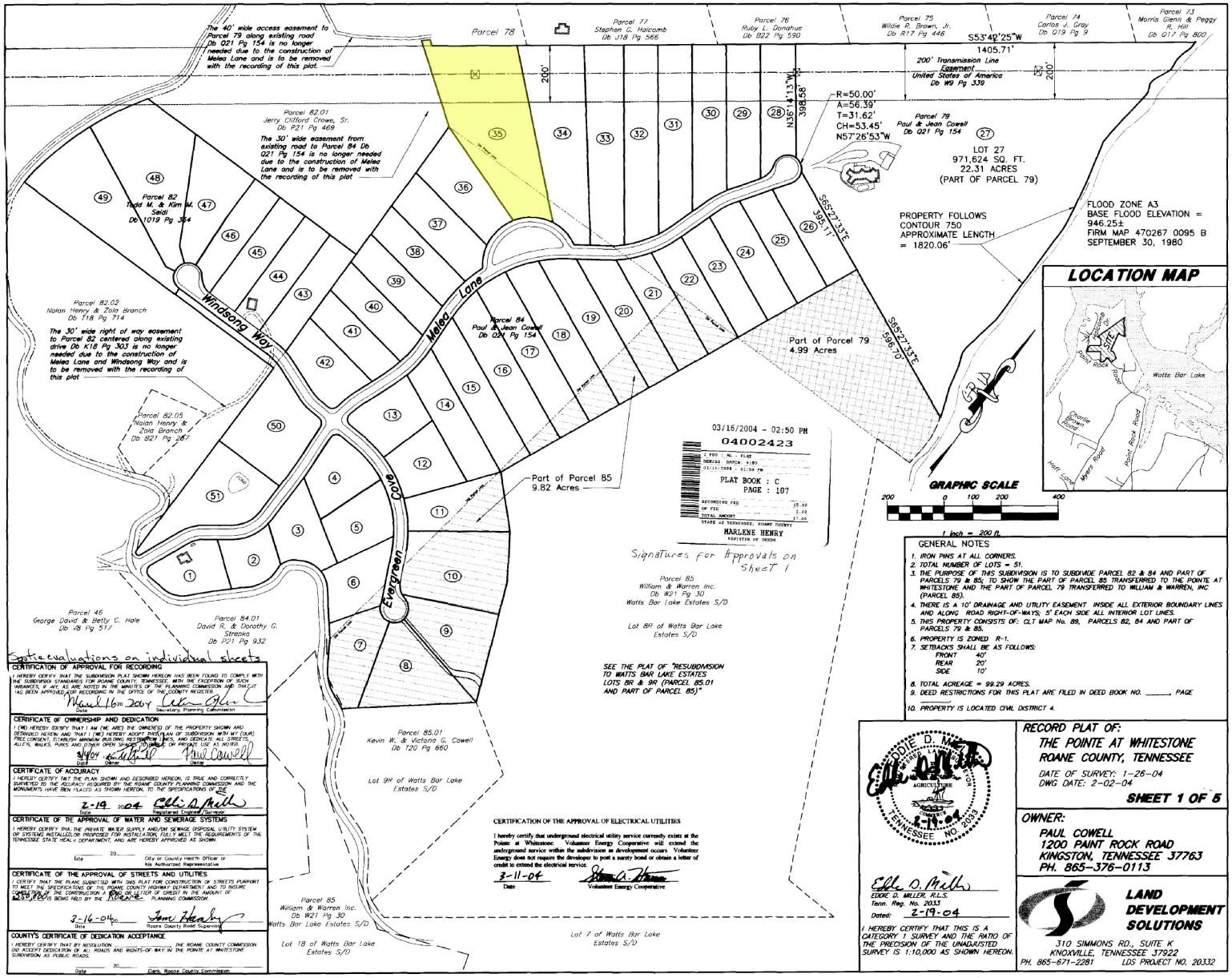

Septic evaluations on individual sheets

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR ROANE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

March 16th 2004 — Secretary, Planning Commission

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 MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

3/16/04 — Date — 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 ROANE COUNTY PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE

2-19-04 — Date — Registered Engineer / 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 20__ — City or County Health Officer or his Authorized Representative

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I CERTIFY THAT THE PLANS SUBMITTED WITH THIS PLAT FOR CONSTRUCTION OF STREETS PURPORT TO MEET THE SPECIFICATIONS OF THE ROANE COUNTY HIGHWAY DEPARTMENT AND TO INSURE $259,000.00 FOR THE CONSTRUCTION A BOND OR LETTER OF CREDIT IN THE AMOUNT OF $259,000.00 IS BEING HELD BY THE ROANE PLANNING COMMISSION.

3-16-04 — Date — Roane County Road Supervisor

COUNTY'S CERTIFICATE OF DEDICATION ACCEPTANCE

I HEREBY CERTIFY THAT BY RESOLUTION _____, THE ROANE COUNTY COMMISSION DID ACCEPT DEDICATION OF ALL ROADS AND RIGHTS-OF-WAY IN THE POINTE AT WHITESTONE SUBDIVISION AS PUBLIC ROADS.

Date 20__ — Clerk, Roane County Commission

CERTIFICATION OF THE APPROVAL OF ELECTRICAL UTILITIES

I hereby certify that underground electrical utility service currently exists at the Pointe at Whitestone. Volunteer Energy Cooperative will extend the underground service within the subdivision as development occurs. Volunteer Energy does not require the developer to post a surety bond or obtain a letter of credit to extend the electrical service.

3-11-04 — Date — Volunteer Energy Cooperative

GENERAL NOTES

1. IRON PINS AT ALL CORNERS.
2. TOTAL NUMBER OF LOTS = 51.
3. THE PURPOSE OF THIS SUBDIVISION IS TO SUBDIVIDE PARCEL 82 & 84 AND PART OF PARCELS 79 & 85; TO SHOW THE PART OF PARCEL 85 TRANSFERRED TO THE POINTE AT WHITESTONE AND THE PART OF PARCEL 79 TRANSFERRED TO WILLIAM & WARREN, INC (PARCEL 85).
4. THERE IS A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS; 5' EACH SIDE ALL INTERIOR LOT LINES.
5. THIS PROPERTY CONSISTS OF: CLT MAP No. 89, PARCELS 82, 84 AND PART OF PARCELS 79 & 85.
6. PROPERTY IS ZONED R-1.
7. SETBACKS SHALL BE AS FOLLOWS:
   FRONT 40'
   REAR 20'
   SIDE 10'
8. TOTAL ACREAGE = 98.29 ACRES.
9. DEED RESTRICTIONS FOR THIS PLAT ARE FILED IN DEED BOOK NO. _____, PAGE _____
10. PROPERTY IS LOCATED CIVIL DISTRICT 4.

EDDIE D. MILLER — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE — NO. 2033 — 2-19-04

Eddie D. Miller, R.L.S.
Tenn. Reg. No. 2033
Dated: 2-19-04

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

RECORD PLAT OF:
THE POINTE AT WHITESTONE
ROANE COUNTY, TENNESSEE

DATE OF SURVEY: 1-26-04
DWG DATE: 2-02-04

SHEET 1 OF 5

OWNER:
PAUL COWELL
1200 PAINT ROCK ROAD
KINGSTON, TENNESSEE 37763
PH. 865-376-0113

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K
KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281 — LDS PROJECT NO. 20332

C:\LDS Projects\COWELL SUBDIVISION\dwg\ COWELL Final Plat.dwg Mar 01, 2004 - 10:19am Brock