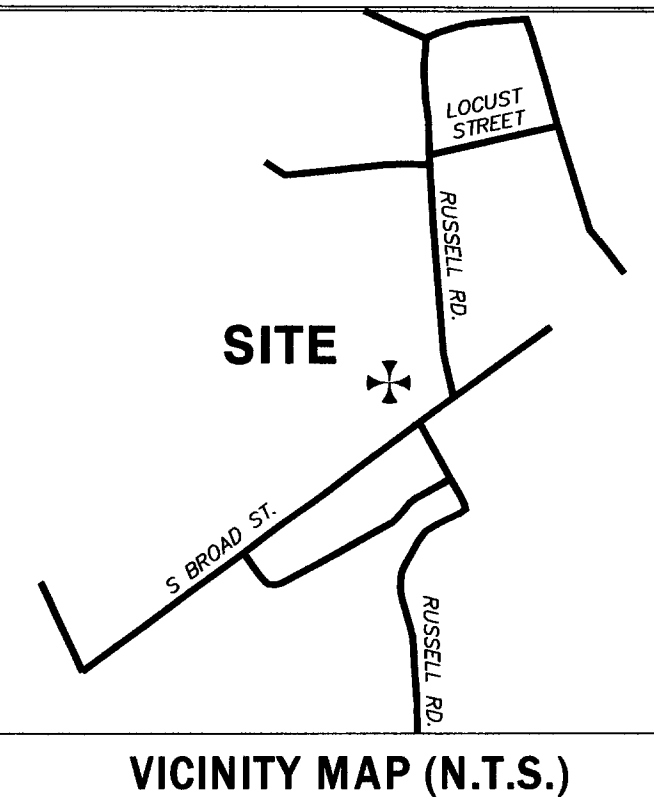


FINAL PLAT OF: LOTS 1R & 2R OF: PARCEL 59

S. BROAD STREET & RUSSELL ROAD NEW TAZEWELL, TENNESSEE JULY 26, 2021



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N25°33'59"W	14.14'
L2	N65°19'32"E	30.25'
L3	N24°45'45"W	74.28'
L4	S64°26'01"W	31.44'
L5	N75°18'01"E	23.67'
L6	N14°41'59"W	56.71'
L7	N43°03'27"E	104.66'
L8	N64°26'01"E	161.45'
L9	S25°33'59"E	10.00'
L10	S64°26'01"W	159.57'
L11	S43°03'27"W	97.25'
L12	S14°41'59"E	51.20'
L13	N75°18'01"E	8.52'
L14	S25°33'59"E	134.16'
L15	S64°26'01"W	20.71'
L16	S24°45'45"E	74.43'
L17	N65°19'32"E	131.65'
L18	S24°40'28"E	80.44'
L19	S62°32'29"E	12.68'
L20	N41°08'06"E	54.29'
L21	N58°01'38"E	126.69'
L22	N09°46'04"W	120.12'
L23	N37°20'22"W	45.16'
L24	N52°39'38"E	10.00'
L25	S37°20'22"E	47.62'
L26	S09°46'04"E	129.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	S58°01'38"W	131.93'
L28	S41°08'06"W	60.67'
L29	N62°32'29"W	28.06'
L30	N25°32'39"W	347.63'
L31	N64°27'21"E	10.00'
L32	S25°32'39"E	151.99'
L33	N64°27'21"E	6.02'
L34	N18°39'13"E	163.59'
L35	N25°33'59"W	172.25'
L36	S64°26'01"W	2.50'
L37	N25°33'59"W	15.00'
L38	N64°26'01"E	17.50'
L39	S25°33'59"E	193.35'
L40	S18°39'13"W	175.34'
L41	S25°32'39"E	167.36'
L42	S85°02'45"E	12.82'
L43	S52°20'44"W	34.65'
L44	N51°17'04"E	10.43'
L45	N25°33'59"W	101.55'
L46	N64°26'01"E	29.00'
L47	S25°35'28"E	165.38'
L48	N49°17'57"W	5.35'
L49	N64°26'01"E	12.00'
L50	S25°33'59"E	15.00'
L51	S51°17'04"W	10.43'
L52	N25°33'59"W	15.00'
L53	N21°22'01"W	10.80'
L54	N10°46'56"W	61.86'
L55	N06°02'45"W	75.68'
L56	N06°04'07"W	184.68'
L57	S07°25'50"E	332.52'
L58	S64°26'01"W	12.00'
L59	S25°33'59"E	70.06'
L60	N25°33'59"W	64.45'
L61	N25°33'59"W	93.22'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	54.02'	19.59'	19.49'	N57°32'15"W
C2	41.82'	23.43'	23.13'	N82°59'37"W
C3	71.64'	26.61'	26.46'	S72°30'46"W
C4	24.50'	32.86'	30.45'	N12°51'32"E

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 TAZEWEILL MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE NEW TAZEWEILL MUNICIPAL SUBDIVISION REGULATIONS.

7/26/21
DATE

M.H. Driver
REGISTERED SURVEYOR



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1: 10,000 AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR *M.H. Driver*
TENNESSEE LICENSE NO. 2422
DATE 7/26/21

10/08/2021 - 11:19 AM
21010050

1 PGS:AL-PLAT
BATCH: 72988

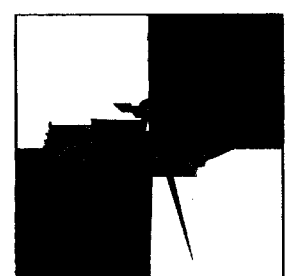
PLAT BOOK: PLAT6
PAGE: 36

REC FEE 30.00
DP FEE 4.00
TOTAL 34.00

STATE OF TENNESSEE, CLAIRBORNE COUNTY
KIMBERLY H. REECE
REGISTERED CLERK OF DEEDS

CURRENT OWNER:

SHANNON & TERRY ENGLAND &
ELEANOR YOAKUM
1292 PUMP SPRINGS ROAD
HARROGATE, TN 37752



LANDMARK
ENGINEERS &
SURVEYORS, LLC
CIVIL ENGINEERING
LAND SURVEYING

12400 Cypress Grove Lane ~ Knoxville, TN 37922
Phone: (865) 776-9074 E-mail: mdriver@landmarkesllc.com
www.landmarkesllc.com

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, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 9-30-2021 Edward England OWNER
Terry England OWNER
Shannon England OWNER

CERTIFICATION OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON 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 OFFICES OF THE COUNTY REGISTER.

DATE 20 SECRETARY, PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF UTILITIES:

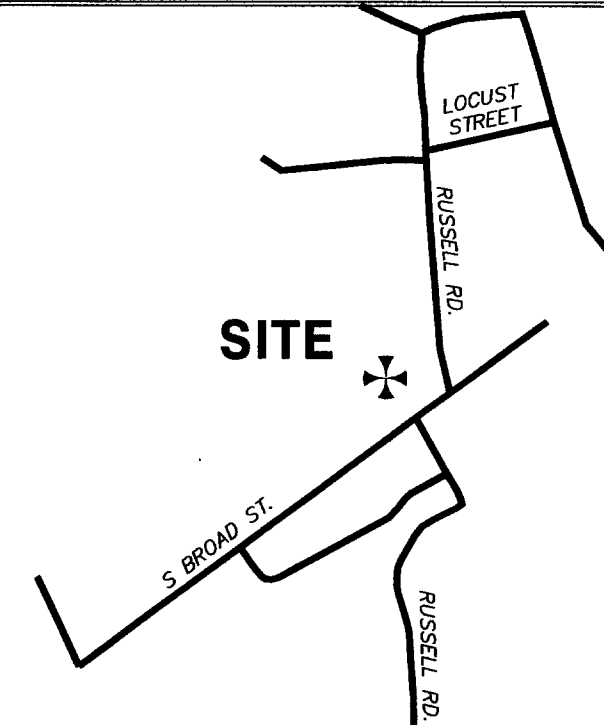
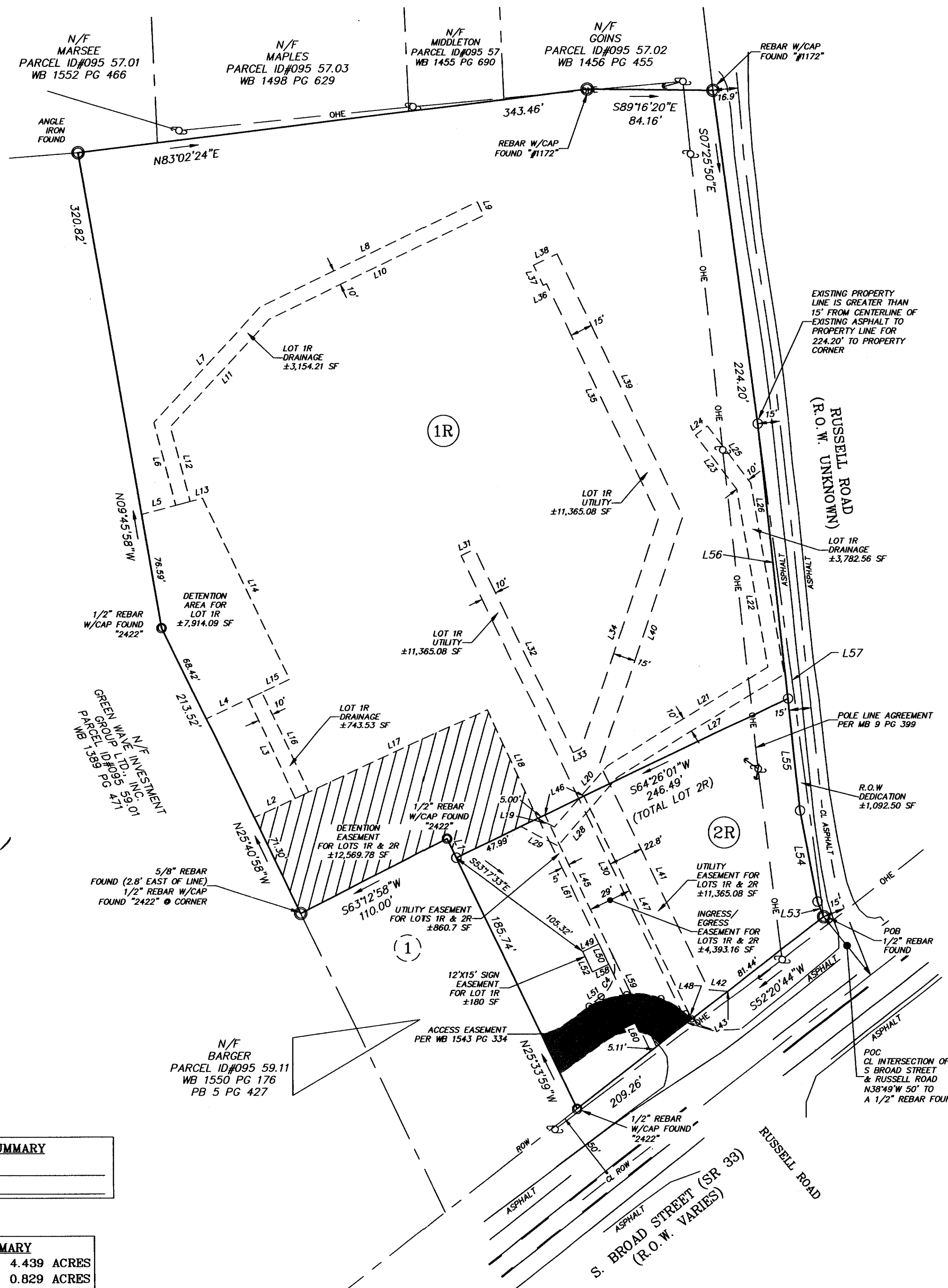
I HEREBY CERTIFY THAT U.S. Utility IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE NEW TAZEWELL MUNICIPAL SUBDIVISION REGULATIONS IN THE SUBDIVISION ENTITLED:

DATE 9-30-2021 Shannon England SUPERINTENDENT OF CLAIBORNE COUNTY UTILITY DISTRICT

CERTIFICATE OF THE APPROVAL FOR 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.

DATE 9/30/2021 Shannon England E-911 DIRECTOR



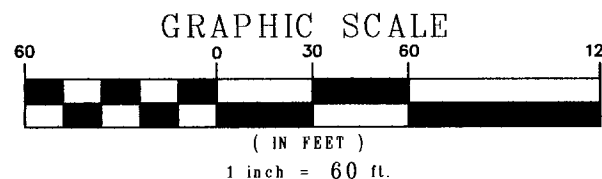
VICINITY MAP (N.T.S.)

SURVEY REFERENCES:

- PLAT TITLED "RESUBDIVISION OF LOT 2RR FAST PACE URGENT CARE - NEW TAZEWELL" BY BEGINNING POINT LAND SURVEYING DATED DECEMBER 6, 2019 AND BEING RECORDED IN PLAT BOOK 5 PAGE 427 CLAIBORNE COUNTY REGISTER OF DEEDS.
- WARRANTY BOOK 1479 PAGE 195 (SUBJECT) WARRANTY BOOK 1550 PAGE 176 (PARCEL 59.11) WARRANTY BOOK 1389 PAGE 471 (PARCEL 59.01) WARRANTY BOOK 1456 PAGE 455 (PARCEL 57.02) WARRANTY BOOK 1455 PAGE 690 (PARCEL 57) WARRANTY BOOK 1498 PAGE 629 (PARCEL 57.03) WARRANTY BOOK 1552 PAGE 466 (PARCEL 57.01) WARRANTY BOOK 1543 PAGE 334 (ACCESS EASEMENT)
- TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) PLANS PROJECT #F-033-3(B), SHEET 11 DATED 1961.

NOTES:

- MONUMENTS FOUND/SET AT ALL CORNERS AS SHOWN.
- PROPERTY SHOWN ON 095 59.00.
- BASIS OF NORTH: NORTH IS BASED ON THE TENNESSEE DEPARTMENT OF TRANSPORTATION GNSS NETWORK OBSERVATIONS PER REFERENCE STATION TN-12 AND IS NAD83(CORS1996) (EPOCH: 2002.0). OBSERVATION DATA: 2 CONTROL POINTS WITH 30 EPOCHS TAKEN EACH. AVERAGE HORIZONTAL RMS (HRMS) = 0.061 AVERAGE VERTICAL RMS (VRMS) = 0.091
- PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD ZONE (A) PER FEMA MAP 47025C02300, EFFECTIVE DATE OF SEPTEMBER 25, 2009. 100 YEAR FLOOD LINE SHOWN IS APPROXIMATE.
- ZONING FOR THIS PROPERTY IS ZONED C-2 (GENERAL BUSINESS DISTRICT) PER THE CLAIBORNE COUNTY PLANNING COMMISSION, DAN HAWK. THE MINIMUM SETBACKS ARE AS FOLLOWS:
 FRONT: 30 FEET
 REAR: 10 FEET; WHERE A BUILDING IS SERVICED FROM THE REAR, THERE SHALL BE PROVIDED A REAR YARD OF NOT LESS THAN 30 FEET.
 SIDE: 15 FEET; THE WIDTH OF A SIDE YARD WHICH ABUTS A RESIDENTIAL DISTRICT SHALL NOT BE LESS THAN 25 FEET.
 MISC: GASOLINE PUMPS AND PUMP ISLANDS SHALL BE SET BACK A MINIMUM OF 15 FEET FROM THE STREET RIGHT-OF-WAY.
 MISC: SIDE YARDS ON CORNER LOTS. THE MINIMUM WIDTH OF SIDE YARDS ALONG AN INTERSECTING STREET SHALL BE 20 FEET.
- PLAT CONTAINS 2 LOTS WITH A TOTAL AREA OF 5.268 ACRES.



LEGEND

- POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 ○ MONUMENT SET (1/2" REBAR W/CAP OR PK)
 ⊙ MONUMENT FOUND (AS NOTED)
 CL ROW CENTERLINE OF RIGHT OF WAY
 CL ASPHALT CENTERLINE OF ASPHALT
 — GUY WIRE
 — UTILITY POLE
 N/F NOW OR FORMERLY

- OHE — OVERHEAD ELECTRIC LINE
 — ADJOINER PROPERTY LINE
 — PROPERTY/RIGHT-OF-WAY LINE
 — 100YR 100 YEAR FLOOD LINE

ADDRESS SUMMARY

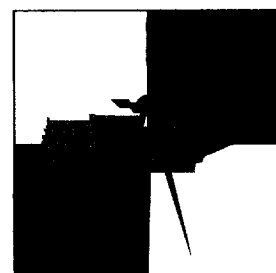
LOT 1R	
LOT 2R	

AREA SUMMARY

LOT 1R	4.439 ACRES
LOT 2R	0.829 ACRES
TOTAL	5.268 ACRES

REVISIONS

1	07/26/2021	REVISE SIGN EASEMENT. ADD 5' UTILITY ESMT.
2	08/04/2021	HATCHED DETENTION EASEMENT



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 www.landmarkesllc.com

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DATE 7/26/21

REGISTERED SURVEYOR M.H. DRIVER



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1: 10,000 AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR M.H. DRIVER
 TENNESSEE LICENSE NO. 2422
 DATE 7/26/21



CURRENT OWNER:
 SHANNON & TERRY ENGLAND & ELEANOR YOAKUM
 1292 PUMP SPRINGS ROAD
 HARROGATE, TN 37752

FINAL PLAT OF:
**LOTS 1R & 2R OF:
 PARCEL 59**
 BEING LOCATED AT:
**402 SOUTH BROAD STREET
 NEW TAZEWELL, TN 37825**
 District 1ST County CLAIBORNE
 Parcel(s) 59.00 City NEW TAZEWELL
 Ward — Block —
 Drawn By mhd Date 07/19/2021
 Project # 21-0008