



GREENBRIER
real estate advisors

N.T.S. VICINITY MAP

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 _____ 2000
Owner _____
Owner _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correctly surveyed to the accuracy required by the Rockwood Regional Planning Commission and the monuments have been placed as shown hereon, to the specifications of the Rockwood Regional Planning Commission.

Date _____ 2000
Registered Engineer or Surveyor _____

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department, and are hereby approved as shown.

Date _____ 2000
City or County Health Officer _____

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify (1) that streets have been installed in an acceptable manner and according to planning commission specifications 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.

Date _____ 2000
County Road Commissioner or City Street Superintendent _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for _____ with the exception of the planning commission and that it has been approved for recording in the office of the county register.

Date _____ 2000
Secretary, Planning Commission _____

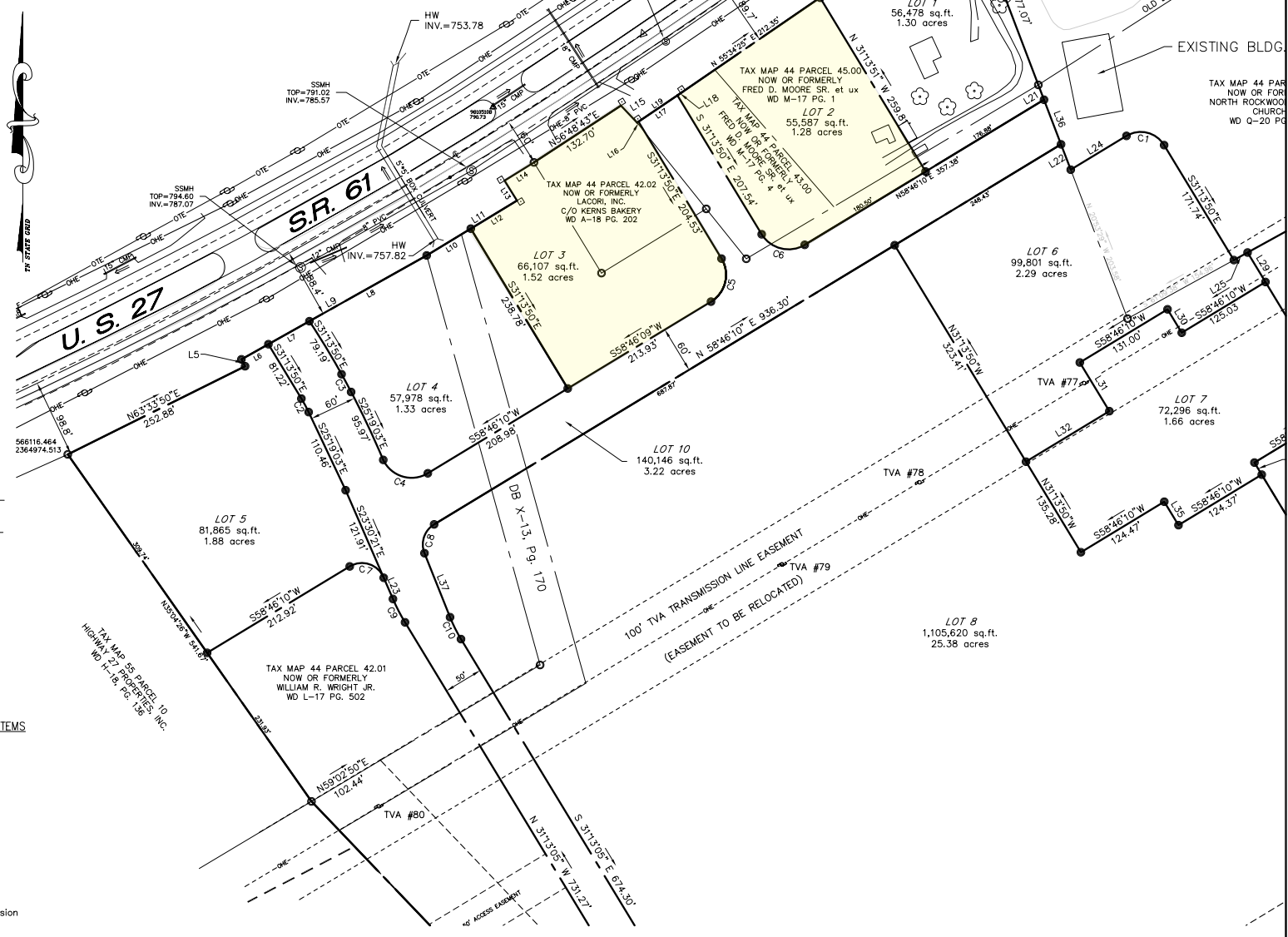
CERTIFICATION OF SURVEY

I CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE SURVEY IS TRUE AND CORRECT AND THAT ALL BUILDINGS, EASEMENTS, AND/OR IMPROVEMENTS ARE LOCATED AS SHOWN HEREON.

WILLIAM B. STEELMAN R.L.S. DATE
Tenn. Reg. No. 1831

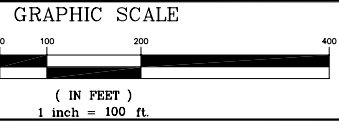
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP No. 420267 0080 B AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. ("ZONE "C".")

WILLIAM B. STEELMAN R.L.S. DATE
Tenn. Reg. No. 1831



- NOTES:
1. NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND AN INDIVIDUAL UTILITY AUTHORITY BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
 2. IRON RODS SET AT ALL CORNERS EXCEPT AS SHOWN.
 3. PROPERTY IS ZONED C-2 AND R-2.
C-2 SETBACKS:
FRONT.....35'
REAR.....20'
SIDE.....10'
R-2 SETBACKS:
FRONT.....30'
REAR.....20'
SIDE.....ONE STORY - 10',
TWO STORY - 15',
THREE STORY - 20'
 4. CLT MAP 44 PARCELS 42, 42.01, 42.02, P/O 42.03, 43, & 45 & P/O 10
 5. DEED REFERENCES: DB U-18, PG 1
DB L-17, PG 502
DB A-18, PG 202
DB M-17, PG 4
DB M-17, PG 1
DB Q-20, PG 769
 6. TENNESSEE STATE GRID COORDINATES WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. JOB # 98_1051, DATED 4/1/98

LEGEND	
●	IRON ROD (FOUND)
●	IRON ROD (SET)
■	CONCRETE MONUMENT (FOUND)
○	UTILITY POLE
—○—	OVERHEAD UTILITY LINE
—○—	OVERHEAD TELEPHONE LINE
—x—	FENCE
---	ZONING LINE
●	PROPERTY CORNER
—	PROPERTY LINE
—	ROAD CENTERLINE
---	EASEMENT LINE



FINAL PLAT OF
TYLER POINTE
U.S. Highway 27 & State Route 61
City of Rockwood, Roane County, TN
CLT Map 44, Parcels 42, 42.01, 42.02, part of 42.03, 43, and 45

Owner
Certified Properties, LLC
5731 Lyons View Drive, Suite 209
Knoxville, Tennessee
(423) 558-8862

DRAWN BY: GSN DATE: 6/9/99
CHECKED BY: WBS FILE: 1093PLAT
SHEET NO. : 2 of 4

REVISIONS		
NO.	DATE	COMMENTS
1	08/02/99	GENERAL PLAT REVISIONS
2	08/18/99	CHANGED LOT LINE BETWEEN LOTS 8 & 7
3	08/25/99	REMOVE 30' MAINTENANCE EASEMENT LINE

4 01/25/00 GENERAL PLAT REVISIONS