

Bearing Base: Tennessee Grid  
NAD83 / NAVD88

**NOTES**

- The property is Zoned R-1 by the property assessors records. Consult the Blount County Planning Office for setback requirements for any new construction. Per Plat: Front building setback is 30', Side and Rear building setbacks 15'.
- Parcel numbers pertain to Blount County tax maps.
- Monumentation is noted on drawing. The platted distances were held, but the bearings have been adjusted to the Tennessee Grid. GPS equipment was used in conducting this survey.
- Property is subject to any and all applicable easements, setbacks, notations, restrictions, covenants, rights-of-ways, zoning ordinances, subdivision regulations and lease agreements as may be recorded in the Blount Register of Deeds. Prior plat is Plat Book 149B, Tract 3, J. C. Leatherwood Farm.
- Utilities shown were from above ground observations. Certain underground features may be hidden.
- Call 811 prior to any excavation work to locate all underground utilities.
- Drainage and Utility Easements are 5' along all lot lines.

**LEGEND**

---	Property line
- - -	Adjoins property line
⊙	Iron pin found
⊙	Iron pin set
⊙	Nail set at tree
⊙	Divot set
---	Power pole
---	Power line (overhead)
⊙	Electric Transformer
⊙	Electric box
⊙	Electric stub
⊙	HVAC
⊙	Telephone pedestal
⊙	Water meter
⊙	Water valve
⊙	Water blowoff
⊙	Irrigation cutoff valve
---	Fence
---	Edge of water
⊙	Septic tank
⊙	Well cap
⊙	Fence post
---	FEMA Floodhazard

**ELECTRICAL UTILITY SERVICE**

The property shown on this subdivision plat is within the service area of the

The following condition(s) apply:

Lot(s) \_\_\_\_\_ is/are served by existing power lines.

Lot(s) \_\_\_\_\_ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE: 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 \_\_\_\_\_

Signature \_\_\_\_\_

Title \_\_\_\_\_

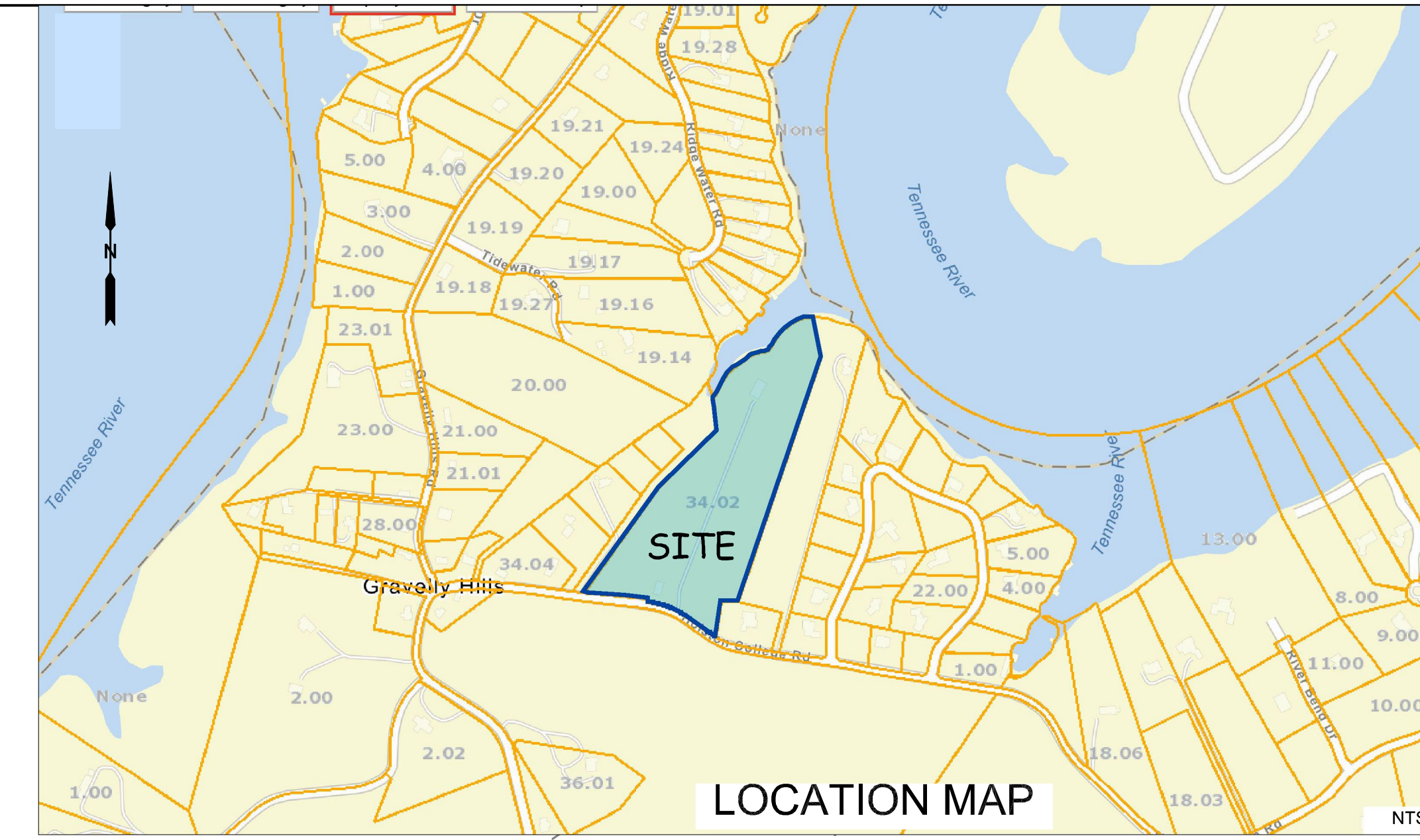
**ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATION**

Approval is hereby granted for lots \_\_\_\_\_ defined as \_\_\_\_\_ Blount County,

Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed attached restrictions.

Prior to any construction of a structure, or mobile improvement, the plans for the exact house/structure location must be approved and a SSD system permit issued by the Division of Environmental Health. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

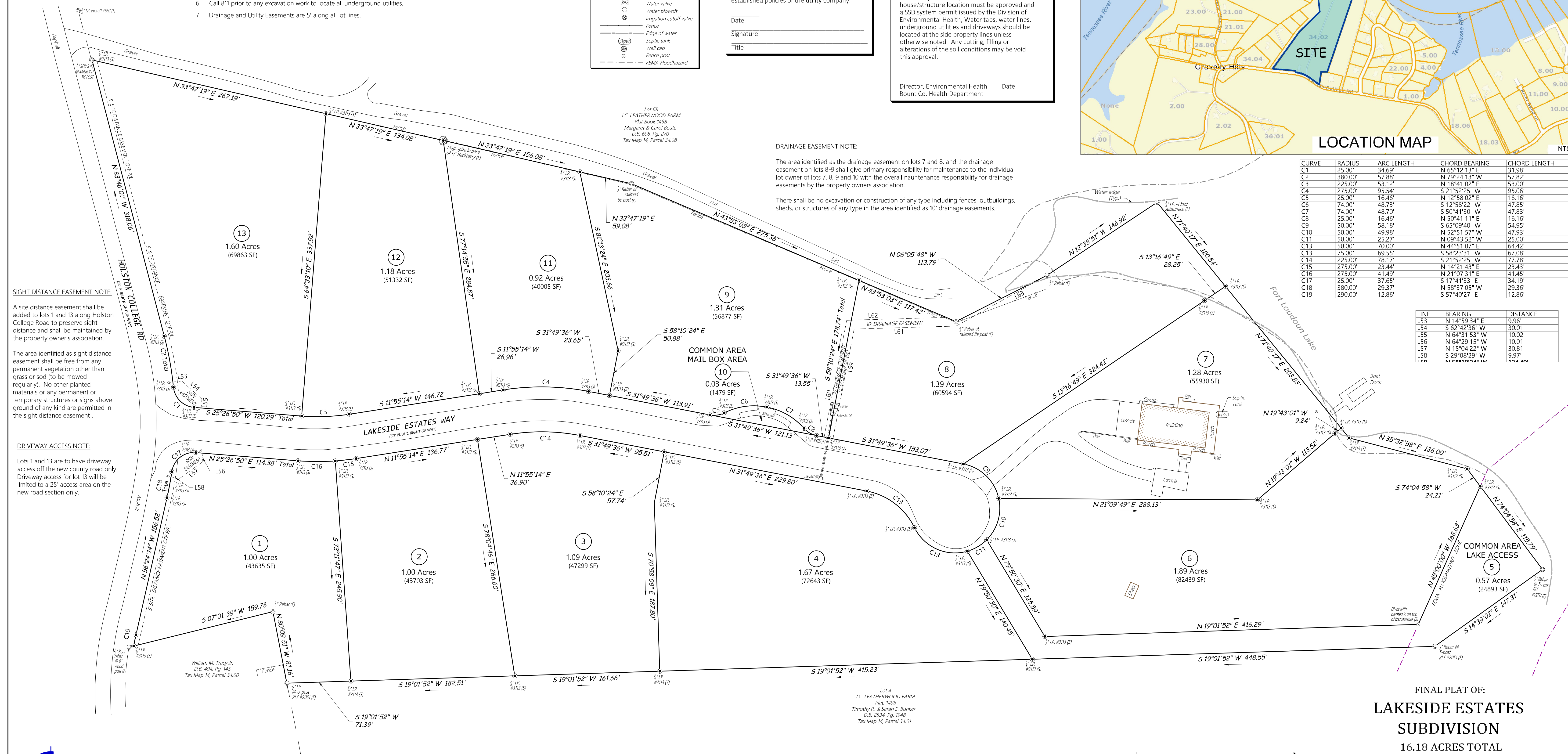
Director, Environmental Health Date  
Blount Co. Health Department



**LOCATION MAP**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	34.69'	N 65°12'13" E	31.96'
C2	380.00'	57.88'	N 79°24'13" W	57.82'
C3	225.00'	53.12'	N 18°41'02" E	53.00'
C4	275.00'	95.54'	S 21°52'25" W	95.06'
C5	25.00'	16.46'	N 12°58'02" E	16.16'
C6	74.00'	48.73'	S 12°58'22" W	47.85'
C7	74.00'	48.73'	S 50°41'30" W	47.83'
C8	25.00'	16.46'	N 50°41'11" E	16.16'
C9	50.00'	58.18'	S 65°09'40" W	54.95'
C10	50.00'	49.98'	N 52°51'57" W	47.93'
C11	50.00'	25.27'	N 09°43'52" W	25.00'
C13	50.00'	70.00'	N 44°51'07" E	64.42'
C13	75.00'	69.55'	S 58°23'31" W	67.08'
C14	225.00'	78.17'	S 21°52'25" W	77.78'
C15	275.00'	23.44'	N 14°21'43" E	23.43'
C16	275.00'	41.49'	N 21°07'31" E	41.45'
C17	25.00'	37.65'	S 17°41'33" W	34.19'
C18	380.00'	29.37'	N 58°37'05" W	29.36'
C19	290.00'	12.86'	S 57°40'27" E	12.86'

LINE	BEARING	DISTANCE
L53	N 14°53'34" E	9.96'
L54	S 62°42'36" W	30.01'
L55	N 64°31'53" W	10.02'
L56	N 64°29'15" W	10.01'
L57	N 15°04'22" W	30.81'
L58	S 29°08'29" W	9.97'
L59	N 60°04'04" W	17.44'



**SIGHT DISTANCE EASEMENT NOTE:**

A site distance easement shall be added to lots 1 and 13 along Holston College Road to preserve sight distance and shall be maintained by the property owner's association.

The area identified as sight distance easement shall be free from any permanent vegetation other than grass or sod (to be mowed regularly). No other planted materials or any permanent or temporary structures or signs above ground of any kind are permitted in the sight distance easement.

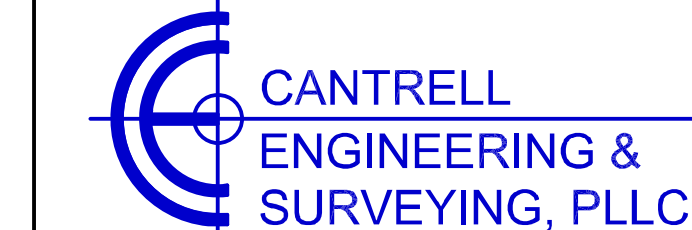
**DRIVEWAY ACCESS NOTE:**

Lots 1 and 13 are to have driveway access off the new county road only. Driveway access for lot 13 will be limited to a 25' access area on the new road section only.

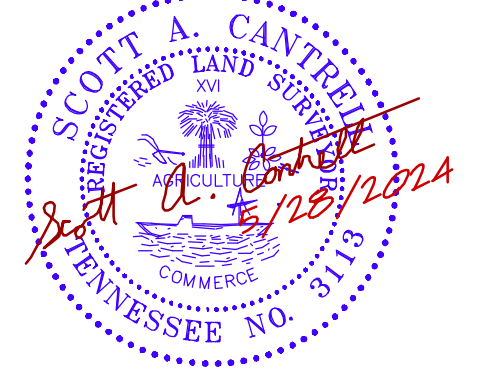
**DRAINAGE EASEMENT NOTE:**

The area identified as the drainage easement on lots 7 and 8, and the drainage easement on lots 8-9 shall give primary responsibility for maintenance to the individual lot owner of lots 7, 8, 9 and 10 with the overall maintenance responsibility for drainage easements by the property owners association.

There shall be no excavation or construction of any type including fences, outbuildings, sheds, or structures of any type in the area identified as 10' drainage easements.



Scott A. Cantrell, RLS  
TN RLS # 3113  
865-696-6643  
Email: scantrellces@gmail.com  
Office: 801 Glades Rd  
Mailing: P. O. Box 1475  
Gatlinburg, TN 37738  
Plot Size: 24" x 36"



**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 Blount County Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Subdivision Regulations.

Date \_\_\_\_\_  
Scott A. Cantrell TNRLS # 3113

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat hereon has been found to comply with the Subdivision Regulations for the Blount County Planning Region, with the exception of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved by that body for recording in the Office of the County Register.

Secretary Planning Commission Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF ROAD NAMES AND PROPERTY NUMBERS (E-911)**

I hereby certify that (1.) the names of existing public roads shown on this subdivision plat are correct, (2.) the names of any new roads, whether public or private, do not duplicate any existing names and said names are approved, and (3.) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

E-911 Authority Date \_\_\_\_\_

FLOOD INSURANCE NOTE: By graphics sketching only, this property is in ZONE X & AE, BLOUNT CO. TN, of the Flood Insurance Rate Map, Community Panel No. 47000601000, effective date of 04/15/2007. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is in a Special Flood Hazard Area.

FINAL PLAT OF:  
**LAKESIDE ESTATES SUBDIVISION**  
16.18 ACRES TOTAL  
ADDRESS: LAKESIDE ESTATES WAY  
OWNERS: PARAGON DEVELOPMENT LP  
DEED BOOK 2716, PAGE 2737  
DEED BOOK 2716, PAGE 2732  
TAX MAP 14, PARCEL 34.02  
DISTRICT 5, BLOUNT COUNTY, TENNESSEE  
SCALE: 1" = 50' DATE: MAY 28, 2024

