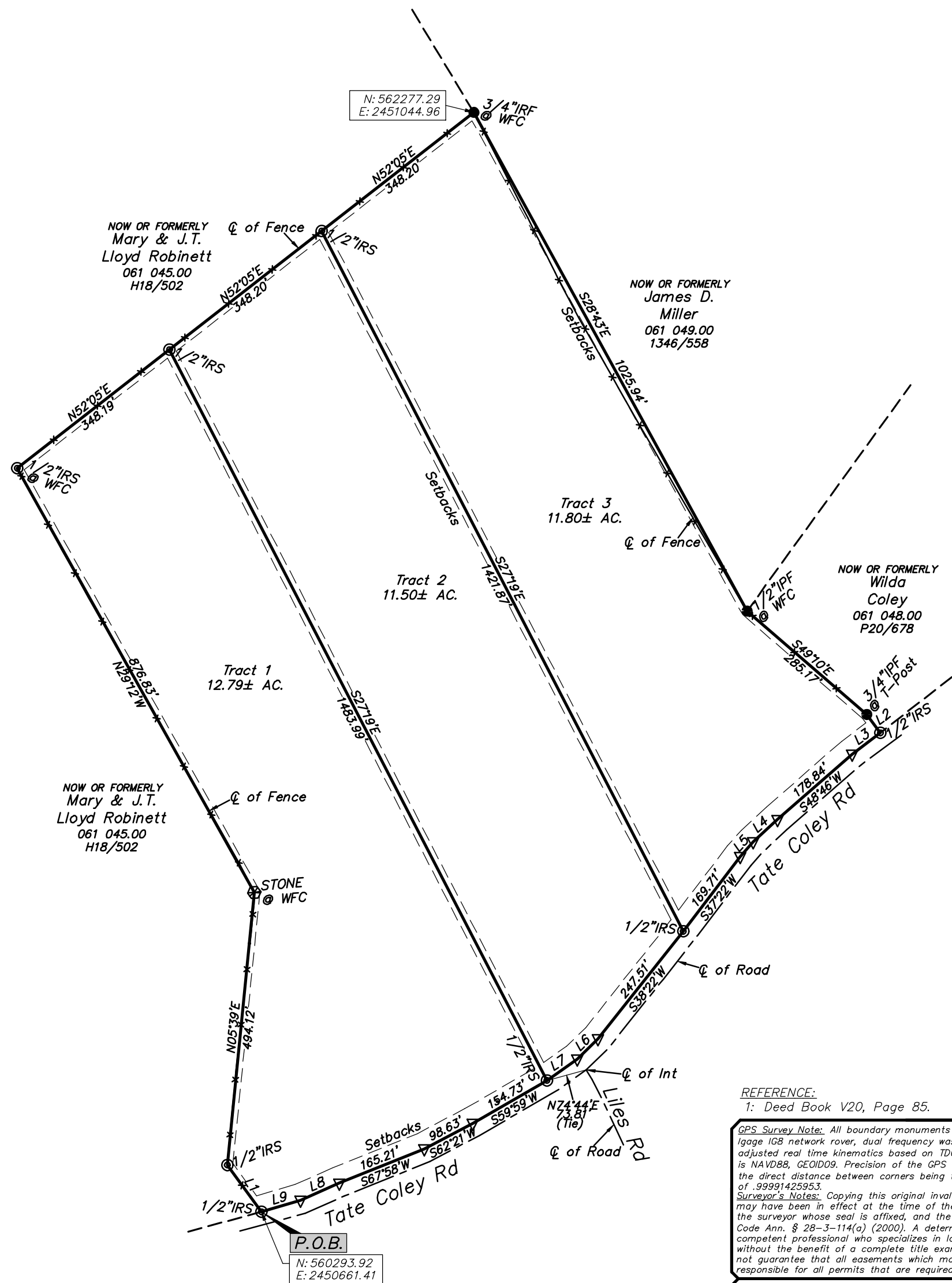
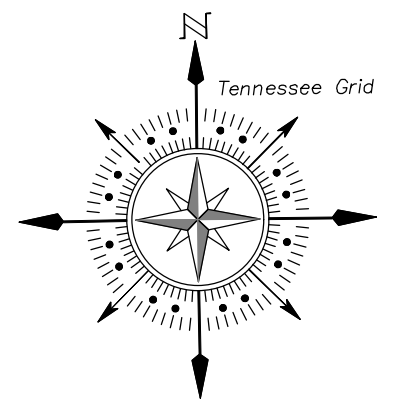


EXEMPT PLAT OF:
TRACTS 1-3, TAX ID # 061 047.00
TOTAL AREA = 36.09± ACRES



Surveyor's notes
1: Setbacks:
Front: (30) feet, Rear: (10) feet, Sides: (10) feet
2: Reference: Deed Book V20, Page 85.
3: A 10' utility and drainage easement is reserved adjacent to all road right-of-way and 5' either side of side lot lines.
4: Review of the Federal Emergency Management agency flood insurance rate maps with community-panel number 47145C0255F, Dated 09/28/2007 indicates this property lies with Zone X, which is not in a flood area.
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 roads, alleys and walks to public or private use as noted.

Owner _____ Date _____
Address _____

Certification of Accuracy
I hereby certify that the plan shown and described hereon is true and correctly surveyed to the accuracy required by the Roane County Regional Planning Commission and the monuments have been placed as shown hereon, to the specifications of the State of Tennessee.

Christian M. Medders, R.L.S. 2493

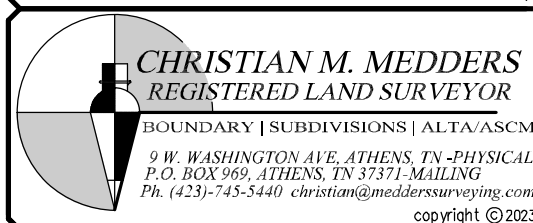


REFERENCE:
1: Deed Book V20, Page 85.

GPS Survey Note: All boundary monuments and survey control was performed using GPS receiver: Igoe IGB network rover, dual frequency was used (L1, L2, L5). GPS survey performed was network adjusted real time kinematics based on TDOT GNSS Network-NAD83 (NRS2007). Vertical datum is NAVD88, GEOID09. Precision of the GPS work RPA: 4 CM plus 50 parts per million (based on the direct distance between corners being tested) grid distances are shown having a scale factor of .99991425953.
Surveyor's Notes: Copying this original invalidates any and all liabilities and/or certifications, that may have been in effect at the time of the original survey as per the date on the signature of the surveyor whose seal is affixed, and the liability expires 4 years from that date as per Tenn. Code Ann. § 28-3-114(a) (2000). A determination of the title may best be performed by a competent professional who specializes in land title matters. This survey has been performed without the benefit of a complete title examination. The Land Surveyor whose seal is affixed does not guarantee that all easements which may affect this property are shown. Property owner is responsible for all permits that are required by government.

CERTIFICATION FOR EXEMPT SURVEY:
I certify that this plat is exempt from the requirements of the Minimum Subdivision Regulations based on the provisions of T.C.A. §13-3-401 and T.C.A. §13-4-301, because (A) no new street or utility construction is required, and (B) all resultant tracts are over five (5) acres in size. All resultant tracts of this plat do have access to a public road right-of-way by virtue of direct access or an access easement represented hereon. This plat is also exempt from the provisions of T.C.A. §13-3-402 and T.C.A. §13-4-302, because this plat does not qualify as a Subdivision Plat as represented above and does not require planning approval for recording of this plat. This plat also meets Tennessee standards of practice for land surveying in chapter 0820-03, with the authority of T.C.A. §62-18-106(c), and the boundary of the survey was checked for accuracy.

SURVEY FOR:
EXEMPT PLAT OF TRACTS 1-3, TAX ID # 061 047.00
3RD CIVIL DISTRICT, ROANE COUNTY, TENNESSEE



GPS=IRON PIN SET
IRF=IRON PIPE FOUND
WFC=WOOD FEN. CORNER
MFC=METAL FEN. CORNER
CMF=CONC. MON. FOUND
PKS=PK NAIL SET
NO CORNER SET/FOUND
PROPERTY LINE
ADJ. PROP. LINE
FENCE LINE
OVERHEAD ELEC

JOB NO: 23-081
DATE: 03/08/23
AREA: 36.09± ACRES
SCALE: 1"=200'
DRAWN BY: BAG
EQUIP: NPL322, IGAGE I09
SHEET#: 1 OF 1
ACCURACY: 1/10,000/URBAN

