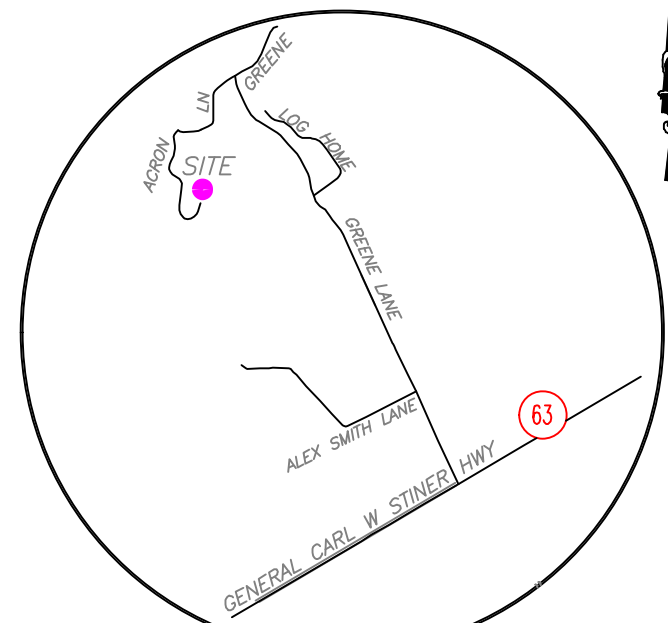


# RE-SUBDIVISION PLAT



VICINITY SKETCH  
N.T.S.

**CERTIFICATE 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 STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR THE CAMPBELL COUNTY PLANNING COMMISSION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CAMPBELL COUNTY REGISTRAR OF DEEDS.

DATE \_\_\_\_\_ SECRETARY, PLANNING COMMISSION \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

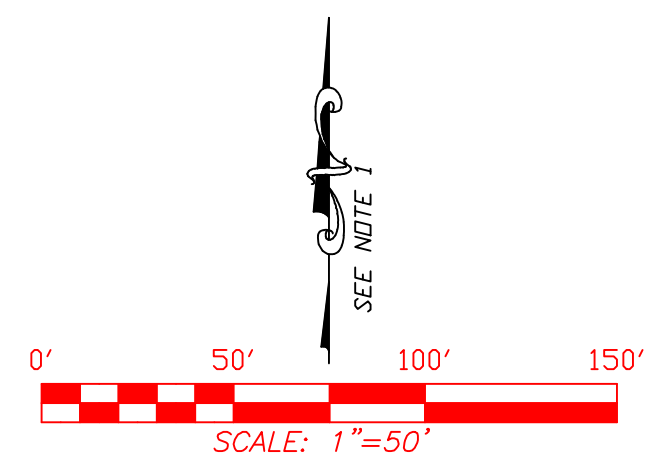
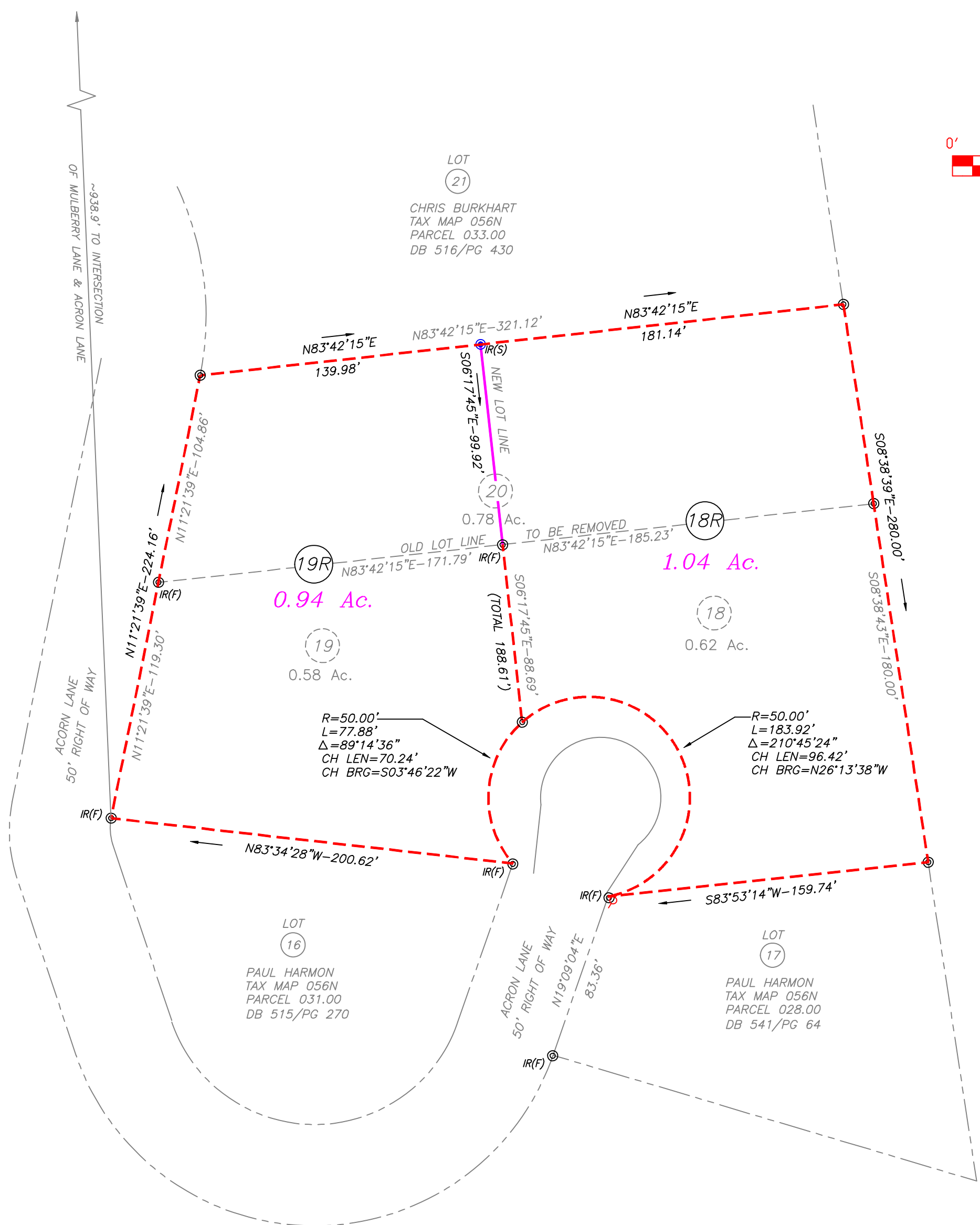
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CAMPBELL COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE \_\_\_\_\_ JIM SULLIVAN R.L.S. TN #1306 \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON THIS MAP WAS MADE UNDER MY DIRECT SUPERVISION AND EXCEEDS THE STANDARDS OF A CATEGORY 2 [1:7,500] SURVEY AS PER THE STANDARDS OF PRACTICE FOR LAND SURVEYORS PUBLISHED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS; CHAPTER 0820-3; RULE 0820-3-.05; LATEST REVISION AT THE TIME OF THIS SURVEY: APRIL 2018

website: [www.tn.gov/commerce/regboards/surveyors](http://www.tn.gov/commerce/regboards/surveyors)



**SURVEYOR'S NOTES**

- BASIS OF BEARING FOR THIS SURVEY IS RELATIVE TO RECORD PLAT ON FILE IN THE CAMPBELL COUNTY REGISTER OF DEED'S OFFICE IN JACKSBORO, TENNESSEE: REFERENCE PLAT CABINET A, SLIDE 195; SURVEY BY JERRY W. CRUTCHFIELD, R.L.S. #1612 DATED JULY 21, 1995
- CLIENT: PAUL HARMON  
P.O. BOX 64  
LOFOLLETTE, TN 37766
- SURVEYOR: JIM SULLIVAN  
2543 CREEKSTONE CIRCLE  
MARYVILLE, TN 37804  
PH. (865) 406-7324
- COMPLETION DATE OF FIELD SURVEY: APRIL 25, 2022.
- DEED OF RECORD: DEED BOOK 541, PAGE 79 LOT 18 (PARCEL 29.00).  
DEED BOOK 541, PAGE 55 LOT 19 (PARCEL 30.00).  
DEED BOOK 541, PAGE 52 LOT 20 (PARCEL 32.00).
- NO ABSTRACT OF TITLE OR TITLE REPORT HAS BEEN PROVIDED TO, OR PERFORMED BY THIS SURVEYOR. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, SETBACK LINES, AND/OR OTHER CONDITIONS/RESTRICTIONS THAT MAY AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY NOT SHOWN ON THIS MAP OF SURVEY.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THIS PROPERTY IS NOT WITHIN A FLOOD HAZARD ZONE. REFERENCE FIRM COMMUNITY PANEL NUMBER 47013C 0175 C; EFFECTIVE DATE: SEPTEMBER 28, 2007.
- COUNTY PARCEL AND TAX MAP DATA IS FROM THE COUNTY PROPERTY ASSESSOR'S OFFICE, SAID DATA BEING THE LATEST DATA PUBLISHED AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO CHANGE AT THE DISCRETION OF SAID ASSESSOR'S OFFICE.
- THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:  
(1) THERE IS A 30' BUILDING SETBACK RESTRICTION ALONG ALL PROPERTY LINES ADJOINING STREETS  
(2) THERE IS A 10' BUILDING SETBACK RESTRICTION ALONG ALL REMAINING SIDE AND REAR LOT LINES.  
(4) THERE IS A 10' UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES.
- UTILITIES ARE EXISTING.
- THE WORD CERTIFY OR CERTIFICATE AS SHOWN MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF TITLE.
- THIS SURVEY IS VALID ONLY IF THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE ARE AFFIXED HERETO.
- ALL IRON RODS SET ARE 1/2" IN DIAMETER, MINIMUM 18" IN LENGTH WITH PLASTIC YELLOW CAPS; LABELED IRTEC 423-566-1915, UNLESS STATED OTHERWISE.
- ALL IRON RODS FOUND ARE 5/8" IN DIAMETER UNLESS STATED OTHERWISE. ALL IRON RODS FOUND WITH A CAP HAVING AN IDENTIFICATION ARE SHOWN HEREON. THEREFORE, ANY IRON ROD SHOWN HEREON WITHOUT AN IDENTIFICATION IS AN IRON ROD WITHOUT A CAP.
- AREA SUBDIVIDED - 1.98 ACRES; NUMBER OF LOTS-3 INTO 2.

**LEGEND**

- PROPERTY LINE (SURVEYED)
- PROPERTY LINE FROM PLAT OF RECORD (PLAT CABINET 1-SLIDE 733).
- ADJOINER PROPERTY LINE (FROM DEEDS LISTED ON DRAWING)
- IR(F) IRON ROD, FOUND (TONY CRUTCHFIELD, TN R.L.S. #1788)
- IR(S) IRON ROD, SET
- UMPO POINT IN PROPERTY LINE (UNMONUMENTED POINT)
- POWER POLE/W GUY WIRE
- OVERHEAD ELECTRIC
- WATER METER
- R.O.W. RIGHT OF WAY
- CENTER LINE
- P.O.B. POINT OF BEGINNING
- EXISTING CULVERT
- LE LIFE ESTATE
- DB/PG DEED BOOK/PAGE

## Re-Subdivision Plat

### Paul Harmon

PREPARED FOR:

PROPERTY OF PAUL HARMON OWNER ADDRESS P.O. BOX 64, LOFOLLETTE, TN 37766

PROPERTY LOCATION ACORN LANE, LOFOLLETTE, TN STATE TENNESSEE COUNTY CAMPBELL DISTRICT NO. 1 WARD N/A

LOTS 18,19,&20 BLOCK N/A SUBDIVISION BRANDYWINE (FORMERLY MOUNTAIN VISTA ESTATES-PHASE 1)

TAX MAP 056N GROUP A PARCELS 29, 30, & 32 DEED BOOK 541 PAGES 52,55,&79 PLAT CABINET 1 SLIDE 733

PREPARED BY:

**IRTEC**

211 Main Street, P.O. Box 306  
Caryville, TN 37714  
423 566-1915  
Fax 423 566-1966

SCALE: 1"=50' CHECKED BY: JIM SULLIVAN R.L.S. TN #1306 DRAWN BY: CAW LAYOUT: RESUB

DATE: 04-27-22 REVISED: \_\_\_\_\_ FILE NAME: HARMON-RESUB