

reby granted for lots **SEE RESTRICTIONS** defined as Subdivision of: West
 perty (Henry Harr Road) in Sullivan County, Tennessee, as being suitable for
 rge disposal with the listed or attached restrictions.

onstruction of a structure, mobile or permanent, the plans for the exact
 location must be approved and an SSD system permit issued by the Division
 ces. Water taps, water lines, underground utilities and driveways should be
 property lines unless otherwise noted. Any cutting, filling or alteration of the
 may void this approval.

Italy

05/15/2023

cientist
 Resources

Date

strictions apply to the installation of a conventional subsurface sewage disposal
 operty:

nit for the installation of the subsurface sewage disposal system must
 tained from the Tennessee Department of Environment and
 vation's Division of Water Resources **before** any construction begins.
 has adequate suitable soil to install and duplicate a 3 (Three)
 om conventional subsurface sewage disposal (SSD) system. A pump
 i may be required for approval.

as an existing septic system. Adequate suitable soil is **Not** available to
 ate a 1 (One) bedroom conventional subsurface sewage disposal
 l. Plat approval does not constitute approval of the existing system.

has specific areas designated for the SSD system. House location,
 Water Pollution Prevention Plans, construction of dwellings with
 floor plans, irregular configurations, excavated basements, as well as
 aply of property may result in reduction of bedrooms and/or SSD
 requiring to be pumped. **Prior to construction** the property owner
 o contact this office to insure proper house site location.

shall be a 50-foot setback between all wells or springs and all SSD
 s or duplication area.

BASED ON DB 3246 PG 1535
 Y BOARD OF EDUCATION: WEST RIDGE HIGH SCHOOL
 TIFY THAT I HAVE CONSULTED THE FEDERAL
 CEMENT AGENCY'S FLOOD INSURANCE RATE
 D, EFFECTIVE DATE SEPTEMBER 29, 2006, AND
 E ABOVE PROPERTY IS NOT LOCATED IN A
 HAZARD AREA. ZONE X
 RCEL 036.00
 2: DB 3246 PG 1535
 NERAL AGRICULTURE
 ACK LIMITS FOR A-1: FRONT YARD = 30'
 REAR YARD = 30'
 SIDE YARD = 12'

BACKS SHALL CONFORM TO THE APPLICABLE ZONING
 I EFFECT AT SUCH TIME OF CONSTRUCTION.
 DEVELOPMENT SHALL COMPLY WITH THE
 Y ZONING ORDINANCE AND THE CITY OF
 IVISION REGULATIONS.

Y ESTABLISHED AN EASEMENT AREA A MINIMUM
 ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR
 N AND MAINTANCE OF UTILITIES AND THE CONVEYANCE
 : RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH
 ENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL
 IRAL STORM WATER EASEMENTS AS MAY BE DELINEATED
) SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH
 D BY THE PLANNING COMMISSION.

USE WAS BUILT BEFORE 1930.
 RR ROAD = 911 ADDRESS.

3-26

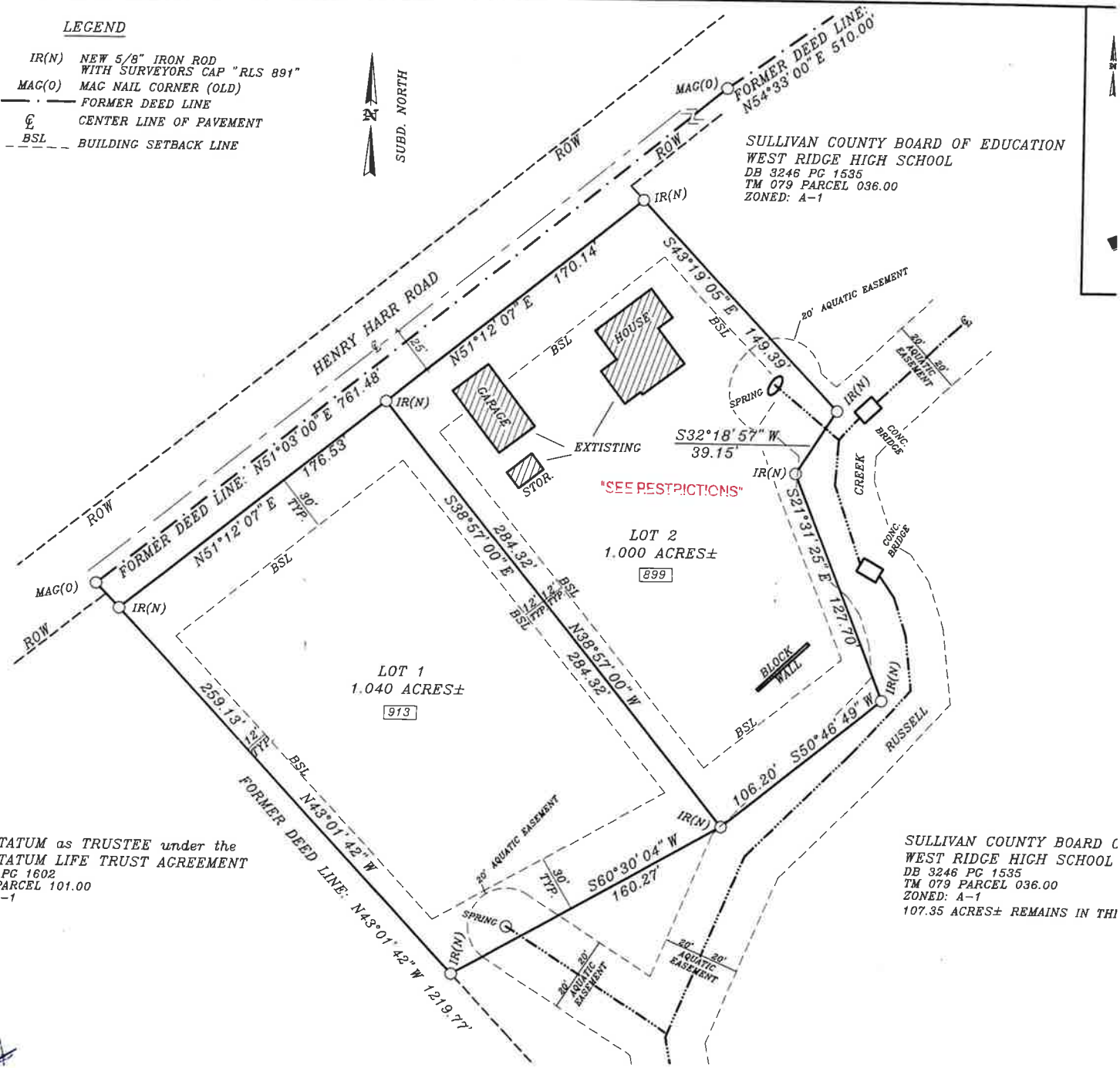
: 23-6786WESTRIDGE\23-6786WEST.dwg

this is a Category I survey and



LEGEND

- IR(N) NEW 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
- MAG(O) MAG NAIL CORNER (OLD)
- FORMER DEED LINE
- ⊕ CENTER LINE OF PAVEMENT
- - - BUILDING SETBACK LINE



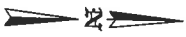
SULLIVAN COUNTY BOARD OF EDUCATION
 WEST RIDGE HIGH SCHOOL
 DB 3246 PG 1535
 TM 079 PARCEL 036.00
 ZONED: A-1

JIM B. TATUM as TRUSTEE under the
 JIM B. TATUM LIFE TRUST AGREEMENT
 DB 3508 PG 1602
 TM 078 PARCEL 101.00
 ZONED: A-1

SULLIVAN COUNTY BOARD OF EDUCATION
 WEST RIDGE HIGH SCHOOL
 DB 3246 PG 1535
 TM 079 PARCEL 036.00
 ZONED: A-1
 107.35 ACRES± REMAINS IN THE

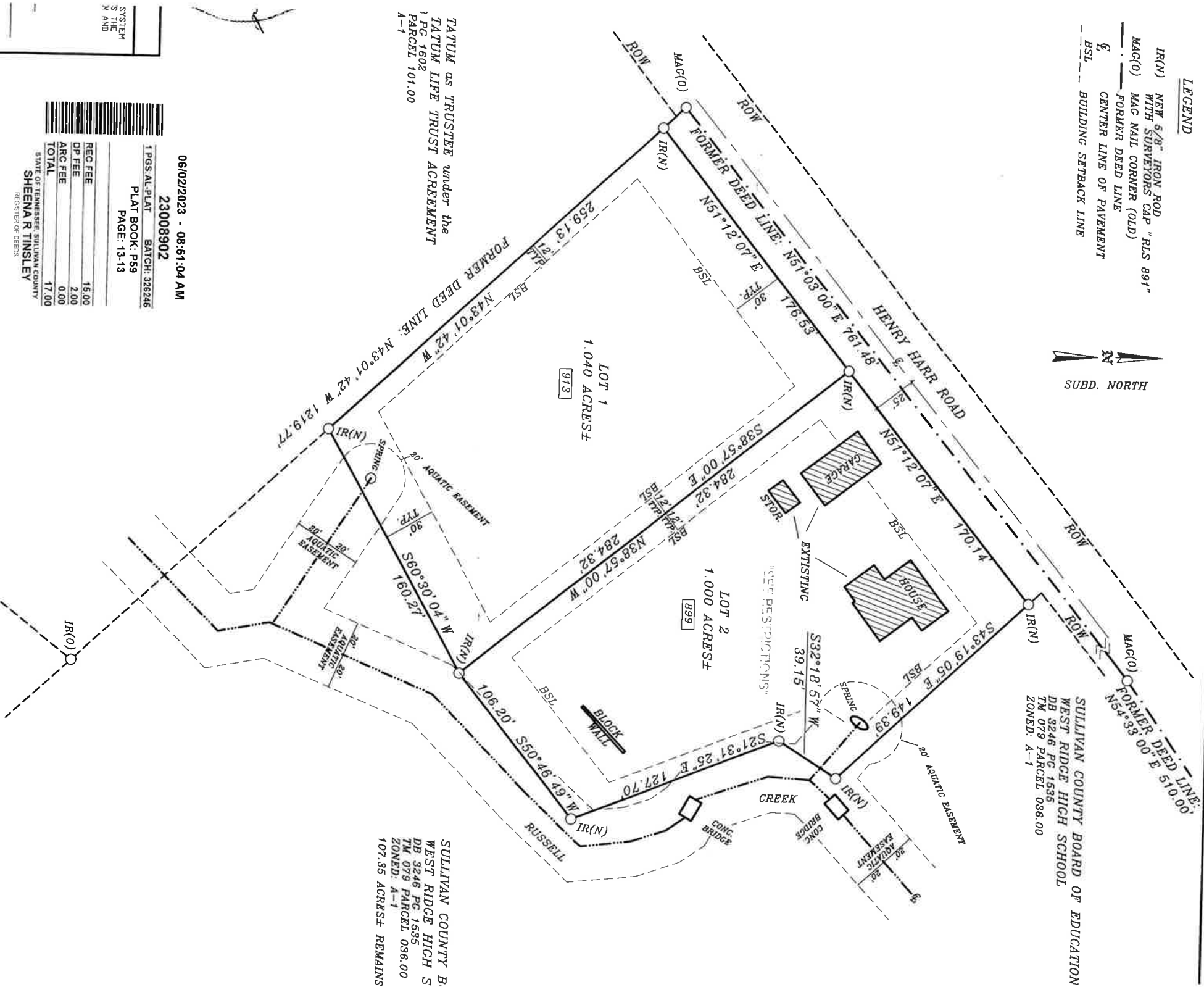
LEGEND

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- MAC(O) MAG NAIL CORNER (OLD)
- FORMER DEED LINE
- CENTER LINE OF PAVEMENT
- BUILDING SETBACK LINE



SUBD. NORTH

SULLIVAN COUNTY BOARD OF EDUCATION
 WEST RIDGE HIGH SCHOOL
 DB 3246 PG 1535
 TM 079 PARCEL 036.00
 ZONED: A-1



TATUM as TRUSTEE under the
 TATUM LIFE TRUST AGREEMENT
 PG 1602
 PARCEL 101.00
 A-1

SULLIVAN COUNTY B
 WEST RIDGE HIGH S
 DB 3246 PG 1535
 TM 079 PARCEL 036.00
 ZONED: A-1
 107.35 ACRES± REMAINS

06/02/2023 - 08:51:04 AM
 23008902

1 PGS AL PLAT	BATCH: 326246
PLAT BOOK: P59	
PAGE: 13-13	
	
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00
STATE OF TENNESSEE, SULLIVAN COUNTY	
REGISTER OF DEEDS	
SHEENA R TINSLEY	

CERTIFICATION OF THE APPROVAL OF STREETS

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

CERTIFICATE OF APPROVAL FOR RECORDING

HEREBY CERTIFY, THAT STREETS, HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY REGULATIONS OF THE CITY OF SULLIVAN, TENNESSEE. THE CITY ENGINEER HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY REGULATIONS. THE CITY ENGINEER'S OFFICE SHALL SERVE THESE LOTS AS PROPOSED.

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORD, TENNESSEE. WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE CERTIFICATE OF SUCH PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY, TN, REGISTRAR.

DATE 5-21 2023
 AUTHORIZED SIGNATURE [Signature]

DATE 6-1 2023
 CITY GAS DIVISION OF SULLIVAN COUNTY DIRECTOR OR 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE [Signature]

DATE 6-15
 SECRETARY, KINGSFORD MUNICIPAL/REGIONAL PLANNING COMMISSION [Signature]

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structure, mobile or permanent, the plans for the exact approved and an SSD system permit issued by the Division water lines, underground utilities and driveways should be as otherwise noted. Any cutting, filling or alteration of the oval."

05/15/2023

Date

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10
; PC 1535
; CULTURE
S FOR A-1: FRONT YARD = 30'
REAR YARD = 30'
SIDE YARD = 12'

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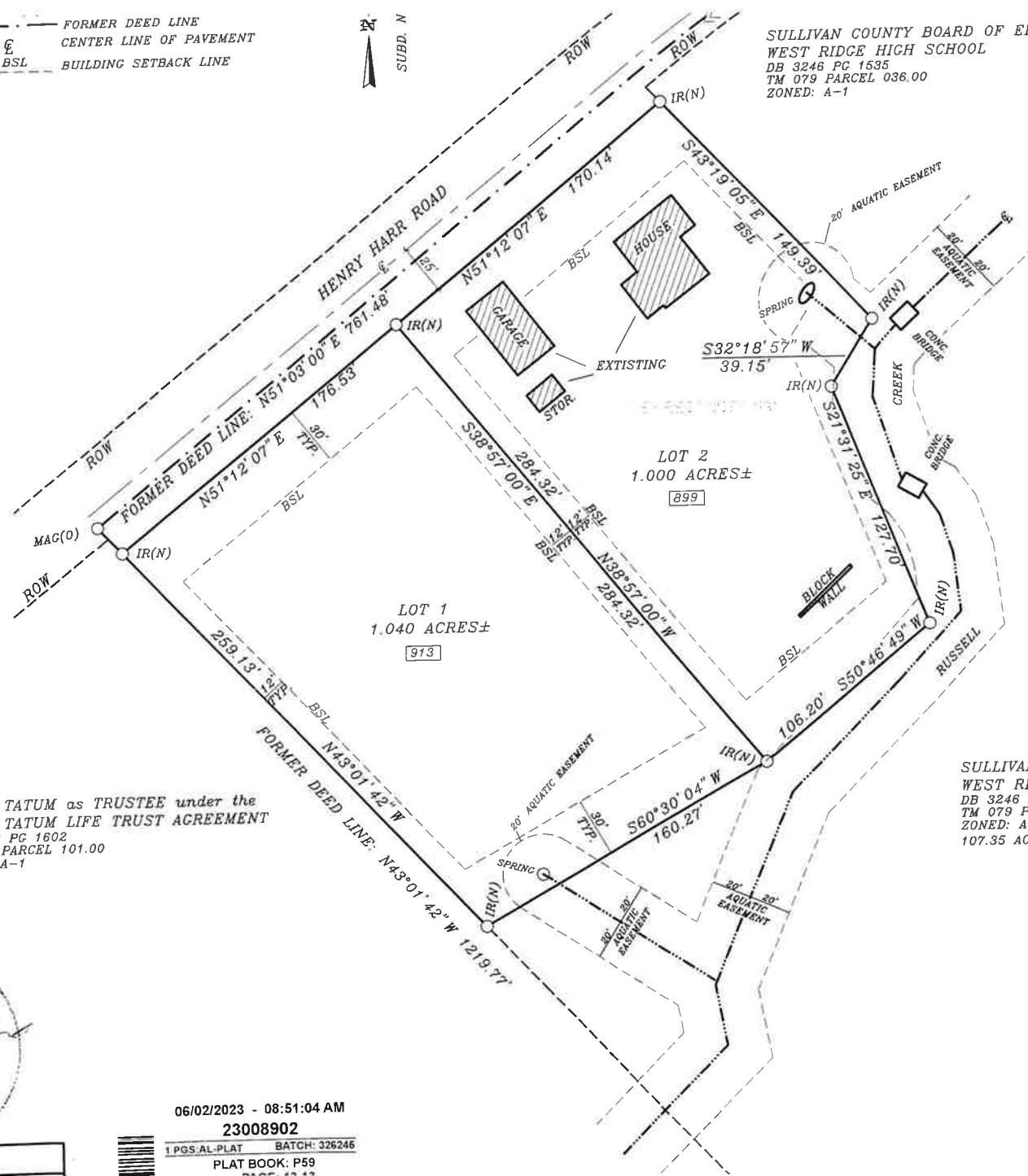
6WESTRIDGE\523-6786WEST.dwg

Category I survey and adjusted survey is



CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

FORMER DEED LINE
CENTER LINE OF PAVEMENT
BSL BUILDING SETBACK LINE



SULLIVAN COUNTY BOARD OF EDUCATION
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DB 3246 PC 1535
TM 079 PARCEL 036.00
ZONED: A-1

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