

Copyright © 2003

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with subdivision requirements for the City of Kingston, Tennessee and its jurisdiction with the exception of such variances, if any, as are noted. All provisions have been installed, or an acceptable surety posted in order to insure completion. This plat has been approved for recording in the office of the county register. The recording of this plat establishes these lots as approved building sites. No resolution in Deed Book F22, Page 473 does not apply to any lots shown on this plat. This plat voids, vacates and supercedes the recording of lots 84 & 85 on the plat entitled Re-Plat of Lots 77-96, Section 6, Ladd Landing @ Kingston, Northridge Close & Ladd Landing Blvd. (Sheet 3 of 3), of record in Plat Book "C", Page 36.

[Signature]
Secretary, Planning Commission

12/4/2003
Date

Utilities

Gas - Oak Ridge Utility
Phone - Bellsouth
Electric - Rockwood Utility
Sewer - City of Kingston
Cable - Comcast Comm.
Water - City of Kingston

12/05/2003 - 03:10 PM

03056900

PLAT BOOK : C
PAGE : 79

MARLENE HENRY
REGISTER OF DEEDS

Map Legend	
⊙	Set 1/2" Rebar
○	Found 5/8" Rebar
⊗	Found 1/2" Rebar
●	Inaccessible Corner

PLAN

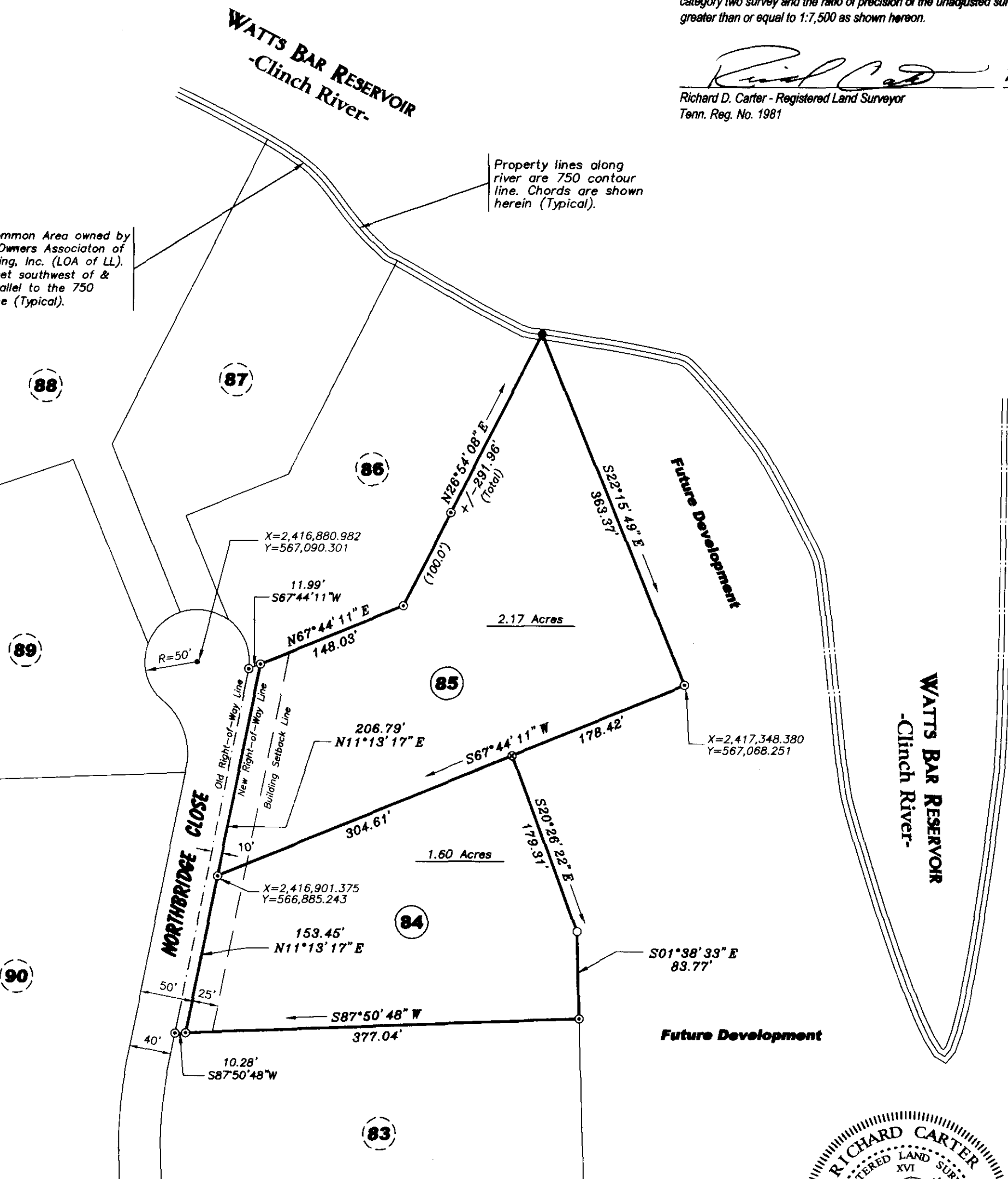
SCALE: 1" = 100'

CERTIFICATION DEFINED:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

The bearings of this plat derive from T.D.O.T. GPS monuments 73-058-01 & 73-058-02 (Year 2000)

NAD83 (1995 Coord.)

Limited Common Area owned by the Land Owners Association of Ladd Landing, Inc. (LOA of LL). Being 5 feet southwest of & always parallel to the 750 contour line (Typical).



The lots shown hereon are designated as residential "A" lots, as defined in the Amended and Restated Declaration of Easements, Covenants, Conditions, Restrictions and Owner's Association for Ladd Landing as recorded in the Register's Office of Roane County, Tennessee (DB N22, PG 569, as amended in DB N22, PG 821).

CERTIFICATION OF ACCURACY

I hereby certify: (1) that I have surveyed the property shown and described hereon and that the survey is true and correct to the best of my knowledge and belief and that all monuments have been placed to the accuracy required by the City of Kingston Regional Planning Commission and (2) that all buildings, easements, and/or improvements visible and known to me are located as shown hereon and (3) that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 470267 0085 B, (Zone "C"), (Dated: September 30th 1980), and have found that the property described hereon is not located in a special flood hazard area, and (4) That this is a category two survey and the ratio of precision of the unadjusted survey is greater than or equal to 1:7,500 as shown hereon.

[Signature] 9-4-03
Richard D. Carter - Registered Land Surveyor
Tenn. Reg. No. 1981

Notes

1. Notify Tennessee One-Call System at 1-800-351-1111 and individual utility authority before excavation for exact location of all underground utilities.
2. Subject to any and all restrictions, covenants, planning commission ordinances, right-of-ways, and all easements affecting said land.
3. Tax Map 48, Parcel 2.01, Third Civil District, Roane County, Tennessee.
4. Deed References: V21-681, A21-765, W619-325 & D17-594.
5. Iron rods at all corners unless otherwise shown.
6. North rotation was per NAD 83 (1995 Coordinates).
7. This survey was done without the benefit of a title search, surveyor makes no claim to title.
8. Boundary lines were generated from monuments found in the field and from the recorded subdivision plat. Roads were assigned from random shots along existing road.
9. Minimum building setbacks are 25' from street right-of-way, 10' from side lines for single story 15' for two story. Rear setbacks are 5' east of and parallel to the 750 contour line.
10. Restrictive covenants for this subdivision are accorded in the Roane County, Courthouse (Deed Book N22, Page 569, as amended in Deed Book N22, Page 821).
11. Drainage & utilities easements shall be 5' on each side of all rear & side lot lines & 10' on the inside of all front lot lines except as otherwise shown hereon.
12. All corners, bends, PCs & PTs have set 1/2" diameter rebar unless otherwise stated.

CERTIFICATION OF E-911 APPROVAL

I hereby certify that I have reviewed this plat and find it conforms to the county's E-911 requirements.

[Signature] 9/25/03
911 Board Representative

CERTIFICATION OF STREETS & UTILITIES

I hereby certify: (1) that all streets and other improvements, (water, sewer, gas & electric) installed, or proposed for installation, fully meet the specifications established by the City of Kingston Regional Planning Commission, or (2) a security bond or a letter of credit in an amount sufficient to assure completion of all required improvements has been posted with said planning commission.

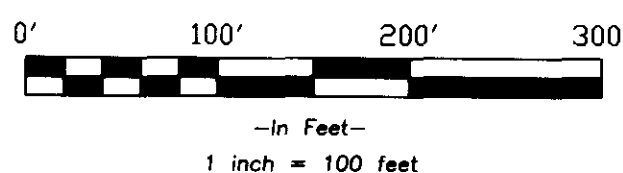
[Signature] 1-4-03
Rockwood Electric Utility
[Signature] 12-02-03
City of Kingston Water & Sewer Department
[Signature] 9-2-03
Oak Ridge Utility District (Gas)
[Signature] 12-6-03
City of Kingston Street Department

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 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.

[Signature] 12-2-03
Owner (Ladd Landing, LLC)

Graphic Scale



CARTER LAND SURVEYING

[Signature]
Richard D. Carter - Tenn. Reg. No. 1981
P.O. Box 851, Kingston, TN. 37763-0851
Phone: (865)-590-2201
Toll Free: 1-888-757-0711
Email: TNRLS1981@AOL.COM

Re-Plat of Lots 84 & 85, Section 6

Ladd Landing @ Kingston
Plat Cabinet "C", Pages 34, 35, & 36
Northridge Close
City of Kingston, Third Civil District
Roane County, Tennessee

Owner/Developer

Ladd Landing, LLC
1000 Waterford Place
Kingston, TN. 37763
Phone: (865)-376-3444

Final Plat For The City of Kingston's Regional Planning Commission

Drawn By: RDC	Sheet 1 of 1	Revisions		
		No.	Date	Description
Checked By: RDC	Date: Sept. 4th, 2003	1		
		2		
Drawing No.: 550-02-7-R3	Zone: C-4	3		
		4		