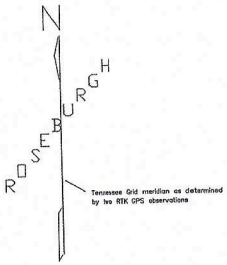
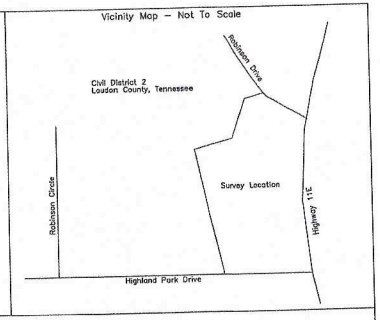
Division of the Ali Roseburgh Property

Deed Book 452 Page 517

Contains a Total of 3.229 Acres

Tax ID 015M A 004.00





Legend

Iron pin (set) = 5/8" x 24" rebar, set during this survey, with a yellow, plastic ID cap on it that reads "KY PLS 2905" and "TN RLS 1626"

IPF = Iron pin (found)

R/W = Road right-of-way line

WUP = Wooden utility pole

OUL = Overhead utility lines

-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o- = Approximate natural gas line location

WM = Water meter

NOTES:

1) The property shown hereon is not located within a special flood hazard area as shown on Flood Insurance Rate Map number 47105C0092D. The effective date of the F.I.R.M. is 05/16/2007

2) There is an existing 10' drainage and utility easement along all exterior lot lines and a 5' drainage and utility easement along all interior lot lines. Ther will also be a 5' drainage and utility easement along both sides of the interior lot lines of Lot 2 as shown hereon

3) Setbacks are: Front 30', Sides and Rear 20'

4) The property shown hereon is served by city water and city sewer

5) This plat was revised on 05/12/2024

6) This plat was again revised on 05/14/2024

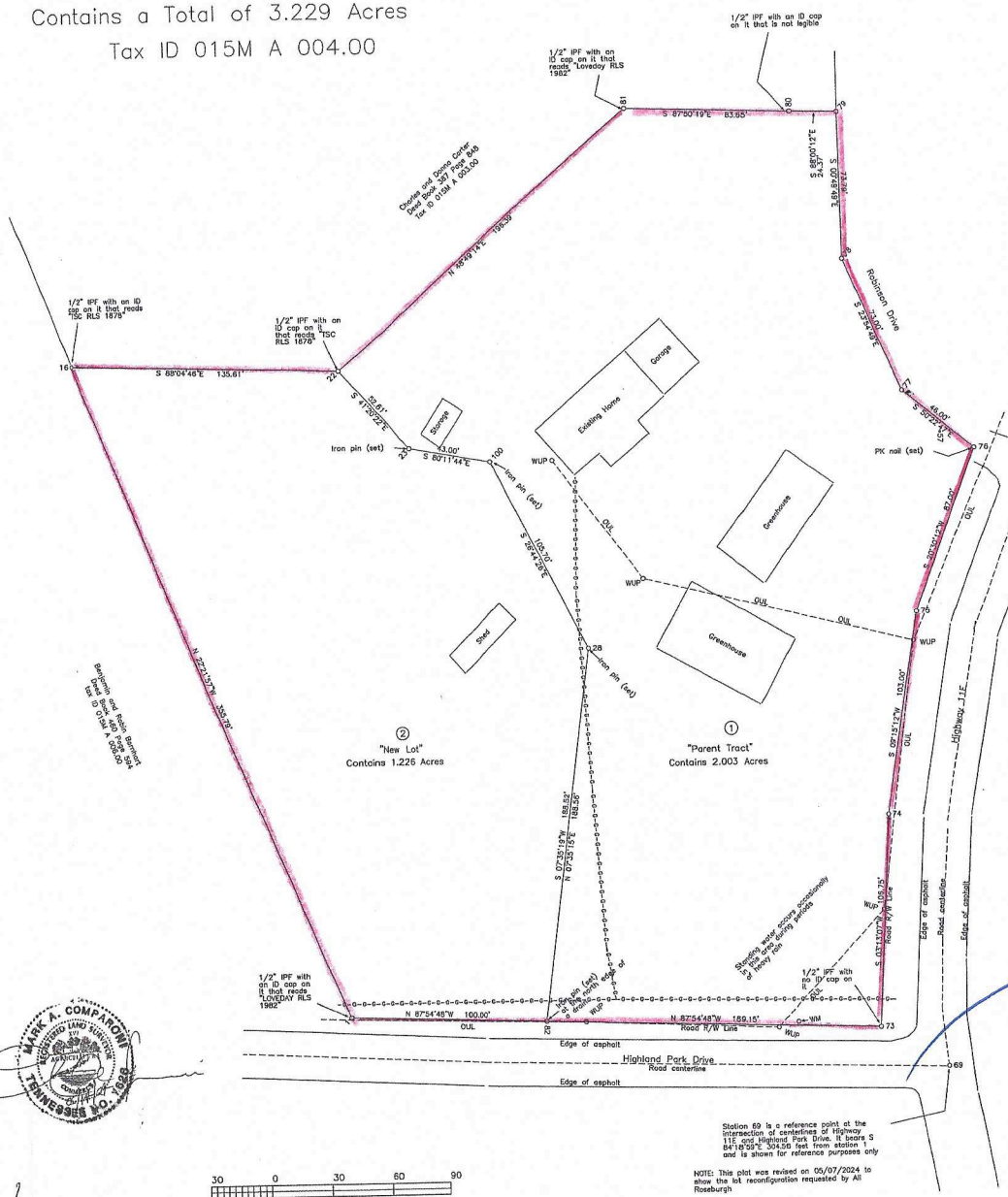
Unless stated otherwise hereon, this survey was preapred without the benefit of abstract of title. No liability is assumed by the surveyor signing hereon for any loss relating to any matter that might be discovered by an abstract or title search of the property. Unless stated otherwise hereon, no evidence of any type of easements, including prescriptive easements or any structures thereto were located during the survey of the premises. If easement information is needed, an abstract of title and a detailed inspection of the premises is required to be performed at an additional fee. No liability is assumed by the surveyor signing hereon for any loss that may be associated with the existence of any type of easements. No investigation was made during the performance of the survey to discover the existence of any structures which may indicate the location of buried utilities on the premises. Buried utilities may or may not exist. Interested parties should investigate the existence of utilities, if any, and verify. The premises shown and described hereon are subject to any existing easements, rights-of-way, restrictions, and setback lines whether or not they may be shown on the plat hereon or whether or not recorded in the public records.

On the basis of my knowledge, information, and belief, I certify to Clayton Homes that, as a result of a survey, made to the normal standards of care of professional surveyors practicing in Tennessee, I find the information shown hereon is correct. The survey was performed under my direct supervision using the random traverse method of surveying. Bearings and distances shown have not been adjusted for closure. The linear and angular errors of closure meet or exceed minimum state requirements. This plat is prepared for the exclusive use of the person, persons, or entity named in this certification. This certification does not extend to any unnamed person, persons, or entity, without an express recertification by the surveyor signing hereon naming said person, persons, or entity

I hereby further certify that this is a Category I survey and that the unadjusted ratio of precision is 1 part in 16,327 feet

MARK A. COMPARONI REGISTERED LAND SURVEYOR TENNESSEE NO. 1626

Surveyor's Signature 05/14/24 | 1626 Tenn. Reg. No. | 05/14/24 Date



② "New Lot" Contains 1.226 Acres

① "Parent Tract" Contains 2.003 Acres

Certification of Ownership and Dedication

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

Ali Roseburgh — Owner Signature — Owner Printed Name — Date

Certificate of Accuracy

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

Registered Land Surveyor — Tn. Reg. No. 1626 — Date 05/14/24

Certification of Approval of Water Systems

I certify that the water system installed, or proposed for installation, fully meets the requirements of the Tennessee State Health Department, and is hereby approved as shown.

City or County Health Officer or his/her Authorized Representative — Date

Certificate of Sewerage System

I certify that the sewage disposal system installed, or proposed for installation, fully meets the requirements of the Tennessee State Health Department and is hereby approved as shown will all restrictions/conditions as noted.

Local Health Authority — date

Certification of Streets

I certify that streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission

Road Engineer/Highway Commission — Date

Certificate of Approval of Street Names and Addresses

I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance with the E-911 System

E-911 Authority — Date

Certificate of Approval For Recording

I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted. 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.

Secretary, Regional Planning Commission — Date

Owner information:	Client information:	
Ali Roseburgh 103 Robinson Drive Lenoir City, Tennessee 37771 Phone: 865-851-1941	Clayton Homes U.S. Highway 25E Middlesboro, Kentucky 40965 Contact person: Elaine Stapleton	Comparoni & Associates Since 1994

Comparoni & Associates Surveying
Mark A. Comparoni, Tn. R.L.S. No. 1626
P.O. Box 577
Williamsburg, Kentucky 40769
Phone: 606-499-2089 Fax: 606-261-2141
E-mail = comparonisurveying94@yahoo.com

Plat showing the results of a survey to divide the Ali Roseburgh property recorded in Deed Book 452 Page 517
Located at the intersection of Highway 11E and Highland Park Drive,
Civil District 2, Loudon County, Tennessee
Acreages are shown hereon
Scale 1 inch = 30 feet
Surveyed by Mark A. Comparoni, Tn. R.L.S. No. 1626
Surveyed on 05/02/2024
Drawn by Mark A. Comparoni, Tn. R.L.S. No. 1626
Drawn on 05/03-04/2024
Survey was requested by Elaine Stapleton of Clayton Homes in Middlesboro, Kentucky
Job number 24-190-42-43
File name ALIROS.*
Bearings are based on Tennessee Grid meridian