SUBDIVISION CERTIFICATION

1. CERTIFICATION 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 subdivision plat with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, park or other public uses and open space to public or private use as noted.

Date: 11/4/05 Owner: [signature] Owner: _____

2. CERTIFICATE OF ACCURACY

I certify that this plat accurately depicts a true and correct survey made under my direct supervision, that it meets the accuracy required by the regional planning commission, and that corner monuments have been placed as shown hereon, to the specifications of the regional planning commission. I hereby certify that this is a category ____I____ survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Date: 11-02-05 Registered Surveyor: [signature] Registration #: 1589

3. CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I certify that the water system installed, or proposed for installation fully meet the requirements of the Tennessee State Health Department, and is hereby approved as shown.

Date: 11-4-05 Utility System Manager: [signature]

4a. CERTIFICATION OF SEWERAGE SYSTEM

I certify that the sewage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department and is approved as shown with all restrictions/conditions as noted (not required if 4b is applicable).

Date: 11-4-05 Utility System Manager: [signature]

4b. CERTIFICATION OF SUBSURFACE DISPOSAL

Subdivision is approved for subsurface sewage disposal. Owner/developer shall obtain from the Commissioner/Health Authority or Representative a permit for each lot prior to any construction on the property. The permit shall establish the maximum size dwelling and the specific location of the primary and the secondary disposal areas. Owner/developer shall not do any construction or installation (cutting or filling) of the so designated primary and secondary disposal area without the prior approval of the Commissioner, Health Authority or Representative.
(not required if 4a is applicable).

Date: _____
Sevier County Director for Environmental Health: _____

5. CERTIFICATION OF PRIVATE PERMANENT EASEMENTS AND PRIVATE STREETS

Certain roads within this subdivision are designated as private permanent easements and streets under private ownership; it is acknowledged that said roads must be privately maintained unless and until they are improved to county road standard at the property owner(s) expense, have been formally offered for dedication by the owner(s), approved by the regional planning commission, and accepted by the Sevier County Commission.

Date: 11/5/05 Owners: [signature]

6. CERTIFICATION OF STREET NAMES

I certify that all street names have been approved by the Sevier County Emergency Communications District, are in compliance with E-911 specifications, and do not conflict with other street names in the county.

Date: 11-04-05 E-911 Coordinator: [signature]
(Article II, D, Subdivision Certification Forms, 7, amended by resolution 98-01, effective 11/13/98)

7. CERTIFICATION OF ELECTRICAL UTILITY SERVICE

The property shown on this subdivision plat is within the service area of the SEVIER COUNTY ELECTRIC SYSTEM Utility
The following Condition(s) apply (check as applicable):

____ Lots _____ are served by existing power lines.

✓ Lots 11-24 are/will be served by new power lines as per agreement between the owner of the subdivision property (sub-divider) and the utility.

____ No provision has been made for the extension of electric service to lots _____. Electric service can be installed, but the responsibility for all future line extensions rests with the subsequent property owner(s), in accordance with the established policies of this utility company.

In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of the utility company.

Date: 11/4/05 Signature and Title: [signature]

8. CERTIFICATE OF APPROVAL FOR RECORDING

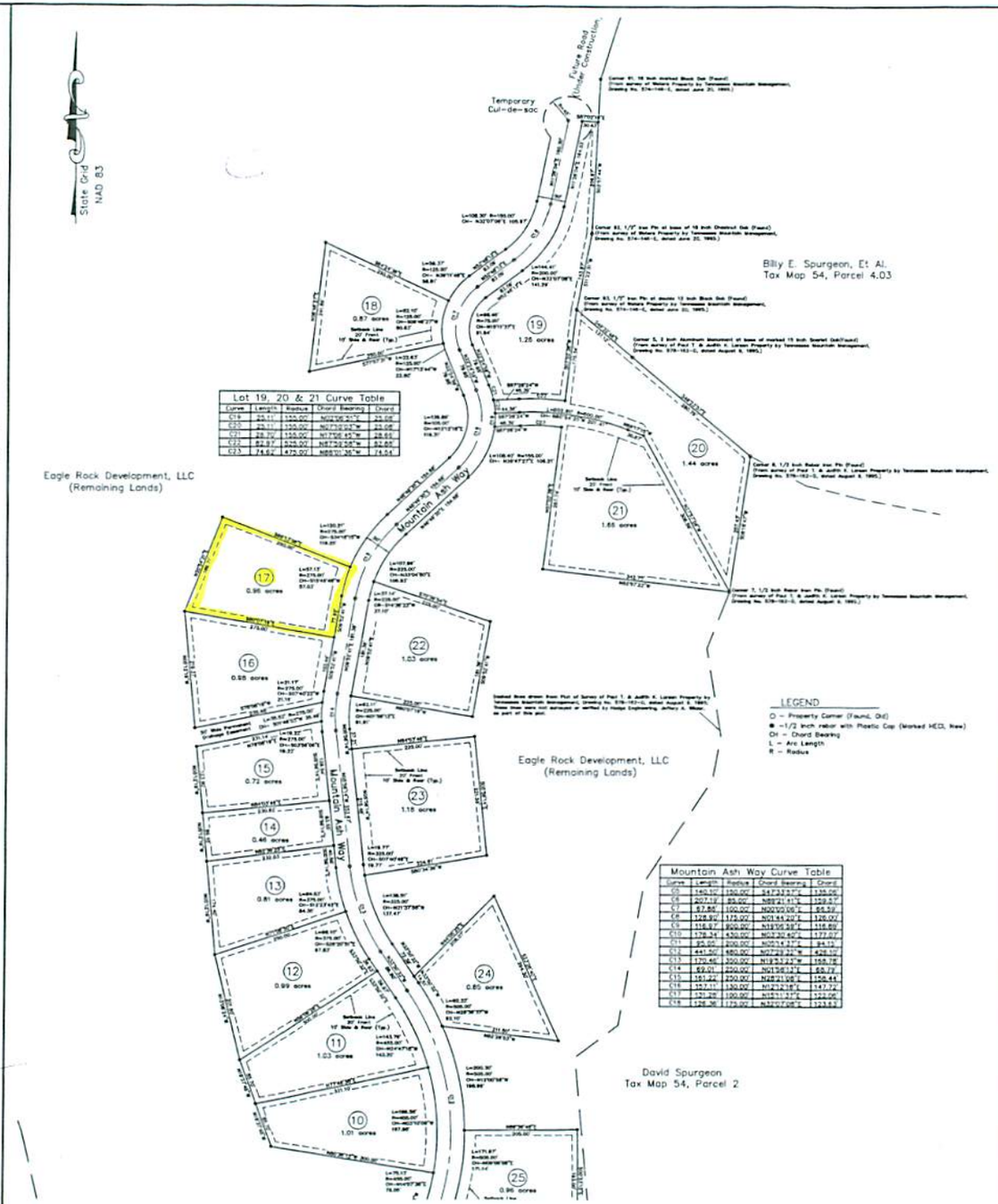
I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted. All improvements have been installed, or an acceptable surety posted in order to assure completion. This plat is approved for recording at the office of the county register.

Date: 1-12-06

Secretary, Regional Planning Commission: [signature]

Certification Of Private Easements
I certify that this plat has been found to comply with the private easement requirements of the Sevier County Regional Planning Commission Subdivision Regulations.

1-5-2006
Date Private Easement Inspector



Lot 19, 20 & 21 Curve Table				
Curve	Length	Radius	Chord Bearing	Chord
C19	29.11	155.00'	N02°06'51"E	29.06'
C20	29.11	155.00'	N07°52'27"W	29.06'
C21	28.70'	155.00'	N17°06'45"W	28.66'
C22	82.97	525.00'	N87°32'56"W	82.88'
C23	74.62'	475.00'	N85°01'36"W	74.54'

Mountain Ash Way Curve Table				
Curve	Length	Radius	Chord Bearing	Chord
C5	140.10'	150.00'	S47°33'37"E	135.06'
C6	207.12'	85.00'	S85°21'41"E	159.67'
C7	67.88'	100.00'	N00°00'06"E	66.59'
C8	128.92'	175.00'	N01°44'20"E	126.02'
C9	116.87'	300.00'	S13°06'58"E	116.60'
C10	178.34'	450.00'	N03°30'40"E	177.07'
C11	95.00'	200.00'	N05°14'37"E	94.13'
C12	441.50'	480.00'	N27°23'37"W	426.10'
C13	170.46'	300.00'	N19°53'23"W	168.78'
C14	69.01'	250.00'	N01°06'13"E	68.72'
C15	181.22'	250.00'	N22°21'06"E	178.44'
C16	157.11'	130.00'	N12°13'18"E	147.72'
C17	121.29'	100.00'	S15°11'13"E	113.06'
C18	126.36'	175.00'	S32°07'06"E	123.83'

VOL: LR7/13-13
06003408
SHEET SEQUENCE MARKER

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE(S) _____ OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 470236 0100 B, WHICH BEARS AN EFFECTIVE DATE OF JUNE 15, 1984 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND
O – Property Corner (Found, Old)
● – 1/2 inch rebar with Plastic Cap (Marked HEC), New)
CH – Chord Bearing
L – Arc Length
R – Radius

NOTES:
1. IRON PINS FOUND OR SET AT ALL CORNERS UNLESS NOTED ON PLAT.
2. BEARINGS ON THIS PLAT ARE ON STATE GRID NORTH (NAD 83)
3. TOTAL NUMBER OF LOTS ON THIS PLAT IS 31.
4. TOTAL AREA OF ALL LOTS ON THIS PLAT IS 28.72 ACRES.
5. TOTAL AREA OF ENTIRE PROPERTY IS 1943 ACRES.
6. TAX MAP 053 PARCELS 46.15, 46.16, 46.17, 51, 60, 64, 64.01, 64.02, & 65. TAX MAP 54 PARCELS 1.02
7. FIELD WORK PERFORMED IN JUNE THROUGH NOVEMBER, 2005.
8. SETBACK LINES: 20 FEET FRONT LINES, 10 FEET SIDE AND REAR LOT LINES.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

HODGE ENGINEERING COMPANY
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Consulting Engineers
Architects - Planners

Seal: JEFFERY A. WILLEFORD REGISTERED ENGINEER TENNESSEE NO. 19589 11-03-05

Project No.: S1182
Drawn By: JW
Eng Check / Dept Check / QA Check
Issue / Revision:
No. Date Description

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Project Title:
The Preserve At Eagle Rock Mountain

Location:
Sevier County, Tennessee
1st Civil District

Sheet Contents:
Phase One
Trillium Ridge Section

Date:
02 November 2005

Sheet Number
3 of 3
OF

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