

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 THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- 2) AS PER THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 47009C0250C; 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).
- 4) SETBACK REQUIREMENTS: FRONT = 60 FEET  
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 (TDOT 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 0.035 FEET AT EACH CORNER.
- 7) DRIVEWAY ACCESS TO U.S. HWY. 411 SOUTH PER TDOT PERMIT ONLY.



**REZONING REQUEST FOR LOT 1R  
THE DAVID TEX HILL ESTATE PROPERTY  
& THE HOMEWOOD RENTALS, LLC. PROPERTY**

DISTRICT 1, BLOUNT COUNTY, TENNESSEE  
REF.: R.B. 2818-2632 - PARCELS 1 & 2  
MAP FILE 4834A - LOT 1R  
TOTAL AREA = 7.263 Ac.

OWNERS: HOMEWOOD RENTALS, LLC.  
21680 WILDERNESS ROAD  
ROSE HILL, VA. 24281

GRAPHIC SCALE



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.

**BLOUNT SURVEYS, INC.**

KEVIN EDGAR PITTS, RLS NO. 2324  
1710 W. LAMAR ALEXANDER PARKWAY  
MARYVILLE, TENNESSEE 37801  
PHONE (865) 983-8484

**LEGEND**

IR(O) = OLD IRON ROD (FOUND)  
IP(O) = OLD IRON PIPE (FOUND)  
IR(N) = NEW IRON ROD (SET)  
M.B.S.L. = MINIMUM BUILDING SETBACK LINE

**TAX MAP**

GROUP 100  
PARCEL 009.00  
MAP CHECK 009.01

**DATE:** 10-22-25

DRAWN BY: SHEET: 1 OF 1  
FIELD WORK SCALE: 1"=100'  
BY: BC  
MAP CHECK JOB NO. 12574