

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 6/24/2008

OWNER David Waddell

OWNER David Waddell for SNM Properties LLC

OWNER

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, 2008

City Engineer or County Road Commissioner

#### 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, 2008

Secretary of the Cocke County Regional Planning Commission

#### 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 \_\_\_\_\_, 20\_\_\_\_

City Sewer Director or the State Environmental Specialist

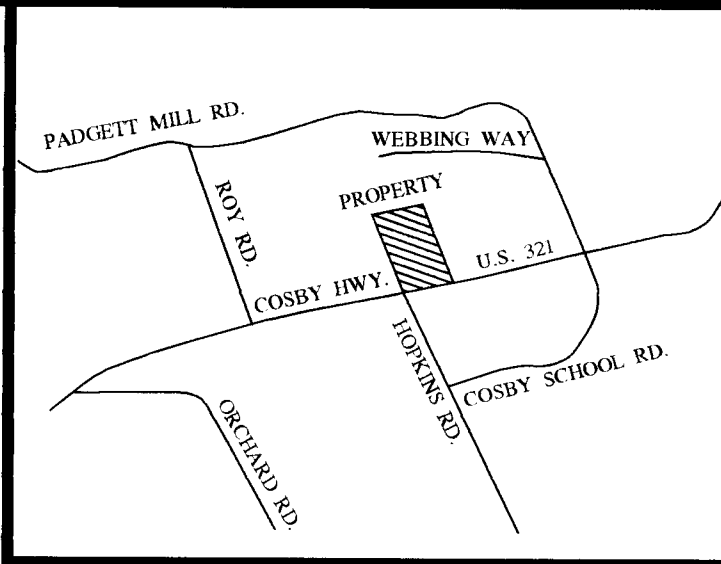
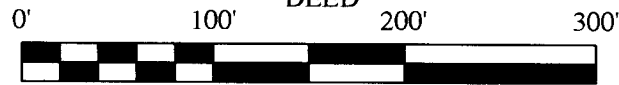
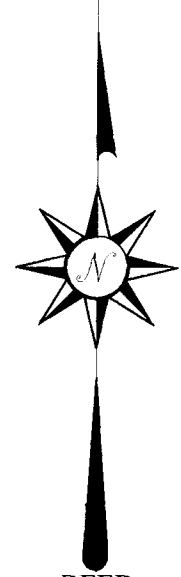
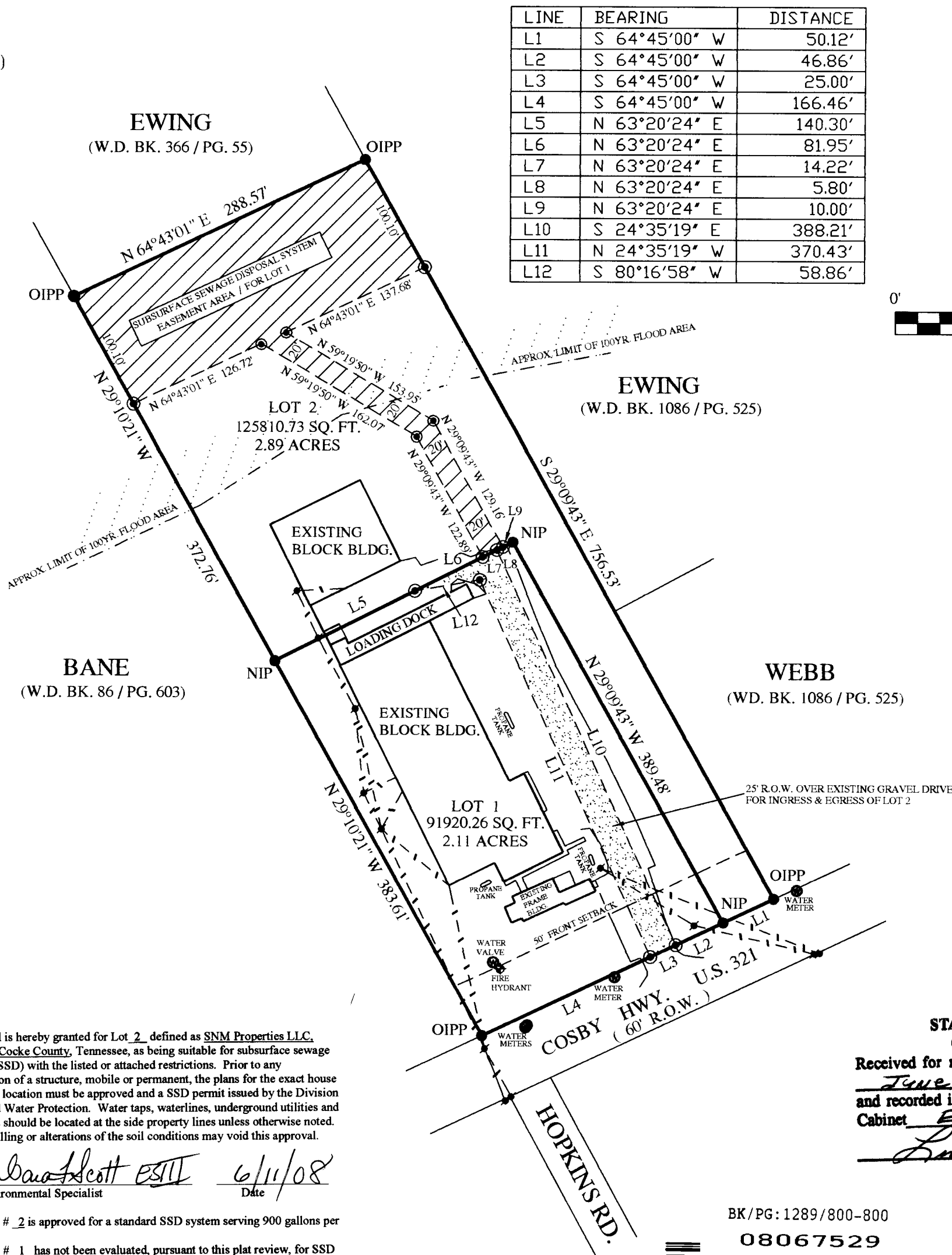
#### CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATE 6/2, 2008

Cocke County 911 Addressing Department

08/12/23



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 5/31/2008

Tennessee Registered Land Surveyor

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.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED ( IS ) LOCATED IN A SPECIAL FLOOD HAZARD AREA.

ZONE AE  
FLOOD INSURANCE RATE MAP: COCKE CO., TN.  
PANEL 95 OF 175  
MAP NUMBER 47029C0095 D  
MAP REVISED: APRIL 6, 1998

SURVEYOR  
BARRY P. MURPHY  
R.L.S. # 2384

STATE OF TENNESSEE  
COCKE COUNTY  
Received for record on the 26 day of June, 2008 at 9:07 o'clock AM  
and recorded in Plat Book 144 Page 60  
Cabinet E Slide 59  
Linda H. Benson  
Linda H. Benson, Register

BK/PG: 1289/800-800	
08067529	
1 PGS : AL - PLAT	
LINDA BATCH: 03486	
06/24/2008 - 09:07:52 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
OP FEE	2.00
REGISTER'S FEE	2.00
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. 37711  
PHONE: (423) 234-2134  
FAX: (423) 234-2289

DRAWING NO. 05-046-B