

**TYPICAL SANITARY SEWER EASEMENT DETAIL**

**SANITARY SEWER EASEMENT NOTES:**

1. THERE IS A 20' PERMANENT SANITARY SEWER EASEMENT LOCATED 10' EACH SIDE OF THE SANITARY SEWER LINES UNLESS OTHERWISE NOTED.
2. MORRISTOWN UTILITY COMMISSION SHALL, WHEN REASONABLE AND NECESSARY FOR THE PURPOSE OF INSPECTING, CONSTRUCTING, AND REPAIRING SEWER LINES, HAVE THE RIGHT TO GO UPON LANDS OCCUPIED BY SEWER LINE.
3. THE ERECTION OF A SHED, BUILDING, STRUCTURES OR OTHER OBSTRUCTIONS BY THE PROPERTY/LOT OWNER, OR THE PLANTING OF TREES BY THE PROPERTY/LOT OWNER WITHIN THE SEWER LINE EASEMENT WILL NOT BE PERMITTED. IN ADDITION, NO OTHER UTILITY LINES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE, OR WATER LINES, CAN BE CONSTRUCTED WITHIN THE PERMANENT EASEMENT EXCEPT AFTER PRIOR WRITTEN APPROVAL BY THE M.U.C.

**LEGEND**

- OIP - OLD IRON PIN
- NIP - NEW IRON PIN
- ⊙ - Fence Post
- X- - Fence
- ⊕ - Power Pole
- ☆ - Lamp Post
- Y- - Guy Wire
- OHU- - Overhead Utilities
- SE - Sanitary Sewer Line (existing)
- WE - Water Line (existing)
- GE - Gas Line (existing)
- GV - Gas Valve (existing)
- GM - Gas Meter (existing)
- GV - Gas Vent
- TM - Telephone Manhole
- TP - Telephone Pedestal
- WM - Water Valve (existing)
- WM - Water Meter (existing)
- FW - Fire Hydrant (existing)
- WF - Water Faucet
- PIV - Post Indicator Valve
- EM - Electric Manhole
- MHE - Manhole (existing)
- S - Sign
- G - Gate
- SD - Storm Drain Line
- CI - CURB INLET (existing)
- DCI - DOUBLE CURB INLET (existing)
- TCI - TRIPLE CURB INLET (existing)
- CB - CATCH BASIN (existing)
- S100 - Proposed Street Address
- 22 - Lot Number

04/07/2015 - 01:09 PM  
15239661

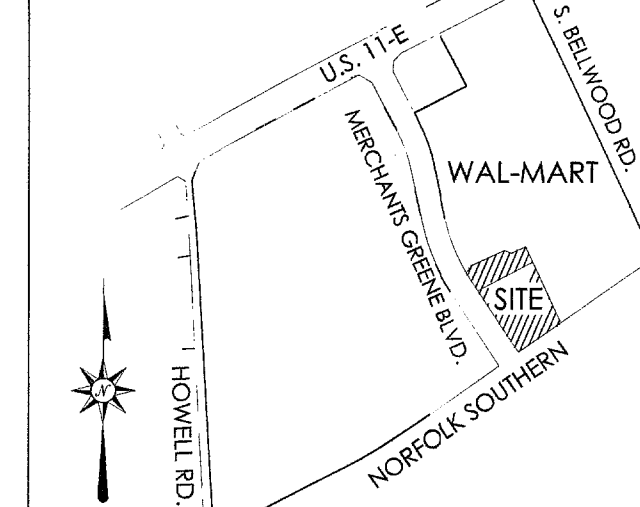
1 PGS:AL-PLAT  
BATCH: 98708

PLAT BOOK: KPLAT  
PAGE: 161

REC FEE 16.00  
DP FEE 2.00  
TOTAL 17.00

STATE OF TENNESSEE, HAMBLEN COUNTY  
JIM CLAWSON  
REGISTER OF DEEDS

**LOCATION MAP N.T.S.**



**A.M. SURVEYING**  
RICHARD L. KENT R.L.S. # 2040  
4669 FOWLER DRIVE  
MORRISTOWN, TN. 37814  
PHONE: (423) 317-9825  
FAX: (423) 317-9826

**NOTES:**  
THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTION OF RECORD. SIGNIFICANT OBSERVABLE OF EVIDENCE OF UTILITIES ARE SHOWN. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE EXACT LOCATION OF ANY UTILITIES WHETHER SHOWN OR NOT SHOWN ON THIS SURVEY. BEFORE ANY EXCAVATING CALL TENNESSEE ONE CALL 1-800-351-1111. UTILITIES PROTECTION CENTER ITS THE LAW.

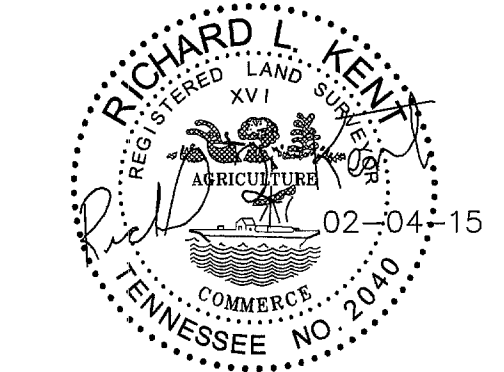
**NOTES:**  
NEW IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.  
ACCESS FROM LOTS 1E and 1F ONTO WAL-MART PROPERTY BY RECORDED COVENANTS.

PROPERTY IS CURRENTLY ZONED IB BUILDING SETBACKS:  
35' FRONT  
20' REAR  
15' SIDE

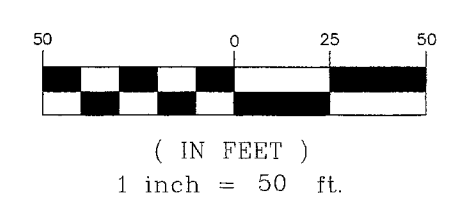
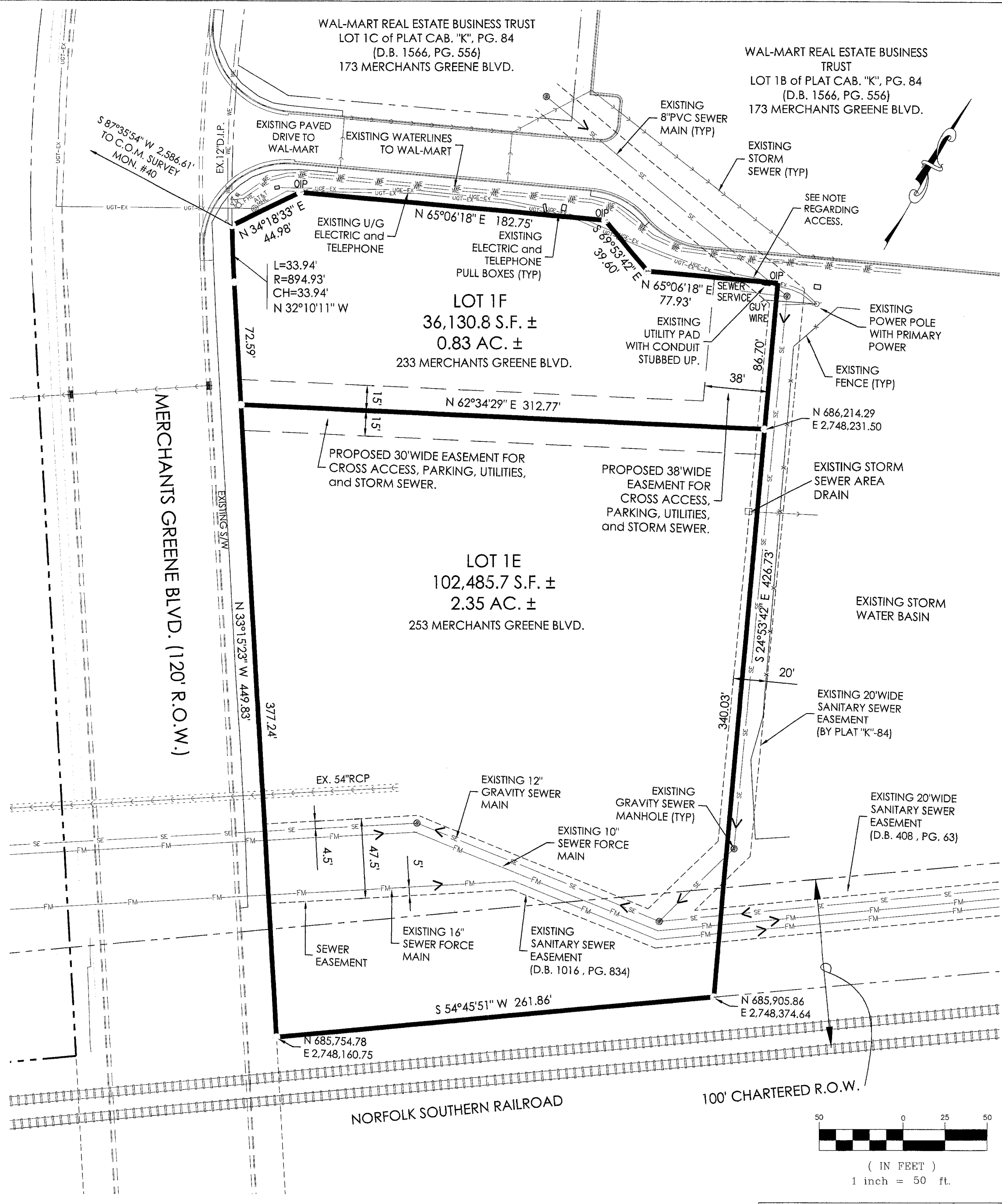
THERE IS A 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL LOT LINES

ORIGINAL PROPERTY AREA: 3.18 ACRES  
PLAT REFERENCE: P. C. "K" - SLIDE 84  
SUBDIVISION CONSISTS OF 2 LOTS ON 3.18 ACRES.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.



**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THIS IS A CLASS II SURVEY AND THE RATIO PRECISION OF THE UNADJUSTED SURVEY IS 1: 7,500 AS SHOWN THEREON.  
DATE: 02-04-15  
SURVEYOR TN REG. NO. 2040



**CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR BOND POSTING**  
I hereby certify: (1) that streets, drainage systems and street signage have been installed in an acceptable manner and according to city specifications; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$\_\_\_\_\_ to assure completion of all required improvements in case of default.  
Date: 04/01/2015  
City Designer or County Road Superintendent

**CERTIFICATION OF ENGINEERING APPROVAL - FINAL PLAT**  
I hereby certify that all (road improvements) and (storm drainage improvements) and (water supply improvements) and (sewage disposal improvements) required by the Morristown Regional Planning Commission to serve --- have been satisfactorily completed as depicted on the as-built engineering drawings approved by the City of Morristown.  
Date: 3-31-15  
Name: Donnie Vannoy  
Water Systems Engineer

**CERTIFICATION OF THE APPROVAL OF POWER SYSTEMS**  
I hereby certify that (1) the power facilities have been installed in accordance with the adopted Power System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$\_\_\_\_\_ to assure completion of all required improvements in case of default.  
Date: 3-31-15  
Name: Jim Clawsen  
Power Systems Engineer

**CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM**  
I hereby certify that (1) the sewage facilities have been installed in accordance with the adopted Sewerage Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$\_\_\_\_\_ to assure completion of all required improvements in case of default.  
Date: 3/21/15  
Name: Donnie Vannoy  
MORRISTOWN UTILITY COMMISSION or Health Department Official

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (we) hereby certify that am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.  
Date: 4-1-15  
Owner: [Signature]

**CERTIFICATION OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Morristown, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Regional Planning Commission and that it has been approved for recording in the Hamble County Register of Deeds Office.  
Date: 4-2-15  
Name: Rose G. Parrella  
Secretary, Morristown Regional Planning Commission

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**  
I hereby certify that (1) the water facilities have been installed in accordance with the adopted Water System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$\_\_\_\_\_ to assure completion of all required improvements in case of default.  
Date: 3/31/15  
Name: Donnie Vannoy  
Water Systems Engineer

**CERTIFICATION OF THE APPROVAL OF POWER SYSTEMS**  
I hereby certify that (1) the power facilities have been installed in accordance with the adopted Power System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$\_\_\_\_\_ to assure completion of all required improvements in case of default.  
Date: 3-31-15  
Name: Jim Clawsen  
Power Systems Engineer

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Date: 4-1-15  
Owner: [Signature]

**FINAL PLAT OF:**  
**MERCHANTS GREENE OUTLOT #2**  
RESUBDIVISION OF LOT 1D OF THE MERCHANTS GREENE SUBDIVISION (P.C. "K", SLIDE 84)

|                 |                    |
|-----------------|--------------------|
| PARCEL: 30.08   | MAP: 40            |
| WARD: 1ST       | CITY OF MORRISTOWN |
| DISTRICT: 1ST   | DATE: 02-04-15     |
| NOTES:          | REVISION DATE:     |
| SCALE: 1" = 50' | DWG. NO. 15-009    |

**OWNER:**  
SHANNON & JANICE GREENE  
P.O. BOX 1757  
MORRISTOWN, TN 37816