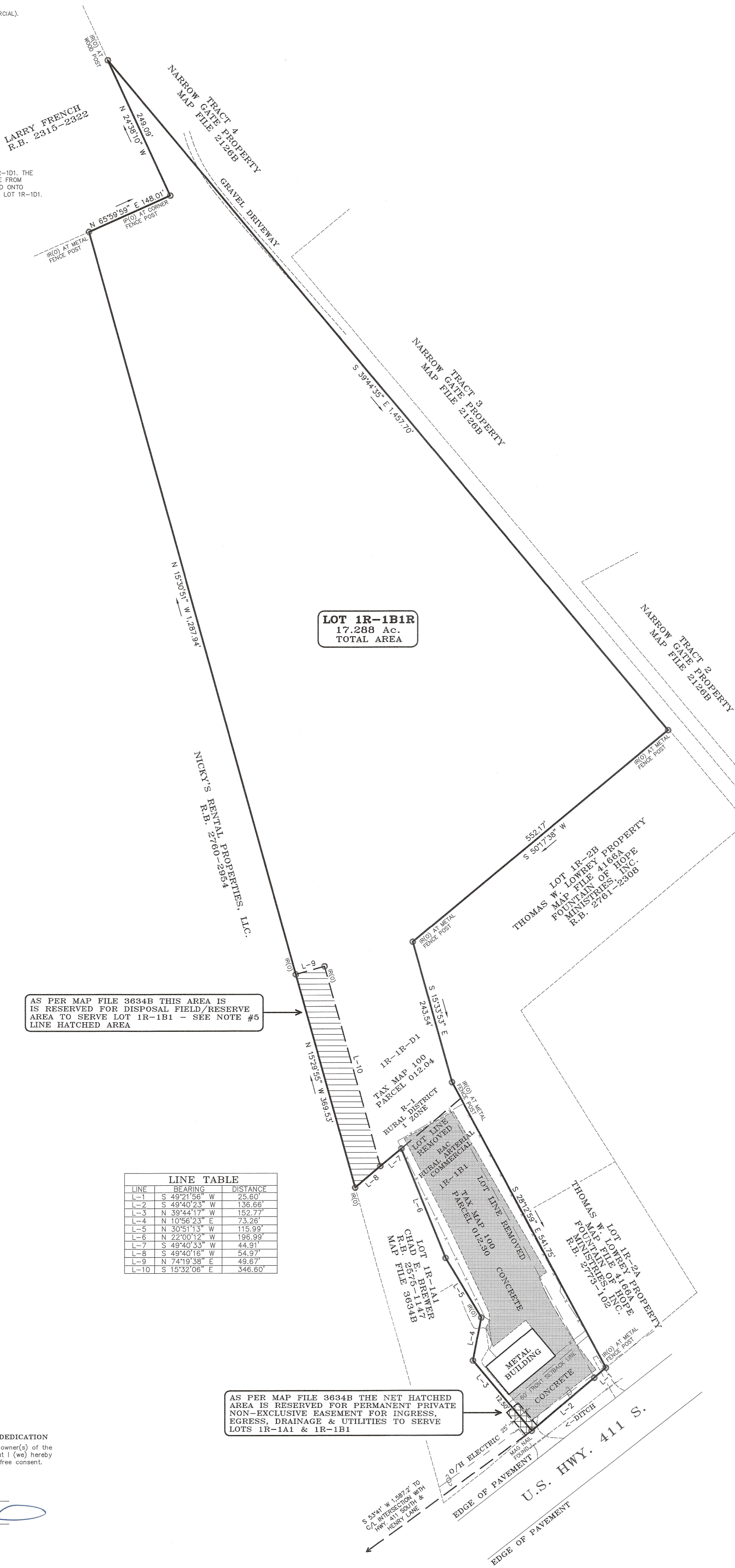
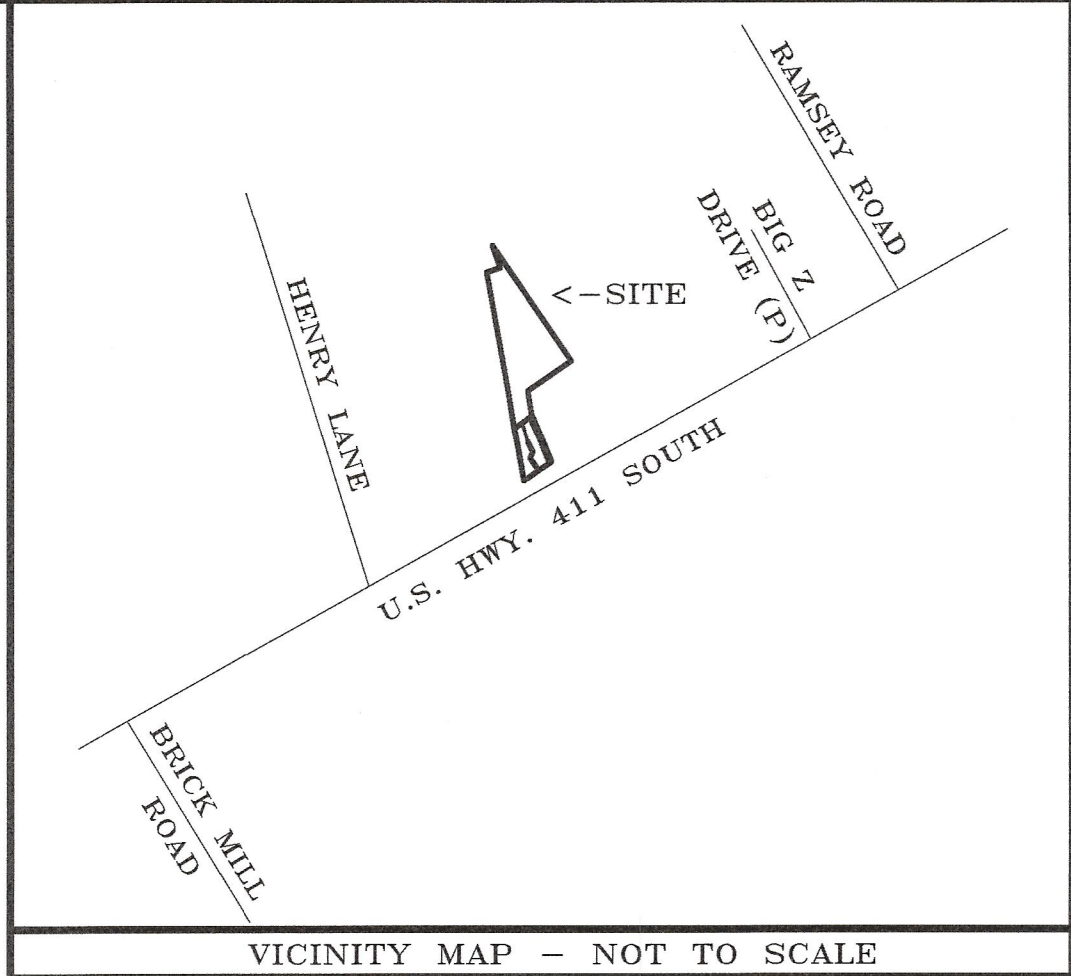


Map File 47898

- NOTES:
- 1) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - 2) AS PER THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 470902250C; EFFECTIVE DATE: SEPTEMBER 19, 2007) THIS PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - 3) THIS PROPERTY IS ZONED: R-1 (RURAL DISTRICT 1) & RAC (RURAL ARTERIAL COMMERCIAL).
 - 4) SETBACK REQUIREMENTS: FRONT = 30 FEET, 10 FEET FROM DRIVEWAY EASEMENT
SIDE = 10 FEET
REAR = 20 FEET FOR PRINCIPAL STRUCTURE
5 FEET FOR ACCESSORY STRUCTURE
 - 5) IRON ROD SET AT EACH CORNER, UNLESS OTHERWISE SHOWN HEREON.
 - 6) RTK GPS WAS USED ON 100% OF THIS SURVEY. DATUM IS NAD 83 CORRS 96 (DOT NETWORK CORRECTION). THE GPS RECEIVER WAS A CARLSON BRX7 AND EXCEEDS DUAL FREQUENCIES. ALL GPS MEASURED POINTS WERE REDUCED TO GROUND WITH A GRID TO GROUND FACTOR OF 1.000000. AVERAGE HRMS VALUES RECORDED WERE LESS THAN 0.03 FEET AT EACH CORNER.
 - 7) DRAINAGE AND UTILITIES EASEMENTS SHALL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ON THE INSIDE OF ALL LOT LINES EXTERIOR TO THE SUBDIVISION, AND TEN FEET ALONG THE STREET RIGHT-OF-WAY EXCEPT AS OTHERWISE SHOWN HEREON, OR FIVE FEET ON EACH SIDE OF ALL ADJUTL UTILITIES.
 - 8) EASEMENTS ALONG THE FORMER LOT LINES ARE REMOVED.
 - 9) THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1R-1B1 & 1R-D1 OF THE THOMAS W. LOWREY PROPERTY (MAP FILE 3634B).
 - 10) THE DISPOSAL FIELD SERVING LOTS 1R-1A1 AND 1R-1B1 IS LOCATED ON LOT 1R-1D1. THE SEPTIC TANK AND PUMP CHAMBER IS LOCATED ON LOT 1R-1B1. THE SUPPLY LINE FROM THE PUMP CHAMBER TO THE DISPOSAL FIELD ENDOACHES ONTO LOT 1R-1A1 AND ONTO LOT 1R-1D1. RESERVE AREA FOR BOTH LOTS, 1R-1A1 AND 1R-1B1 ALSO LOCATED ON LOT 1R-1D1.



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 49°21'56" W	25.60'
L-2	S 49°40'23" W	136.66'
L-3	N 39°44'17" W	152.77'
L-4	N 10°56'23" E	73.26'
L-5	N 30°51'13" W	115.99'
L-6	N 22°00'12" W	186.99'
L-7	S 49°40'33" W	44.91'
L-8	S 49°40'16" W	54.97'
L-9	N 74°19'38" E	49.67'
L-10	S 15°32'06" E	346.60'

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.

7-11-2025
Date
FMSJRTENN, LLC.
MATT SUROWIECKI, JR.

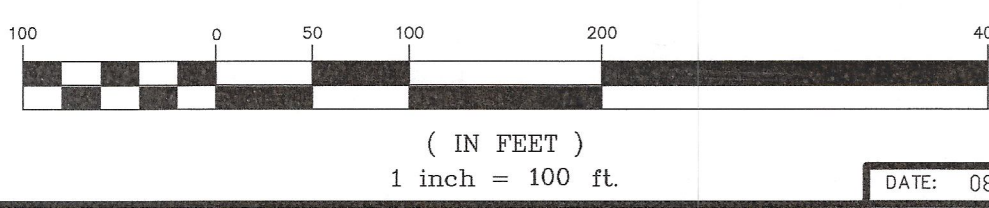


CERTIFICATE
I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS CATEGORY IV ACCURACY SPECIFICATIONS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR LESS THAN 1/10 OF A FOOT PER CORNER ON SMALL LOTS.

The owner and/or developer of any lot, in developing the lot into building, whether primary structure or accessory structure, or conducting any development or use that will disturb soils on the lot, shall reserve and maintain area sufficient for primary, secondary (and tertiary when applicable) septic field lines appropriate to the size and use of buildings and other development or activities. The Blount County Environmental Health Department should be consulted prior to any construction to determine appropriate area to be reserved undisturbed for septic field use.

LOT 1R-D1R - THOMAS W. LOWREY PROPERTY
ACCORDING TO TENNESSEE CODE ANNOTATED SECTION 13-3-401(4) (B) THIS PLAT DOES NOT FALL WITHIN THE DEFINITION OF A "SUBDIVISION" THAT MUST BE APPROVED BY THE BLOUNT COUNTY PLANNING COMMISSION.
KEVIN E. PITTS, RLS NO. 2324

COMBINATION SURVEY
OF LOTS 1R-1B1 & 1R-D1
THOMAS W. LOWREY PROPERTY
DISTRICT 6, BLOUNT COUNTY, TENNESSEE
REF.: R.B. 2695-1690 & MAP FILE 3634B
TOTAL AREA = 17.288 Ac.
OWNERS: FMSJRTENN, LLC.
10023 MARTIN LUTHER KING, JR. WAY S.
SEATTLE, WA 98118



BLOUNT SURVEYS, INC.		LEGEND		TAX MAP 100		DRAWN BY: SHEET: 1 OF 1	
KEVIN EDGAR PITTS, RLS NO. 2324		IRON ROD SET (FIND)		GROUP		FIELD WORK	
1710 W. LAMAR ALEXANDER PARKWAY		IRON ROD SET (FIND)		PARCEL		BY: JC	
MARYVILLE, TENNESSEE 37801		IRON ROD SET (FIND)		MAP CHECK		JOB NO.	
PHONE (865) 983-8484		IRON ROD SET (FIND)				12929	