



08/12/23

BUILDING SETBACKS:  
50' FRONT LOT LINES  
10' SIDE  
20' REAR

NOTES: PROPERTY IS SUBJECT TO  
ALL EASEMENTS OF RECORD

UTILITY AND DRAINAGE EASEMENT:  
10' SIDE AND REAR LOT LINES

LEGEND:  
NIP: NEW IRON PIN (SET 5/8's REBAR W/CAP RLS#2384)  
OIP: OLD IRON PIN (FOUND)  
OIPP: OLD IRON PIPE (FOUND)  
◎: POINT (NO PIN SET)  
●: UTILITY POLE  
UTILITY LINES: - - - - -

**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 space to public or private use as noted.

DATE 6/24/08  
OWNER David Wadell

OWNER David Wadell for SNM Properties LLC  
OWNER

**CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS**

I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved as shown.

DATE June 2, 2008  
Local Utility District Provider or His Authorized Representative

**CERTIFICATE OF THE APPROVAL OF STREETS**

I hereby certify: (1) that streets have been installed in an acceptable manner and according to the specifications or, (2) adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed.

DATE 6-2  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER John Holloway

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Cocke County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Cocke County Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar. If required, a surety bond in the amount of \$\_\_\_\_\_ has been posted with the Cocke County Regional Planning Commission to assure completion of all required improvements in case of default.

DATE 6-24  
SECRETARY OF THE COCKE COUNTY REGIONAL PLANNING COMMISSION Phil Morgan

**CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS**

I hereby certify that the private or public sewerage disposal system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the local municipal sewer department, and are hereby approved as shown.

DATE

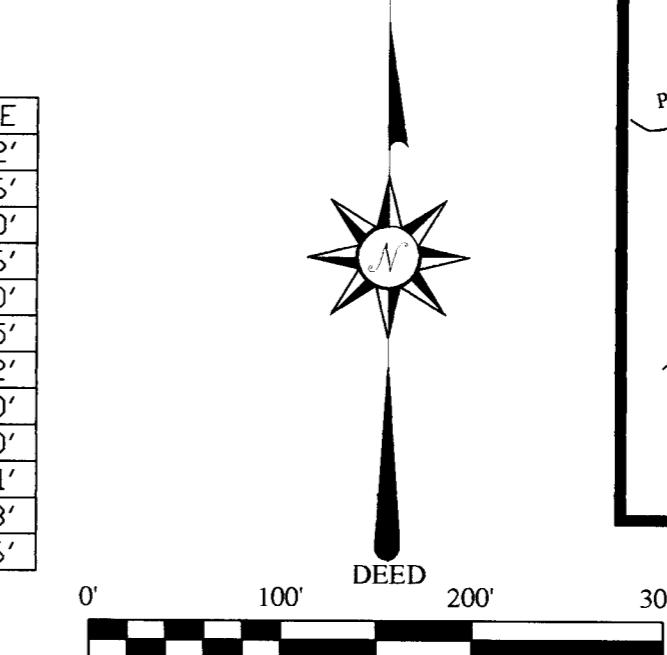
CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST

**CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT**

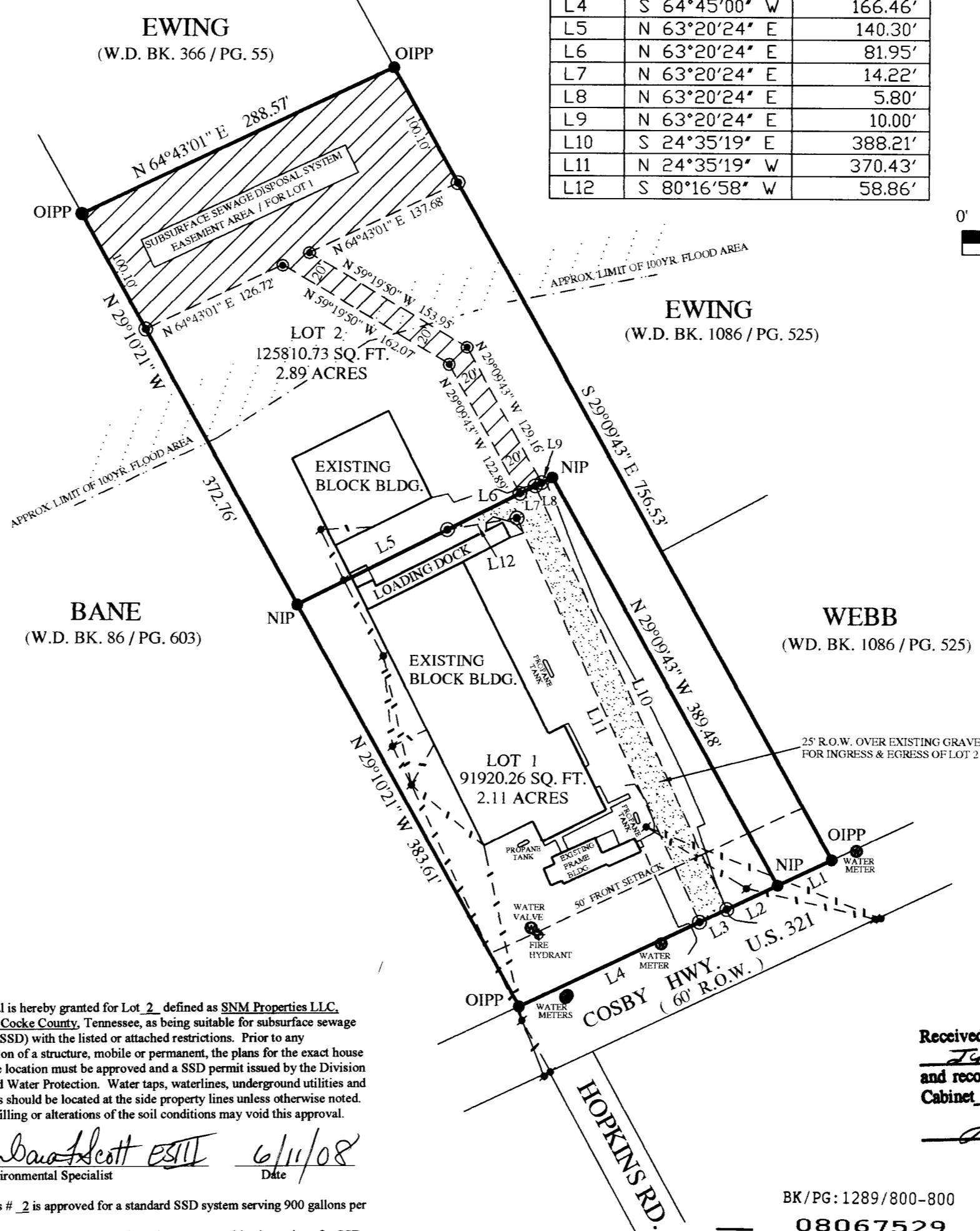
I hereby certify that the street name(s), as noted on the final plat, is (are) approved as assigned.

DATE 6/2  
COKE COUNTY 911 ADDRESSING DEPARTMENT Kathy Cody

LINE	BEARING	DISTANCE
L1	S 64°45'00" W	50.12'
L2	S 64°45'00" W	46.86'
L3	S 64°45'00" W	25.00'
L4	S 64°45'00" W	166.46'
L5	N 63°20'24" E	140.30'
L6	N 63°20'24" E	81.95'
L7	N 63°20'24" E	14.22'
L8	N 63°20'24" E	5.80'
L9	N 63°20'24" E	10.00'
L10	S 24°35'19" E	388.21'
L11	N 24°35'19" W	370.43'
L12	S 80°16'58" W	58.86'



LOCATION MAP



TOTAL ACREAGE = 5.00 +/-

**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 Cocke County Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations.

DATE 5/31/08  
TENNESSEE REGISTERED LAND SURVEYOR Barry P. Murphy

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENT OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN.

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

STATE OF TENNESSEE  
COCKE COUNTY  
Received for record on the 26 day of June, 2008 at 9:01 o'clock AM  
and recorded in Plat Book 147 Page 60  
Cabinet E Slide 57

Linda H. Benson  
Linda H. Benson, Register

BK/PG: 1289/800-800  
08067529  
1 PGs : AL - PLAT  
LINDA BESON, R.S. #2384  
06/28/2008 - 09:01:52 AM  
VALUE 0.00  
MORTGAGE TAX 0.00  
TRANSFER TAX 0.00  
RECORDING FEE 15.00  
OP FEE 0.00  
REGISTER'S FEE 0.00  
TOTAL AMOUNT 17.00  
STATE OF TENNESSEE, COCKE COUNTY  
LINDA BENSON  
REGISTER OF DEEDS



LOTS 1 AND 2 OF  
A SUBDIVISION OF  
THE SNM PROPERTIES, LLC  
PROPERTY

SURVEY FOR DAVID and LINDA WADDELL  
DISTRICT 5th COUNTY OF COCKE, TN. WITHIN THE CITY OF \_\_\_\_\_ WARD \_\_\_\_\_  
LOT NO. \_\_\_\_\_ SECTION \_\_\_\_\_ IN \_\_\_\_\_  
ROUTE NO. \_\_\_\_\_ BOX \_\_\_\_\_ PROPERTY ADDRESS 3323 COSBY HWY., COSBY, TN., 37722  
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ SCALE 1" = 100'  
MAP CAB. \_\_\_\_\_ SLIDE \_\_\_\_\_ DATE 07/08/2005  
TAX MAP 102 PARCEL 27 REVISED 05/31/2008  
WARRANTY DEED BOOK 1084 PAGE 332  
CITY BLOCK NO. \_\_\_\_\_ DRAWN BY B.P.M.  
BEARING BASE (W.D. BK. 1084 / PG. 332)  
MORTGAGE CO. \_\_\_\_\_  
TITLE CO. \_\_\_\_\_

ADVANCED SURVEYING AND MAPPING  
BARRY P. MURPHY R.L.S. # 2384  
370 COOTER LANE  
BULLS GAP, TN. 37311  
PHONE: (423) 234-2134  
FAX: (423) 234-2289  
DRAWING NO. 05-046-B

