **10/26/06**  
SCALE: **1" = 100'**  
DRAWING: **5465-FS**  
PROJECT NO.: **SEI#5465**

SEE SHEET 2 FOR SURVEYOR'S NOTES AND OTHER PERTINENT INFORMATION.



**Electrical Utility Service**  
 The property shown on this subdivision plat is within the service area of Fort Loudoun Electric Cooperative.  
 The following condition(s) apply:  
 [ ] Lots are served by existing powerlines.  
 [ ] Lots are served by new powerlines.  
 [ ] Lots are served by new powerlines as per agreement between owner of subdivision property and utility.  
 [ ] No provision has been made for the extension of electric service to lots. Electric service can be installed, but the responsibility for future extension rests with the subsequent property owner(s), in accordance with the established policies of this utility company.  
 NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of the utility company.

Signature: *Michael Caudill* Date: 12/28/2006

No.	Len.	Radius	Delta	Bearing	Chord
C1	388.64'	425.00'	52°23'41"	N77°37'49"E	375.24'
C2	254.66'	425.00'	34°19'07"	N34°16'25"E	250.78'
C3	52.88'	425.00'	7°07'42"	N13°33'00"E	52.84'
C4	89.10'	475.00'	10°44'49"	S15°21'34"W	88.96'
C5	153.72'	475.00'	18°32'30"	S30°00'13"W	153.05'
C6	183.54'	475.00'	22°08'22"	S50°20'39"W	182.40'
C7	112.91'	475.00'	13°37'08"	S68°13'24"W	112.64'
C8	47.04'	475.00'	5°40'28"	S77°52'12"W	47.02'
C9	17.45'	20.00'	49°59'41"	N55°42'35"E	16.90'
C10	67.08'	50.00'	76°51'54"	S89°08'41"W	62.16'
C11	62.04'	50.00'	71°05'22"	N36°52'41"W	58.13'
C12	115.22'	50.00'	132°02'07"	N64°41'03"E	91.37'
C13	17.45'	20.00'	49°59'41"	N74°17'44"W	16.90'
C14	17.84'	425.00'	2°24'19"	S79°30'16"W	17.84'
C15	238.30'	425.00'	32°07'32"	S62°14'20"W	235.19'
C16	288.83'	425.00'	34°53'39"	S28°43'45"W	254.85'
C17	9.61'	425.00'	1°17'46"	S10°38'02"W	9.61'
C18	129.15'	475.00'	15°34'44"	N17°46'31"E	128.76'
C19	194.77'	475.00'	23°29'36"	N37°18'41"E	193.41'
C20	216.13'	475.00'	26°04'12"	N62°05'35"E	214.27'
C21	135.08'	475.00'	16°17'38"	N83°16'30"E	134.63'
C22	29.60'	20.00'	84°47'03"	S49°01'48"W	26.97'
C23	25.62'	20.00'	73°23'54"	S30°03'41"E	23.90'
C24	78.30'	50.00'	89°43'30"	N21°53'51"W	70.54'
C25	58.22'	50.00'	66°43'12"	N56°19'28"E	54.99'
C26	84.61'	50.00'	96°57'12"	S41°50'20"E	74.87'
C27	29.60'	20.00'	84°47'03"	S35°45'15"E	26.97'
C28	786.46'	450.00'	100°08'09"	N60°03'13"E	690.12'
C29	555.44'	450.00'	70°43'17"	S45°20'44"W	520.85'
C30	31.19'	400.00'	4°28'03"	N72°06'44"W	31.18'
C31	47.29'	425.00'	6°22'30"	N72°59'06"W	47.26'
C32	69.21'	475.00'	8°20'56"	S73°59'18"E	69.15'

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Signature: *Michael Caudill* Date: 12/28/2006  
 Environmental Specialist

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- Some lots may require a sewage pump.

**VONORE, TENNESSEE**

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

Date: 1-2-07  
 Signature: *Michael Everhart*  
 Owner

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Vonore Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

Date: 11-1-06  
 Signature: *[Signature]*  
 Registered Land Surveyor

**CERTIFICATE OF APPROVAL OF WATER**

I hereby certify that the Water Systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department, and is hereby approved as shown with all restrictions/conditions as noted.

Date: 1-2-07  
 Signature: *[Signature]*  
 Local Health Authority

**CERTIFICATE OF SUBSURFACE DISPOSAL**

Subdivision is approved for Subsurface Sewage Disposal System. Owner/Developer shall obtain from the Commissioner, Health Authority or Representative 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 do any construction or mutilation (cutting or filling) of the so designated primary and secondary disposal area without the prior approval of the Commissioner, Health Authority or Representative.

Date: \_\_\_\_\_  
 Local Health Authority

**CERTIFICATION OF THE APPROVAL OF UTILITIES**

I hereby certify that utilities required have been installed in an acceptable manner or that an acceptable security arrangement has been made with the Planning Commission to assure completion of all required improvements in case of default.

Date: \_\_\_\_\_  
 City Water or Sewer Commissioner or His Authorized Representative

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision standards for the Town of Vonore, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Monroe County Registrar of Deeds.

Date: 1-2-07  
 Signature: *[Signature]*  
 Secretary, Planning Commission

**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 Monroe County. The government of Monroe County will not be expected to accept any responsibility for the maintenance of this private road.

Date: 1-2-07  
 Signature: *[Signature]*  
 Developer

**CERTIFICATION OF ROADS STATUS**

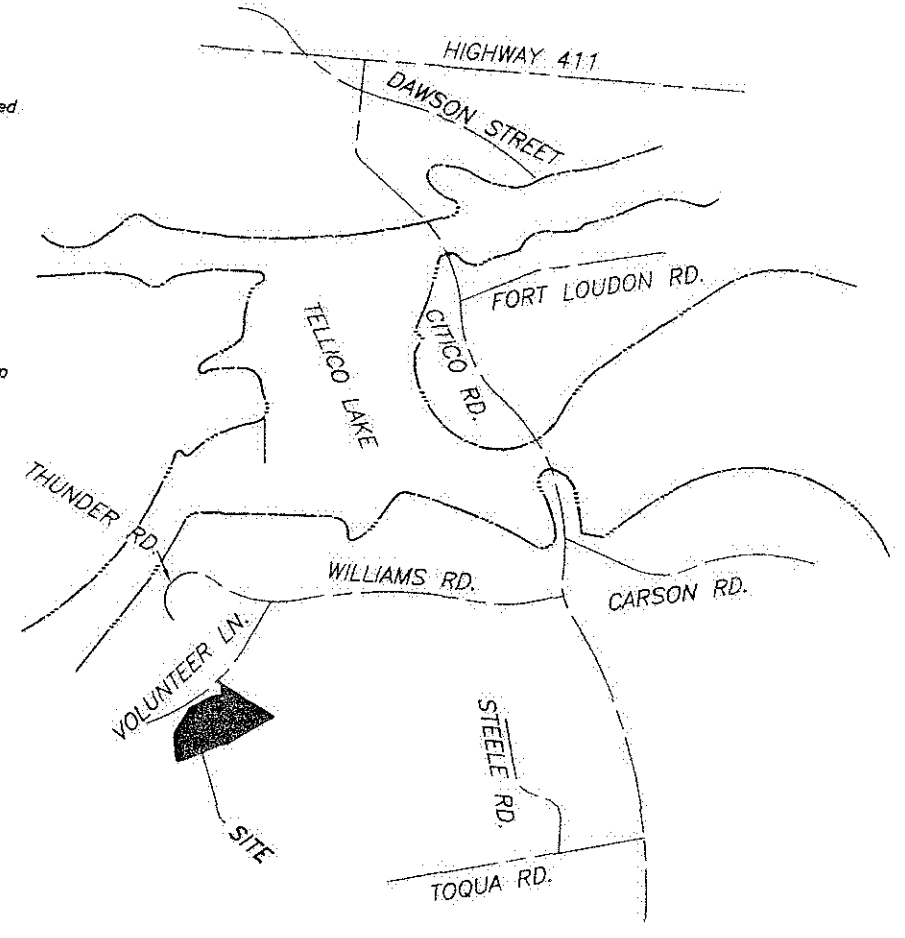
I hereby certify that the streets and drainage facilities for the subdivision have been designed in an acceptable manner in accordance to the required specifications AND the amount of \$\_\_\_\_\_ will be guaranteed by the developer to cover the streets and drainage construction.

Date: \_\_\_\_\_  
 Owner

Date: \_\_\_\_\_  
 Professional Engineer

**SURVEYOR'S NOTES:**

- 1/2" new iron rods will be set at all internal lot corners.
- Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 5 feet on each side of as-built sewer utility lines.
- No instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
- Front Building setback shall be 30 feet from all street rights-of-way and joint permanent easements, unless otherwise noted in restrictions. Side setbacks shall be 25 feet and rear setbacks shall be 30 feet.
- The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, utilities as shown hereon are based on photogrammetric data provided by others. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
- Located in Flood Zone "X" (areas outside the 500 year flood limit) according to the Monroe County, Tennessee Flood Insurance Rate Map Community Panel Number 470233-0100B dated September 4, 1991.
- Basis of Bearings is the Plat of Record for Thunder Pointe Subdivision, as recorded at Plat Cabinet D, Slide 127 in the Register's Office for Monroe County, Tennessee.



LOCATION MAP NOT TO SCALE

**LEGEND:**

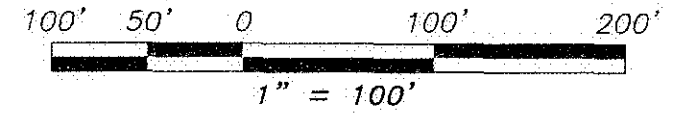
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- NIR NEW IRON ROD
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- R= RADIUS
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- B= CHORD BEARING
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- Ac. ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- LOT LINE
- BUILDING SETBACK LINE
- ROAD CENTERLINE

BK/PG: CAB-F/221-221  
 07185286

2 PGS AL PLAT LARGE	
DEB BATCH 2824	
01/02/2007 - 12:08:03 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

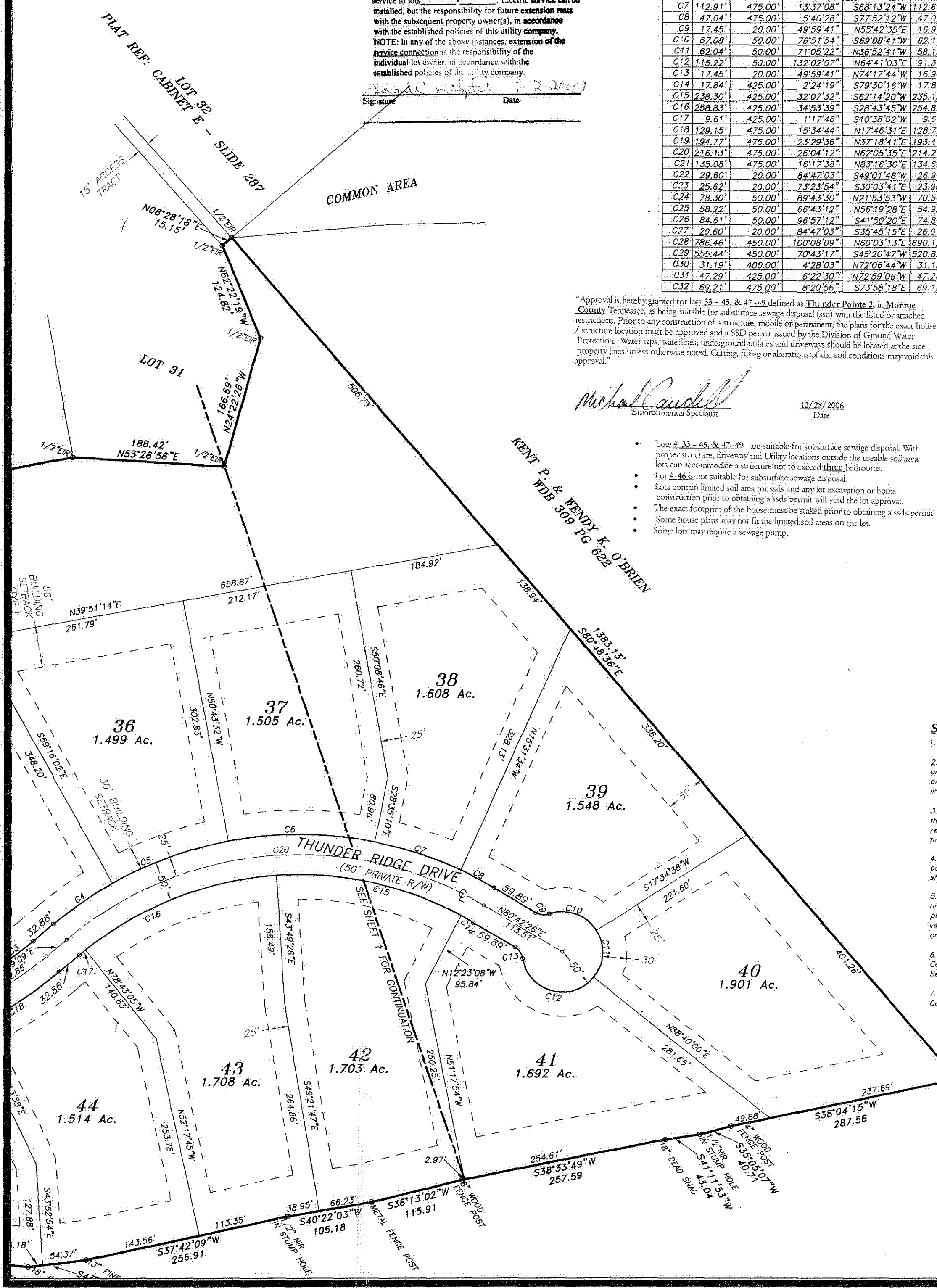
STATE OF TENNESSEE, MONROE COUNTY  
 MILDRED ESTES  
 REGISTER OF DEEDS

**OWNER:**  
 DEER RIDGE DEVELOPMENTS, LLC.  
 305A GILL ST.  
 ALCOA, TN. 37701  
 865-661-1820  
 DISTRICT 2, MONROE COUNTY  
 WDB 317 PG 14  
 TAX MAP 38 PARCEL 74  
 17 LOTS + COMMON AREA = 38,359 Ac.  
 PLAT REF: CABINET D, SLIDE 127



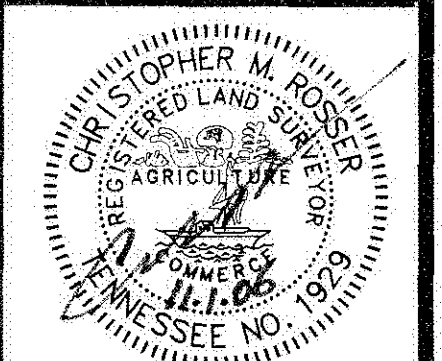
I hereby certify that this is Category I survey, and the ratio of precision of the unadjusted survey is 1: 82,502 as shown hereon.

Date: 11-1-06  
 Tennessee R.L.S. # 1929



**STERLING**  
 ENGINEERING, INC.  
**LAND SURVEYING**  
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 1020 WILLIAM BLOUNT DRIVE  
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FINAL SUBDIVISION PLAT  
**THUNDER POINTE S/D**  
**PHASE 2**  
 DEER RIDGE DEVELOPMENT  
 VONORE, TN.



DESIGNED: \_\_\_\_\_  
 DRAWN: **CKP**  
 CHECKED: **CMR**  
 DATE: **10/26/06**  
 SCALE: **1" = 100'**  
 DRAWING: **5465-FS**  
 PROJECT NO: **SEI#5465**

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