

- NOTES**
1. Iron pins at all corners.
 2. Co. Map No. 63, Par. 25.03, 25.13, 25.08 & 25.09
 3. Minimum building setback = 30'
 4. There is a 10' drainage and utility easement inside all lot lines.
 5. Zoning - A-1
 6. Owner/Developer Anderson Investments Spencer Hale Rd. Morristown, Tn. 37814 Ph. 231-0034

PROPERTY IS NOT LOCATED WITHIN ANY "FEMA" FLOOD HAZARD ZONE Sh. 47063C0165E; 7-30-06

CERTIFICATE OF UTILITIES
 I HEREBY CERTIFY THAT ALL WATER AND SEWER UTILITY SYSTEMS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF HAMBLEN COUNTY SUBDIVISION REGULATIONS.

5-15-10 DATE

Steve Anderson Property Db. 1264/338
 UTILITY DISTRICT REPRESENTATIVE

Stormwater Note
 Lots that contain stormwater detention basins have easements shown. The property owners of those lots are restricted from modifying those basins' functionality. Owners of those lots are further responsible for the upkeep and maintenance of the basins to ensure proper functionality.

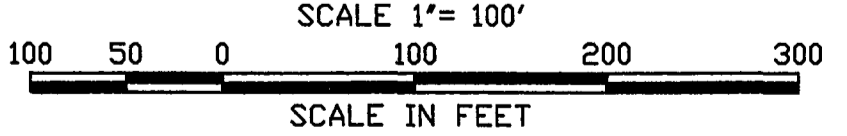
CERTIFICATE OF OWNERSHIP
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all streets, rights-of-way, walks and easements to public use, and parks and other open spaces to public or private use as noted.
 10-12-10 Date
 Owner

CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the HAMBLEN COUNTY PLANNING COMMISSION and that the monuments have been placed as shown hereon to the specifications of the subdivision regulations.
 10-5-10 Date
 Registered Surveyor

10/25/2010 - 02:42 PM
 10198614
 1 PGS: AL - PLAT
 BATCH: 66268
 PLAT BOOK: JPLAT
 PAGE: 305
 REC FEE 15.00
 DP FEE 2.00
 TOTAL 17.00
 STATE OF TENNESSEE, HAMBLEN COUNTY
 JIM CLAWSON
 REGISTER OF DEEDS



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.
 Billy G. Knight



CERTIFICATION OF THE APPROVAL FOR 9-11 STREET ASSIGNMENT
 I HEREBY CERTIFY THAT THE STREET/ROAD NAME(S), AS NOTED ON THE FINAL PLAT, IS (ARE) APPROVED AS ASSIGNED.
 DATE 10-25-10
 HAMBLEN COUNTY 911 DIRECTOR

"Approval is hereby granted for lot 1-12-48, defined as Spencer on the River S/D in Hamblen County Tennessee, as being suitable for subsurface sewage disposal (ssd) with the listed or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house / structure location must be approved and a SSD permit issued by the Division of Ground Water Protection. Water taps, waterlines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Cutting, filling or alterations of the soil conditions may void this approval."

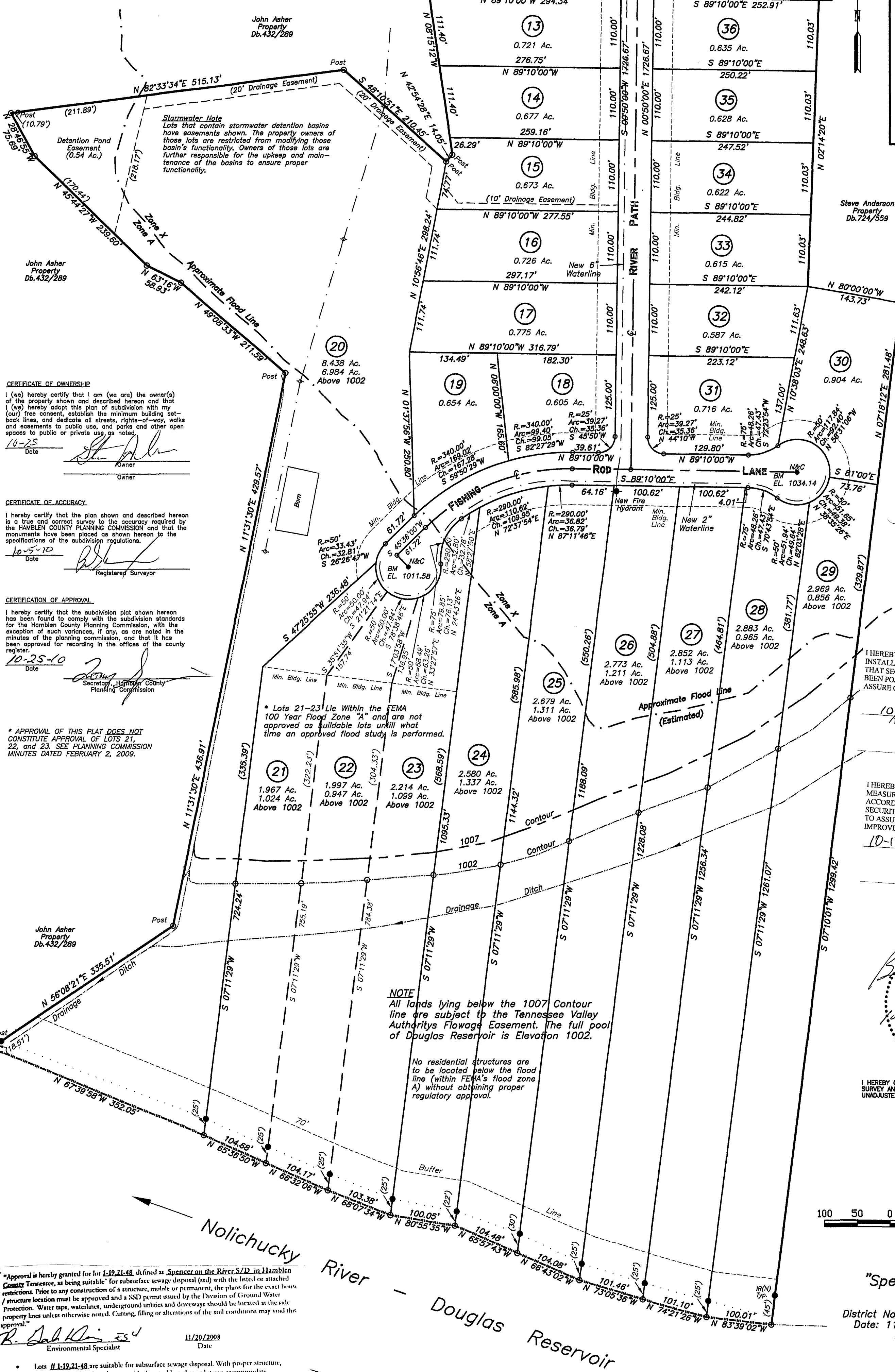
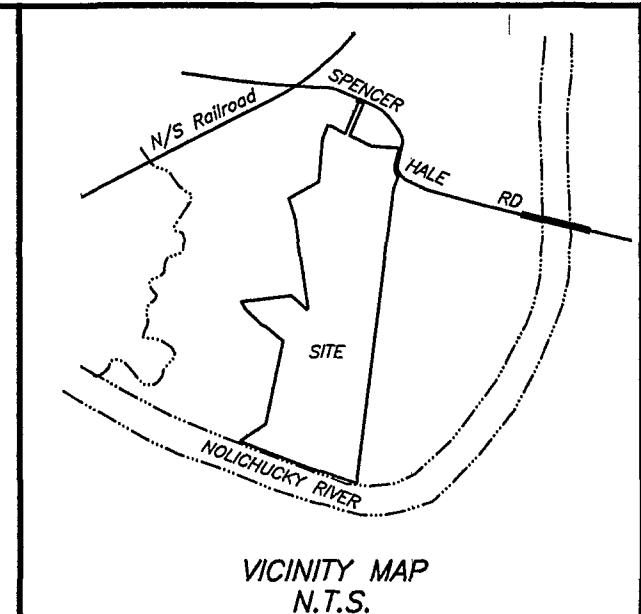
R. Sab Klein ES 4
 Environmental Specialist 11/20/2008 Date

- Lots #1-12-48 are suitable for subsurface sewage disposal. With proper structure, driveway and utility locations outside the useable soil area; lot can accommodate a Three bedroom structure.
- Lot 30, has a 24 inch depth restriction for field lines due to existing Interceptor drain
- Lot 30, has limited soil area for ssd, area needed to be protected is shown on Soil Map on file At the Hamblen Co. Environmental office.
- Lot # 20, has not been evaluated, pursuant to this plat review, for a ssd system plat approval does not constitute approval of this lot or the existing system

CERTIFICATION OF APPROVAL
 I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision standards for the Hamblen County Planning Commission, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the offices of the county register.
 10-25-10 Date
 Secretary Hamblen County Planning Commission

"Spencer On The River" Subdivision
 District No. Four - Hamblen County, Tenn.
 Date: 11-17-2008 Scale: 1" = 100'
 By: Billy G. Knight RLS
 PO Box 13
 White Pine, Tn. 37890
 Ph. 865-674-0384

(Total Acres 63.05; Total Lots 48)



Stormwater Note
Lots that contain stormwater detention basins have easements shown. The property owners of those lots are restricted from modifying those basins' functionality. Owners of those lots are further responsible for the upkeep and maintenance of the basins to ensure proper functionality.

- NOTES**
1. Iron pins at all corners.
 2. Co. Map No. 63, Par. 25.03, 25.13, 25.08 & 25.09
 3. Minimum building setback = 30'
 4. There is a 10' drainage and utility easement inside all lot lines.
 5. Zoning - A-1
 6. Owner/Developer Anderson Investments Spencer Hale Rd. Morristown, Tn. 37814 Ph. 231-0034

PROPERTY IS LOCATED IN HAZARD ZONES "A & X" Sh. 4706300165E; 7-30-06 No residential structures are to be located below the flood line (within FEMA's flood zone A) without obtaining proper regulatory approval.

10/25/2010 - 02:42 PM
10198614

PGS: AL - PLAT	
BATCH: 68268	
PLAT BOOK: JPLAT	
PAGE: 305	
REC FEE	16.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, HAMBLEN COUNTY
JIM CLAWSON
REGISTER OF DEEDS

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

10-25-10
Date
[Signature]
Owner

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the HAMBLEN COUNTY PLANNING COMMISSION and that the monuments have been placed as shown hereon to the specifications of the subdivision regulations.

10-25-10
Date
[Signature]
Registered Surveyor

CERTIFICATION OF APPROVAL
I hereby certify that the subdivision plot shown hereon has been found to comply with the subdivision standards for the Hamblen County Planning Commission, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the offices of the county register.

10-25-10
Date
[Signature]
Secretary, Hamblen County Planning Commission

* APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF LOTS 21, 22, and 23. SEE PLANNING COMMISSION MINUTES DATED FEBRUARY 2, 2008.

* Lots 21-23 Lie Within the FEMA 100 Year Flood Zone "A" and are not approved as buildable lots until what time an approved flood study is performed.

21 1.967 Ac. Above 1002
22 1.997 Ac. Above 1002
23 2.214 Ac. Above 1002

NOTE
All lands lying below the 1007 Contour line are subject to the Tennessee Valley Authority's Flowage Easement. The full pool of Douglas Reservoir is Elevation 1002.

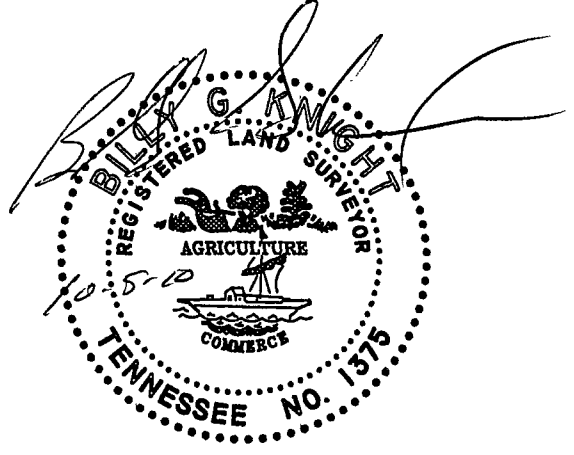
No residential structures are to be located below the flood line (within FEMA's flood zone A) without obtaining proper regulatory approval.

CERTIFICATE OF STREETS
I HEREBY CERTIFY THAT ALL STREETS, CURBS AND GUTTERS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS, AND THAT SECURITY IN THE AMOUNT OF \$ 10,000 HAS BEEN POSTED WITH THE HAMBLEN COUNTY IN A SUFFICIENT AMOUNT TO ASSURE COMPLETION OF THE FINAL LAYER OF ASPHALT.

10/08/2010
DATE
[Signature]
ROAD SUPERINTENDENT

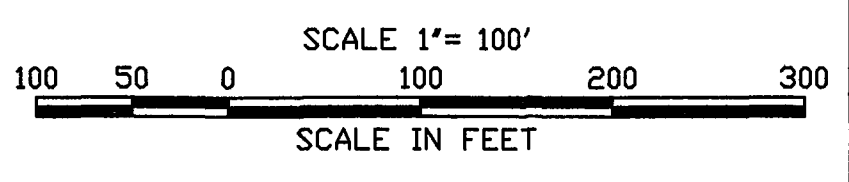
HYDROLOGY CERTIFICATION
I HEREBY CERTIFY THAT ALL SEDIMENTATION AND EROSION CONTROL MEASURES, AND DRAINAGE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE HAMBLEN COUNTY SUBDIVISION REGULATIONS. TO ASSURE COMPLETION AND STABILIZATION OF REQUIRED IMPROVEMENTS.

10-12-10
DATE
[Signature]
DISTRICT CONSERVATIONIST



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

[Signature]
Billy G. Knight



"Spencer On The River" Subdivision
District No. Four - Hamblen County, Tenn.
Date: 11-17-2008 Scale: 1" = 100'
By: Billy G. Knight RLS
PO Box 13
White Pine, Tn. 37890
Ph. 865-674-0384

(Total Acres 63.05; Total Lots 48)

*Approval is hereby granted for lot 1-19-21-48, defined as Spencer on the River S/D in Hamblen County Tennessee, as being suitable for subsurface sewage disposal (ssd) with the listed or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house structure location must be approved and a SSD permit issued by the Division of Ground Water Protection. Water taps, waterlines, underground utilities and driveways should be located at the sole property lines unless otherwise noted. Cutting, filling or alterations of the soil conditions may void this approval.

[Signature]
Environmental Specialist
11/20/2008
Date

- Lots #1-19-21-48 are suitable for subsurface sewage disposal. With proper structure, driveway and Utility locations outside the useable soil area; lot can accommodate a Three bedroom Structure.
- Lots 1-3 Have a 24 inch depth restriction for field lines due to existing Interceptor drain
- Lot 30 has limited soil area for ssds, area needed to be protected is shown on Soils Map on file At the Hamblen Co. Environmental office.
- Lot # 20 has not been evaluated, pursuant to this plat review, for a ssd system plat approval does not constitute approval of this lot or the existing system.