

**CERTIFICATION OF OWNERSHIP
AND DEDICATION**

This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision map and dedicate all streets, alleys, walks, paths, or other public ways and open space to public or private use as noted.

Date 5/18/2015 Owner Chris Lipusky, CEO Rogers Petroleum, Inc.

**CERTIFICATION OF APPROVAL
FOR RECORDING**

I certify that this plat has been found to comply with the subdivision regulations for the Rockwood Regional Planning Commission, with the exception of such variances, if any, which are noted in the minutes of that planning body. 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 the county register of deeds.

Date 5/11/15 For Bob Layton Secretary, Rockwood Regional Planning Commission

**CERTIFICATION OF APPROVAL
OF STREET NAME(S)**

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

Date 5/13/15 Gail Mary Authorized Representative of Roane County E-911 Coordinator

05/21/2015 - 10:55 AM
15002851

1 PGS:AL-PLAT
BATCH: 113701

PLAT BOOK: F
PAGE: 170

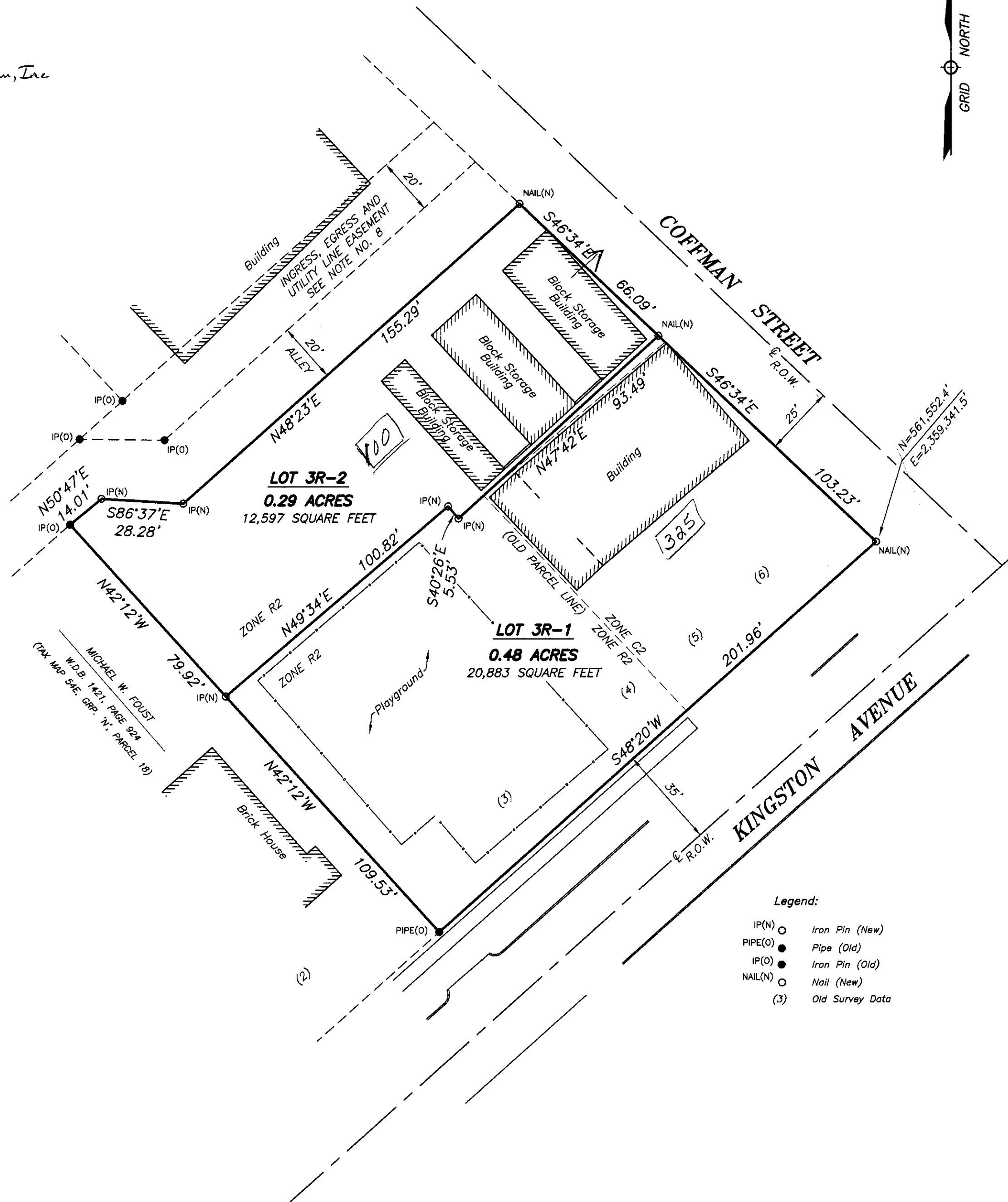
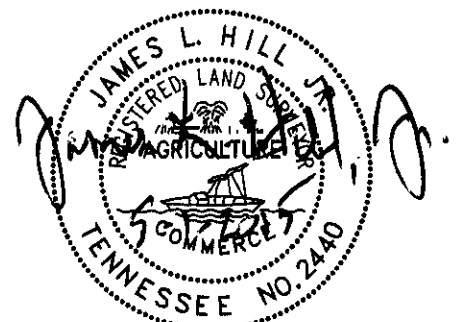
REC FEE 16.00
DP FEE 2.00
TOTAL 17.00

STATE OF TENNESSEE, ROANE COUNTY
SHARON BRACKETT
REGISTER OF DEEDS

**CERTIFICATION OF ACCURACY
OF SURVEY**

I certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Rockwood Regional Planning Commission, and, that monuments have been placed as shown hereon in accordance with the specifications of the Rockwood Regional Planning Commission. I further certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Date 5-1-2015 James L. Hill, Jr. Surveyor



Legend:

- IP(N) Iron Pin (New)
- PIPE(O) Pipe (Old)
- IP(O) Iron Pin (Old)
- NAIL(N) Nail (New)
- (3) Old Survey Data



REVISION	DATE	DESCRIPTION	BY

NOTES:

- PROPERTY CORNERS MARKED AS NOTED.
- SOURCE OF TITLE AND OWNERSHIP:
ROGERS PETROLEUM, INC.
WARRANTY DEED BOOK 1528, PAGE 339
REGISTER OF DEEDS OFFICE, ROANE COUNTY, TN
- A TEN (10) FOOT UTILITY AND DRAINAGE EASEMENT IS RESERVED ALONG THE FRONT AND REAR LOT LINES AND A FIVE (5) FOOT UTILITY AND DRAINAGE EASEMENT IS RESERVED ALONG THE SIDE LOT LINES.
- THIS PROPERTY IS ZONED C2 (COMMERCIAL) AND R2 (RESIDENTIAL). SEE ZONING REGULATIONS FOR THE CITY OF ROCKWOOD FOR MINIMUM BUILDING SETBACKS.
- THIS PROPERTY IS SUBJECT TO NOTES, EASEMENTS AND RESTRICTIONS OF RECORD, REGISTER OF DEEDS OFFICE, ROANE COUNTY, TENNESSEE.
- THIS PROPERTY IS SUBJECT TO NOTES AND EASEMENTS ON FINAL PLAT, TITLED "ROANE IRON COMPANY'S MAP OR PLAT OF THE CITY OF ROCKWOOD", OF RECORD IN PLAT BOOK 1, PAGE 4, REGISTER OF DEEDS OFFICE, ROANE COUNTY, TENNESSEE.
- ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 47145C0181F, EFFECTIVE DATE SEPTEMBER 28, 2007, THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- PERMANENT AND PERPETUAL EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITY LINES IN FAVOR OF ROGERS PETROLEUM, INC. AS SET FORTH IN WARRANTY DEED BOOK 1225, PAGE 128.

— RESUBDIVISION PLAT —
BLOCK 68
PORTIONS OF LOTS 3 THRU 6 AND ACREAGE
~ CITY OF ROCKWOOD ~
N. KINGSTON AVENUE AND COFFMAN STREET, ROCKWOOD, TENNESSEE 37854

DIST. NO. 5 ROANE COUNTY
CITY OF ROCKWOOD TENNESSEE
CLT MAP 54E GROUP 'N' PARCELS 16 & 17
SCALE: 1"=30' MARCH 28, 2015

OWNER:
ROGERS PETROLEUM, INC.
P.O. BOX 1714
MORRISTOWN, TN 37816
(423) 581-7460

SURVEY BY:
ROANE LAND SURVEYING
P.O. BOX 663
ROCKWOOD, TN 37854
(865) 466-0764

PROJECT: 15-011 DWG. BY: JLH ICC ☐