

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 restrictions hereon, and dedicate all streets, alleys, paths and other open spaces to public use as noted.

Terry England Dated 7-10-23
Terry England
 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 New Tazewell Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the New Tazewell Municipal Subdivision Regulation.

William L. Parsons Dated 07/07/2023
 SURVEYOR / ENGINEER
 SURVEYOR / ENGINEER

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the water supply and sewage disposal utility systems installed, or proposed for installation, in the subdivision plat entitled:

Terry England Dated 7-10-23
 Superintendent of Claiborne County
 Utility District

CERTIFICATION OF THE APPROVAL OF UTILITIES

I hereby certify that improvements have been installed acceptable manner and according to specifications of the New Tazewell Municipal Subdivision Regulations in the subdivision entitled:

Charles S. Gault Dated 7/10/2023
 Superintendent of Claiborne County
 Utility District

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for the Town of New Tazewell, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved by that body for recording in the Office of the County Register.

David J. Pugh Dated 7-12-23
 Secretary, Planning Commission

CERTIFICATION OF THE APPROVAL OF Street Names:

I hereby certify that the street name(s) depicted on this plat have been approved and comply with the street name policies of Claiborne County Municipal Subdivision Regulations in the subdivision entitled:
Samuel Day Dated 7/12/23
 Dept. Director E-911

CERTIFICATION OF THE APPROVAL OF Streets:

I hereby certify: (1) that the streets and other improvements have been installed in an acceptable manner and according to the specifications of the New Tazewell Municipal Subdivision Regulations in the subdivision entitled: _____, or (2) that a security bond in the amount of \$ _____ has been posted with the planning commission to assure completion of all required improvements in case of default.

Harry Subit Dated 7-12-2023
 City Commissioner of Streets
 *Specify any other improvements.



NOTES

THIS AREA IS ZONED C2

SET BACK:

Front, 50 FT. With 1st 5 FT. Grass Buffer

Side, 20 FT. for Corner Lot

Rear, 10 Ft.

Area Shown on FIRM PANEL FM47025C0230D

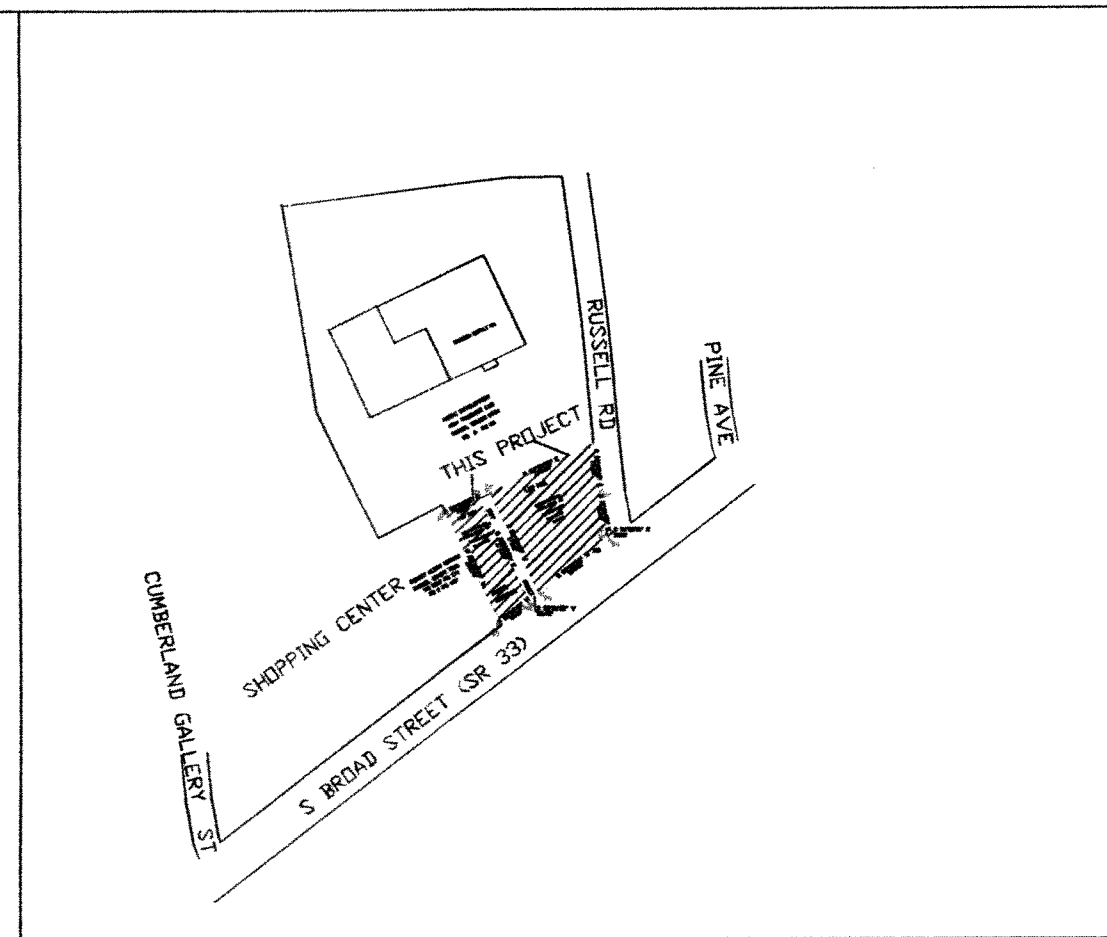
Potable Water Located Along R.O.W. NW Side of Broad St

Electrical Power Located Over Head R.O.W. NW Side of Broad St.

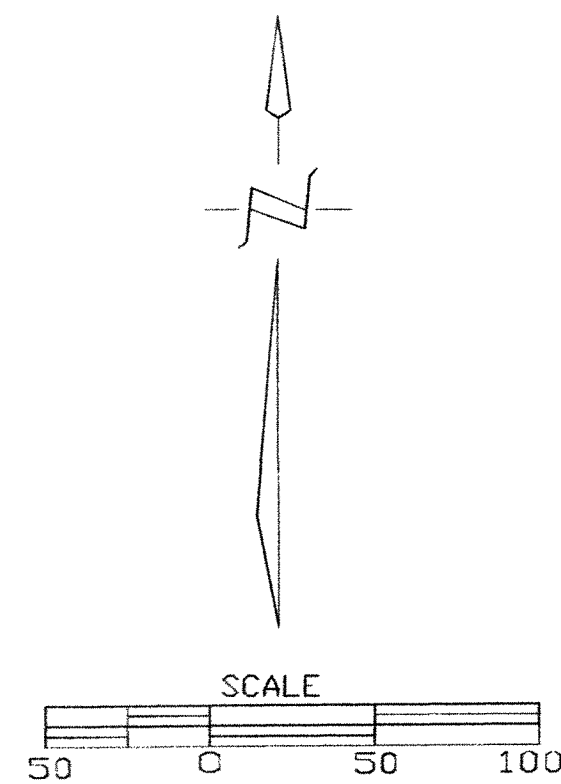
Sanitary Sewer Located in R.O.W.

LEGEND

- IRON PIN FOUND WITH CAP
- IRON PIN SET WITH CAP
- POINT NUMBER
- PROPERTY LINE
- IRON PIN
- POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- MINIMUM BUILDING RESTRICTION LINES



LOCATION MAP
N.T.S.



From	To	Direction	Distance
5	6	S 06°02'45" E	75.68
6	7	S 10°46'56" E	61.86
7	8	S 21°22'01" E	10.80
8	19	S 52°20'39" W	134.62
19	17	N 25°33'59" W	170.11
17	15	N 64°26'05" E	173.49
0.531 AC			

From	To	Direction	Distance
9	10	N 25°33'59" W	185.74
10	16	N 64°26'05" E	52.99
16	18	S 25°33'59" E	174.39
18	2	S 52°20'42" W	54.19
0.219 AC			

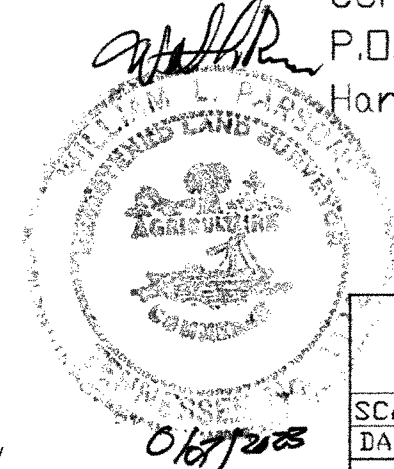
This map/plat was prepared for the exclusive use of the person, persons, or entity named in the title block hereon. Said certification does not extend to any unnamed person, persons or entity without an express recertification by the surveyor/engineer naming said person, persons or entity.

I hereby certify that this map/plat depicts a survey made by me or under my direction by the method of random traverse. The bearings and distances shown have not been adjusted for closure. This survey and map/plat meets or exceeds the minimum standards of the Governing Authorities.

William L. Parsons Date 07/07/2023
 William L. Parsons
 The ratio of precision of the unadjusted survey is greater than 18,680 as shown hereon.

Project is reference to deed North

Parsons Engineering & Associates
 Consulting Engineer / Surveyor
 P.O. Box 690
 Harrogate, Tennessee 37752
 (423) 526 7715



Proposed Subdivision of Lot 2R		
TERRY ENGLAND AND ELEANOR YDAKUM		
SCALE: 1"=50'	APPROVED BY:	REVISED:
DATE: 4/10/2023	WILLIAM L. PARSONS	07/02/2023
PORTION DEED BOOK 1592 PAGE 735		
PORTION OF TAX MAP 055 PARCEL 059.00		
CIVIL DISTRICT NO.001		FILE NO. TETRACTOR
CLAIBORNE COUNTY TENNESSEE		

07/12/2023 - 04:10 PM	
23008654	
1 PGS:AL-PLAT	
BATCH: 79875	
PLAT BOOK: PLAT6	
PAGE: 177	
REC FEE	15.00
DP FEE	2.00
TOTAL	17.00
STATE OF TENNESSEE: CLAIBORNE COUNTY	
KIMBERLY H. REECE	
REGISTER OF DEEDS	