

SINCE 1979

**STERLING**  
ENGINEERING, INC.  
**LAND SURVEYING**  
**CIVIL ENGINEERING**  
**CONSULTING**  
**LAND PLANNING**

1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401  
P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878  
PHONE: 865-984-3905  
FAX: 865-981-2815  
www.sterling.us.com

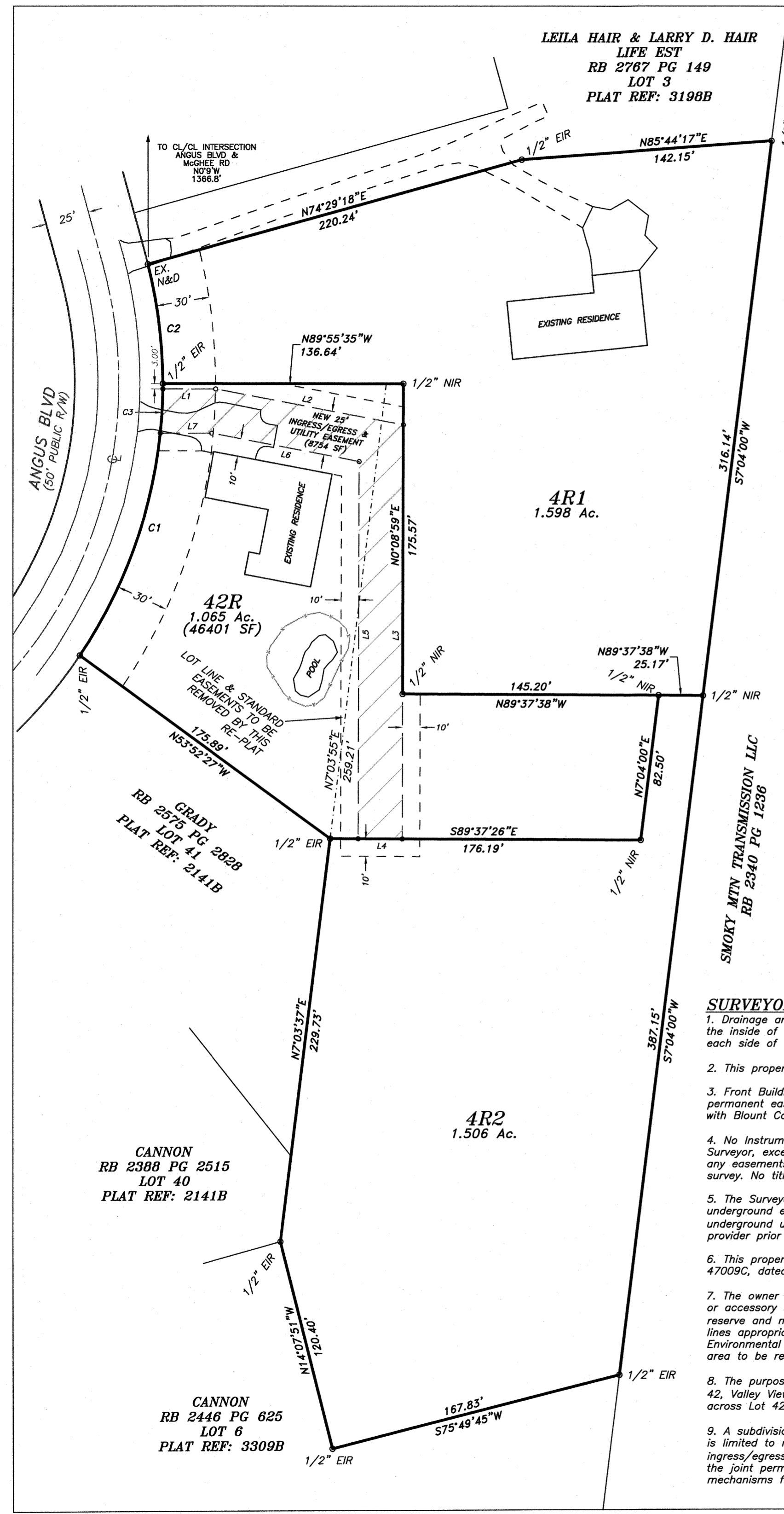
FINAL PLAT OF THE RESUBDIVISION OF LOT 4 & LOT 42 OF:  
**HAIR PROPERTY S/D &  
VALLEY VIEW S/D, PH 1**  
ANGUS BLVD, MARYVILLE, TN 37803



Copyright 2024 Sterling Engineering, Inc. All Rights Reserved

SHEET  
**FS**

DESIGNED:  
DRAWN: **CEG**  
CHECKED: **CMR**  
DATE: **9/26/24**  
SCALE: **1" = 50'**  
DRAWING: **4974-4R-FS**  
PROJECT NO: **SEI#4974E**



**BLOUNT COUNTY, TENNESSEE**  
**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 \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

Owner - Samuel Jackson \_\_\_\_\_ Date \_\_\_\_\_  
Owner - Daphne Jackson \_\_\_\_\_ Date \_\_\_\_\_  
Owner - James T. Hair \_\_\_\_\_ Date \_\_\_\_\_  
Owner - Teresa S. Hair \_\_\_\_\_ 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 Blount County Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Regional Subdivision Regulations.  
*[Signature]* **9-26-24**  
Date \_\_\_\_\_  
Registered Land Surveyor \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF STREETS**  
This subdivision lies along an existing public County road. The improvements related to streets have been installed according to County specifications; and according to the specifications of the Blount County Planning Commission's Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

County Highway Superintendent \_\_\_\_\_ Date \_\_\_\_\_

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION OF THE ELECTRICAL UTILITY SERVICE**  
The property shown on this subdivision plat is within the service area of the \_\_\_\_\_ Utility.

The following condition(s) apply:  
Lots \_\_\_\_\_ are served by existing powerlines.  
Lots \_\_\_\_\_ are/will be serviced 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.  
Signature/Title \_\_\_\_\_ Date \_\_\_\_\_

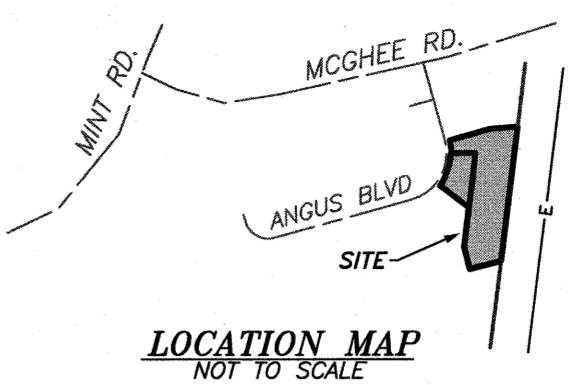
**SURVEYOR'S NOTES:**  
1. Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 10 feet on each side of as-built sewer utility lines.  
2. This property is zoned Blount County R-1 (Rural District 1).  
3. Front Building setback shall be 30 feet from all street rights-of-way and 10 feet from joint permanent easements, unless otherwise noted in restrictions. All other Setbacks shall be in accordance with Blount County Zoning Ordinances.  
4. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.  
5. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.  
6. This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Map 47009C, dated September 19, 2007.  
7. 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.  
8. The purpose of this plat is to subdivide Lot 4, Hair Property Subdivision (Plat Map 3390B) and Lot 42, Valley View Subdivision (Plat Map 2141B) into 3 lots, and to create a new ingress/egress easement across Lot 42.  
9. A subdivision of lots having exclusive access along the ingress/egress easement (common driveway) is limited to no more than four lots maximum. The owners of lots 42R & 4R2 having access along the ingress/egress easement (common driveway) shall be jointly responsible for the perpetual maintenance of the joint permanent easement, and all deeds for said lots shall specify such responsibility and mechanisms for maintenance.

**LINE TABLE**

No.	Bearing	Len.
L1	S89°56'49"E	30.10'
L2	S79°11'46"E	108.41'
L3	S0°08'57"W	234.27'
L4	N89°37'26"W	25.00'
L5	N0°08'57"E	213.44'
L6	N79°11'46"W	85.32'
L7	N89°56'49"W	29.16'

**CURVE TABLE**

No.	Len.	Radius	Delta	Bearing	Chord
C1	163.12'	275.00'	33°59'	N17°00'55"E	160.74'
C2	68.13'	275.00'	14°12'	N7°13'00"W	67.96'
C3	25.05'	275.00'	5°13'	N3°16'05"E	25.04'



**BLOUNT COUNTY HEALTH DEPARTMENT**  
Approval is hereby granted for lot 4R2 defined as, RESUBDIVISION OF LOT 4 INTO LOTS 4R1 & 4R2 - HAIR PROPERTY S/D, Blount County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, 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 alteration of the soil conditions may void this approval.

Director, Environmental Health, Blount Co. Health Department \_\_\_\_\_ Date \_\_\_\_\_

Lot 4R2 is approved for standard individual subsurface sewage disposal system serving a maximum of \_\_\_\_\_ bedrooms.

House size, location and design will determine the actual number of bedrooms for which a permit may be issued.

Note: In accordance with the policies of the Tennessee Department of Environment and Conservation, the Blount County Health Department has not evaluated the existing subsurface sewage disposal system (SSD) on Lot 4R1 as represented by this plat. The Blount County Environmental Health Department makes no representation as to the performance of the existing SSD system, or its future operation.

**CERTIFICATION OF THE APPROVAL OF WATER UTILITIES**  
I hereby certify that the water improvements have been installed in an acceptable manner and according to the specifications of the Blount County Regional Land Development Regulations in the Subdivision shown hereon.

Manager, South Blount County Utility District \_\_\_\_\_ Date \_\_\_\_\_

- LEGEND:**
- EIR EXISTING IRON ROD
  - EIP EXISTING IRON PIPE
  - NIR NEW IRON ROD
  - N&D NAIL & DISK
  - A= ARC LENGTH
  - R= RADIUS
  - D= CENTRAL ANGLE (DELTA)
  - B= CHORD BEARING
  - C= CHORD LENGTH
  - Ac. ACRES
  - SF SQUARE FEET
  - WDB WARRANTY DEED BOOK
  - RB RECORD BOOK
  - PG PAGE
  - TYP TYPICAL
  - R/W RIGHT-OF-WAY
  - BOUNDARY LINE
  - ROAD RIGHT-OF-WAY LINE
  - PREVIOUS LOT LINE
  - BUILDING SETBACK LINE
  - ROAD CENTERLINE
  - EDGE OF GRAVEL/ROAD
  - CONCRETE CURB
  - ELECTRIC LINE (OVERHEAD)
  - FENCE LINE

**OWNERS:**  
1. JAMES T HAIR & TERESA S. HAIR  
2012 ANGUS BLVD  
MARYVILLE, TN 37803  
DISTRICT 7, BLOUNT COUNTY  
RB 2767 PG 149  
TAX MAP 1021 "A" PARCEL 79.04  
PLAT REF. 3390B  
  
2. SAMUEL & DAPHNE JACKSON  
2014 ANGUS BLVD  
MARYVILLE, TN 37803  
DISTRICT 7, BLOUNT COUNTY  
RB 2347 PG 2631  
TAX MAP 1021 "A" PARCEL 16.00  
PLAT REF. 2141B  
  
3 LOTS - 4.169 Ac. TOTAL

**SURVEYOR'S CERTIFICATION:**  
I hereby certify that this is a Category I survey, the ratio of precision of the unadjusted survey is 1: 10,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.  
*[Signature]* **9-26-24**  
Date \_\_\_\_\_  
Tennessee R.L.S. # 1929

H:\4974\dwg\4974-4R-FS.dwg, 9/26/2024 7:46:19 AM, cegoforth, 1:1