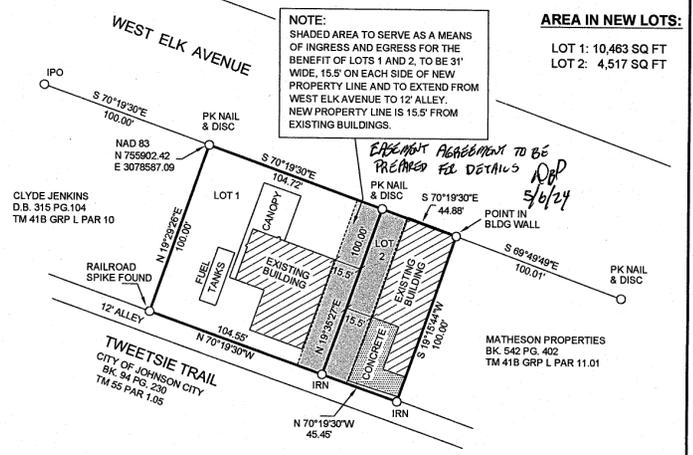
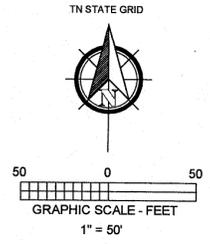


ORIGINAL

LOTS 35, 36, 37, 38, 39 AND 40 IN BLOCK NO. 1  
WATAUGA DEVELOPMENT CORPORATION  
ADDITION NO. 1  
PLAT BK 1, PG. 45, NOW PLAT CAB. A, SLIDE 23

TAX MAP 041B, GROUP L, PARCEL 11

DEED REFERENCE: BARBARA GAY FORBES  
ZEIDAN AND HUSBAND FRED ZEIDAN, DEED  
BOOK 390, PAGE 310



REPLAT

PURPOSE OF REPLAT IS TO  
RECONFIGURE SIX LOTS  
AND REDUCE TO ONLY TWO.

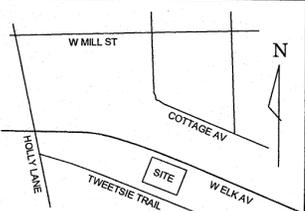
NOTES:

- Survey is subject to any easements, written or unwritten.
- Adjoining owners and deed references, as shown, are based upon County Tax Records and subject to the accuracy thereof.
- According to Flood Insurance Rate Map No. 47019C0180E, dated September 26, 2008, property as shown hereon does not lie in a Special Flood Hazard Area.
- Utilities have not been located as a part of this survey and no certification is made thereto.
- Survey is subject to any zoning regulations which may be in effect as date hereon. Property zoned B-2 with the following building setbacks:  
Front - 35'; Side - 10'; Rear - 25'
- Survey has been made without the benefit of a title examination and is subject to any legal documentation found therein.
- Deed Reference: Barbara Gay Forbes Zeidan and husband, Fred Zeidan, Deed Book 390, Page 310.
- Plat Reference: Block No. 1, Watauga Development Corporation Addition No. 1, Plat Book 1, Page 45 (Plat Cabinet A, Slide 23).
- Tax Map 041B, Group L, Parcel 011.00.

BK/PG: CAB G/234-234  
24004340

TRUSTEE PLAT	
ISSUANCE BATCH: 172699	
08/06/2024 - 03:31 PM	
VALUE	0.00
NOTES/ISSUE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DPF FEE	2.00
REGISTER FEE	0.00
TOTAL AMOUNT	17.00

JARRO ELLIS  
REGISTER OF DEEDS



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 and that the survey was done in compliance with current Tennessee Minimum Standards of practice.

Dennis B. Pierce, RLS No. 936



VICINITY MAP  
NOT TO SCALE

**Pierce Land Surveying**  
132 Isaac Lincoln Place  
Elizabethton, Tn 37644-1442  
(423) 542-4799 Office

PLAT:	FILE:	SCREEN FILE:	SHEET
9R-439	10828G	10828G	1 / 1

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. I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, LINES, AND DESIGNATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Barbara Gay Forbes Zeidan 20 8-6-24  
OWNERS DATE  
Fred Zeidan 20 8-6-24  
OWNERS DATE  
20  
OWNERS DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CLAUSEMENT PERTAINING TO THE ACCURACY TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

MAY 6 20 24  
DATE  
D.B.P.  
REGISTERED ENGINEER OR SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND SANITARY SYSTEMS HAVE BEEN INSTALLED, OR PROPOSED FOR INSTALLATION, IN AN ACCESSIBLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$1 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

8-5 20 24  
DATE  
Jeff McBratney  
REGISTERED ENGINEER AS COUNTY ROAD COMAL

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR SEWERAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

8/6 20 24  
DATE  
J.T.  
CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL FOR RECORDING

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

8-6 20 24  
DATE  
Wes Frazier  
SECRETARY, WES FRAZIER REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 35, 36, 37, 38, 39 AND 40 IN BLOCK NO. 1  
WATAUGA DEVELOPMENT CORPORATION ADDITION NO. 1  
ELIZABETHTON REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.344	TOTAL LOTS	SIX INTO TWO
ACRES NEW ROAD	NONE	MILES NEW ROAD	NONE
OWNER	BARBARA & FRED ZEIDAN	CIVIL DISTRICT	15TH
SURVEYOR	DENNIS B. PIERCE	CLOSURE ERROR	1/10,000

SCALE: 1" = 50'