CERTIFICATE OF OWNERSHIP

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 setbacks lines, and dedicate all streets, rights-of-way, walks and easements to public use, and and other open spaces to public or private use as noted.

2-8, 2024
Date

Owner Jaya Jolly

Owner

Owner Michelle Dillon

CERTIFICATE OF APPROVAL OF STREETS ~~AND UTILITIES~~

I hereby certify: (1) that streets, utilities and have been installed in an acceptable manner and according to county specifications or, (2) that a security band in the amount of $ has been posted with the planning commision to assure completion of all required improvements in case of default.

2-13-24, 2024
Date

Authorized Representative

Title

CERTIFICATE OF APPROVAL OF STREET NAMES AND PROPERTY NUMBERS (E-911)

This is to certify that (1) the names of existing public streets/roads shoen on this subdivision plat are correct: (2) the names of any new roads, wether public or private, do not duplicate any existing names: and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

Authorized Representative

, 2024
Date

Title

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that the private water supply and/or sewage disposal system or systems installed, or proposed for installation, fully meet the requirements of The State of Tennessee Health Department and The Town of Dandridge, Tennessee, and are hereby approved as shown.

2/13/24, 2024
Date

Authorized Representative

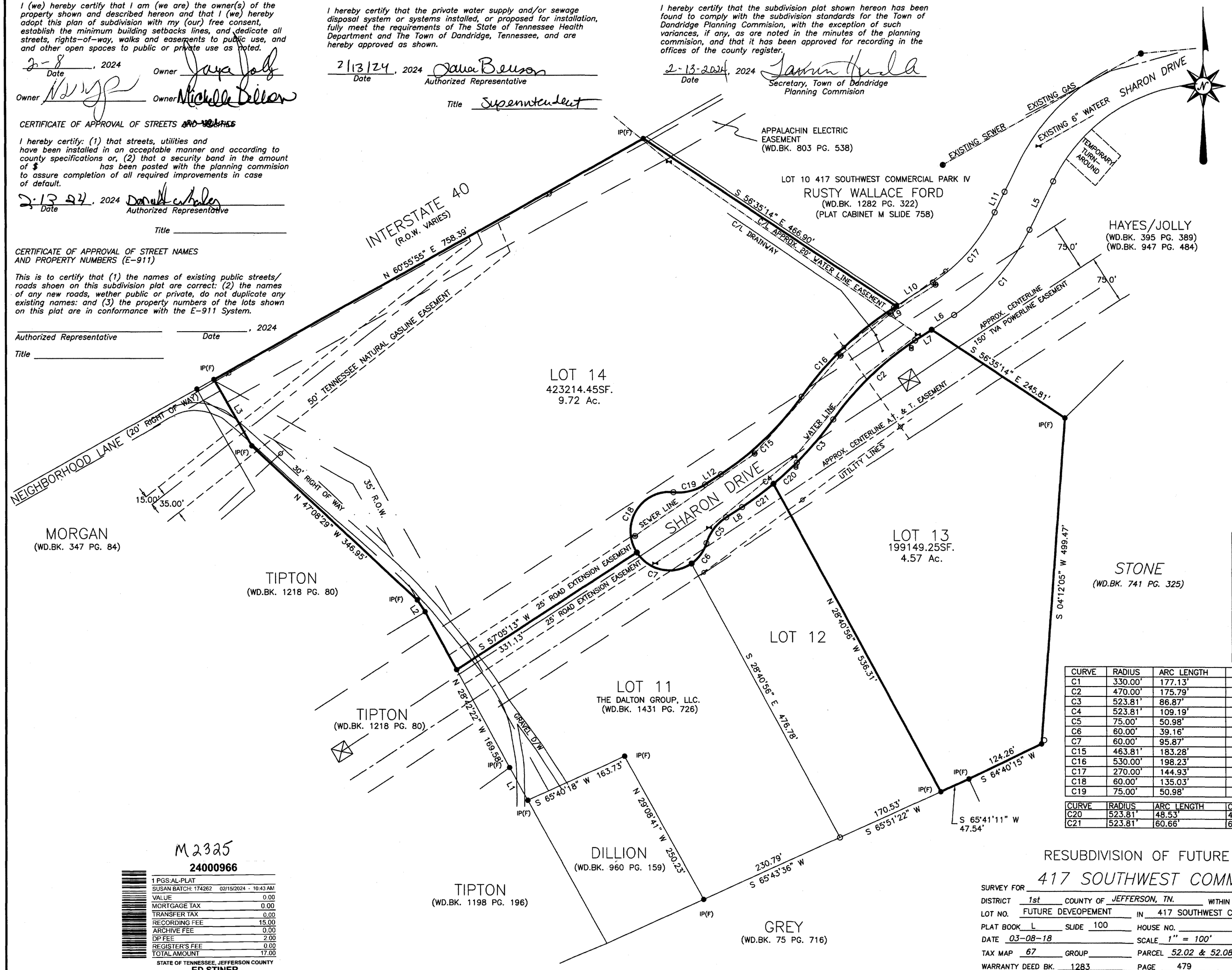
Title Superintendent

CERTIFICATION OF APPROVAL

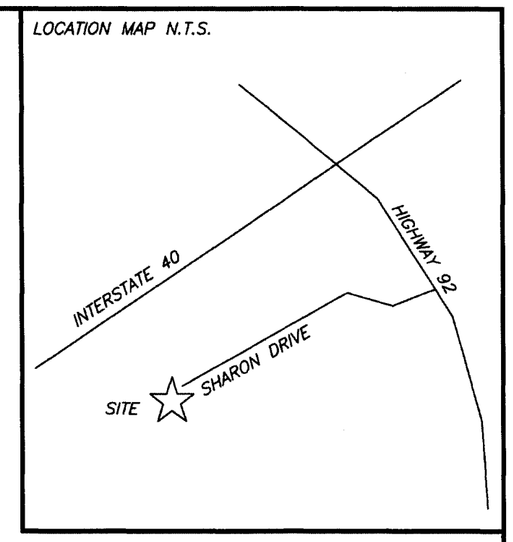
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision standards for the Town of Dandridge Planning Commision, with the exception of such variances, if any, as are noted in the minutes of the planning commision, and that it has been approved for recording in the offices of the county register.

2-13-2024, 2024
Date

Secretary, Town of Dandridge Planning Commision



LOCATION MAP N.T.S.



NOTES:
PROPERTY IS SUBJECT TO ALL EASEMENTS, R.O.W.'S, RECORDED MAPS AND RESTRICTIONS OF RECORD.
NEW IRON PINS SET AT ALL CORNERS
THERE IS A 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL LOT LINES
BUILDING SETBACKS:
50' FRONT
25' SIDE
20' REAR
PROPERTY IS ZONED B-3
PROPERTY CONSISTS OF ONE (1) LOT
CONTAINING 2.0± ACRES

DEVELOPER:
HAYES & ASSOCIATES
1503 MEADOW SPRINGS RD
JEFFERSON CITY, TN.
(865)475-4766

NOTE:
THE TWO 25' ROAD EXTENSIONS EASEMENTS ARE FOR THE EXTENSION OF SHARON DRIVE AND ALL UTILITIES AS REQUIRED.

NOTES:
THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTION OF RECORD. SIGNIFICANT OBSERVABLE OF EVIDENCE OF UTILITIES ARE SHOWN, OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE EXACT LOCATION OF ANY UTILITIES WHETHER SHOWN OR NOT SHOWN ON THIS SURVEY. BEFORE ANY EXCAVATING CALL TENNESSEE ONE CALL 1-800-351-1111. UTILITIES PROTECTION CENTER ITS THE LAW.

LINE	BEARING	DISTANCE
L1	N 29°17'46" W	57.69'
L2	N 33°45'42" W	22.21'
L3	N 29°46'03" W	117.62'
L4	N 78°01'31" E	76.52'
L5	S 26°23'00" W	82.36'
L6	S 57°08'15" W	41.22'
L7	S 57°07'45" W	30.56'
L8	S 57°07'36" W	29.16'
L9	N 57°04'37" E	4.21'
L10	N 57°08'15" E	67.59'
L11	N 26°23'00" E	34.88'
L12	N 57°07'36" E	29.16'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	330.00'	177.13'	175.01'	S 41°45'38" W	90.76'
C2	470.00'	175.79'	174.77'	S 46°23'47" W	88.93'
C3	523.81'	86.87'	86.77'	S 40°25'57" W	43.53'
C4	523.81'	109.19'	108.99'	S 51°09'18" W	54.79'
C5	75.00'	50.98'	50.00'	S 37°39'20" W	26.52'
C6	60.00'	39.16'	38.47'	S 36°52'53" W	20.31'
C7	60.00'	95.87'	85.99'	N 78°38'51" W	61.64'
C15	463.81'	183.28'	182.09'	N 47°00'07" E	92.85'
C16	530.00'	198.23'	197.08'	N 46°23'47" E	100.29'
C17	270.00'	144.93'	143.19'	N 41°45'38" E	74.25'
C18	60.00'	135.03'	108.28'	N 31°35'52" E	125.63'
C19	75.00'	50.98'	50.00'	N 76°35'52" E	26.52'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C20	523.81'	48.53'	48.51'	S 47°50'16" W	24.28'
C21	523.81'	60.66'	60.62'	S 53°48'33" W	30.36'

M2325

24000966

1 PGS:AL-PLAT
SUSAN BATCH: 174262 02/15/2024 - 10:43 AM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, JEFFERSON COUNTY
ED STINER
REGISTER OF DEEDS

0' 100' 200' 300'

RESUBDIVISION OF FUTURE DEVELOPEMENT

SURVEY FOR *417 SOUTHWEST COMMERCIAL PARK PHASE VI*

DISTRICT *1st* COUNTY OF *JEFFERSON, TN.* WITHIN THE CITY OF *DANDRIDGE* WARD

LOT NO. FUTURE DEVEOPEMENT IN 417 SOUTHWEST COMMERCIAL PARK PHASE V

PLAT BOOK L SLIDE 100 HOUSE NO.

DATE *03-08-18* SCALE *1" = 100'*

TAX MAP *67* GROUP PARCEL *52.02 & 52.08*

WARRANTY DEED BK. 1283 PAGE 479

TAX MAP GROUP PARCEL

WARRANTY DEED BK. PAGE

TAX MAP GROUP PARCEL

WARRANTY DEED BK. PAGE

BEARING BASE *RECORDED MAP* DRAWN BY *RLK*

A.M. SURVEYING
RICHARD L. KENT R.L.S. # 2040
4669 FOWLER DRIVE
MORRISTOWN, TN. 37814
PHONE: (423) 317-9825
FAX: (423) 317-9826

DRAWING NO. *24-010*