

LOCATION MAP (N.T.S.)

SHEET 4 OF 4

SHEET 3 OF 4

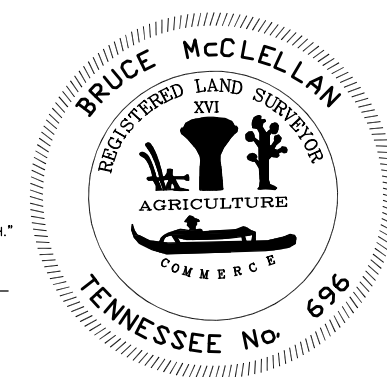
SHEET 2 OF 4

OWNER: ARTHUR BURTON STOWERS, JR. (DECEASED)
 c/o FIRST TENN. BANK
 BRUCE BRYANT
 800 S. GAY ST.
 5TH FLOOR
 KNOXVILLE, TN. 37929
 PHONE: 865-971-2141

CERTIFICATION OF OWNER
 I, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREON, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL LOTS, AREAS AND QUANTITIES SHOWN ON THIS PLAT ARE CORRECT AND ACCURATE.
 DATE: _____ OWNER: _____
 ADDRESS: _____

CERTIFICATION OF DECEDENT
 I HEREBY CERTIFY THAT I AM (THE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ACCEPT THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHING THE MINIMUM SUBDIVISION REQUIREMENTS AND RESERVING ALL RIGHTS, EASEMENTS, RIGHTS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
 DATE: _____ OWNER: _____

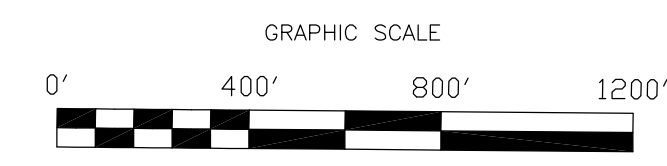
CERTIFICATE OF ROAD STATUS
 IF IT HEREBY CERTIFIED THAT THE ROAD Labeled ON THIS PLAT IS PRIVATE AND NOT DEDICATED TO THE GOVERNMENT OF MEigs COUNTY, TENNESSEE, THE PLAT AND THIS ROAD SHALL NOT BE CONSIDERED TO ACCEPT ANY RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE ROAD.
 DATE: _____ DEVELOPER: _____



CERTIFICATION OF SURVEYOR
 I, THE SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT ALL REQUIREMENTS HEREON ACTUALLY MET OR EXCEEDED AND THAT ALL REQUIREMENTS OF THE MEigs COUNTY REGIONAL PLANNING COMMISSION HAVE BEEN FULLY COMPLIED WITH.
 DATE: _____ BY: _____

- NOTES:
1. SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON THERE MAY BE OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 3. PROPERTY ZONED F-40.
 4. THE SURVEYOR IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 5. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
 6. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, THEREFORE RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED, DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT FOR THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (5) THOSE MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.
 7. REFERENCE: WARRANTY DEED BOOK 23, PAGE 379
 WARRANTY DEED BOOK N3, PAGE 584, 591, 595 & 603
 MAP FILE 108
 8. UTILITY AND DRAINAGE EASEMENTS OF 20 FEET ON INSIDE OF ROAD, RIGHT-OF-WAYS AND 10 FEET ON EACH SIDE OF LOT LINES AND OUTSIDE BOUNDARY LINES.
 9. CATEGORY "I" SURVEY, RATIO OF PRECISION 1:10,000.
 10. THE DESCRIBED PROPERTY IS BELOW 750' CONTOUR LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.
 11. MINIMUM FLOOR ELEV. 752 ON ALL LOTS.
 12. MINIMUM BUILDING SETBACKS:
 FRONT - 35'
 SIDE - 10'
 REAR - 15'
 13. THE JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY THE MEigs COUNTY.
 14. THE JOINT PERMANENT EASEMENT WILL ALSO FUNCTION AS A UTILITY AND DRAINAGE EASEMENT.
 15. 1/2" IRON PINS SET AT ALL CORNERS, EXCEPT AS DESCRIBED.
 16. SUBJECT TO ANY UNKNOWN CEMETERIES THAT MAY EXIST ON SUBJECT PROPERTY.
 17. MEigs COUNTY TAX MAP SHOWS THIS AREA BELONGING TO MELVIN J. HOLMES, JR., REFERENCE D.B.K. 372, TAX MAP 12, PARCEL 11.01, NO VISIBLE SIGNS OF OWNERSHIP, DEED DESCRIPTION UNCLEAR AS TO LOCATION OF PROPERTY UNABLE TO MAKE CONTACT WITH SAID OWNER. SUBJECT TO ANY RIGHTS OF INGRESS AND EGRESS WITH ADJOINERS OVER OLD TRAILS OR ROAD BEDS MEANDERING ALONG COMMON BOUNDARY LINES WITH ADJOINERS.
 18. ACCESS TO LOTS 14 AND 15 LIMITED TO AREA ALONG RED CLOUD ROAD. RESTRICTIONS, RESERVATIONS, EASEMENTS AND MATTERS SET OUT IN DEED FROM USA TWA DATED APRIL 18, 1952, AND RECORDED IN DEED BOOK T, PAGE 513, IN THE REGISTER'S OFFICE FOR MEigs COUNTY, TENNESSEE.
 19. FLOWAGE EASEMENT BELOW THE 745' CONTOUR OF WATTS BAR LAKE, RIGHT OF THE UNITED STATES OF AMERICA, TENNESSEE VALLEY AUTHORITY, AND THE PUBLIC IN GENERAL, IN AND TO ANY PORTION PROPERTY LYING WITHIN THE BOUNDS OF WATTS BAR LAKE.
 20. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE USE OF AND THE CONTINUED UNINTERRUPTED FLOW OF A CREEK(S) FLOWING THROUGH SUBJECT PROPERTY.
 21. EASEMENTS ARE RESERVED FOR THE CREATION, CONSTRUCTION AND MAINTENANCE, OF ANY UTILITIES SUCH AS WATER, GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION; SUCH EASEMENTS AND RIGHT-OF-WAYS, IF ANY, TO BE LOCATED AS DIRECTED BY THE UTILITY CONCERNED.

LEGEND
 T.V.A. CONC. MONUMENT - C.M.#
 T.V.A. ANGLE IRON - A.I.#
 T.V.A. METAL POST - POST.#



FINAL PLAT
ESTATE OF
ARTHUR BURTON STOWERS, JR.
DISTRICT 4, MEigs CO., TN.
TAX MAP 2 PARCEL 2
DATE: APRIL 11, 2012

TROTTER-McCLELLAN, INC.
 Land Surveyors
 3329 W. GOV. JOHN SEVIER HWY.
 KNOXVILLE, TN. 37920
 PHONE: 577-1244
 FAX: 577-1245

INDEX SHEET 1 OF 4
 DRAWING NO. 12-003