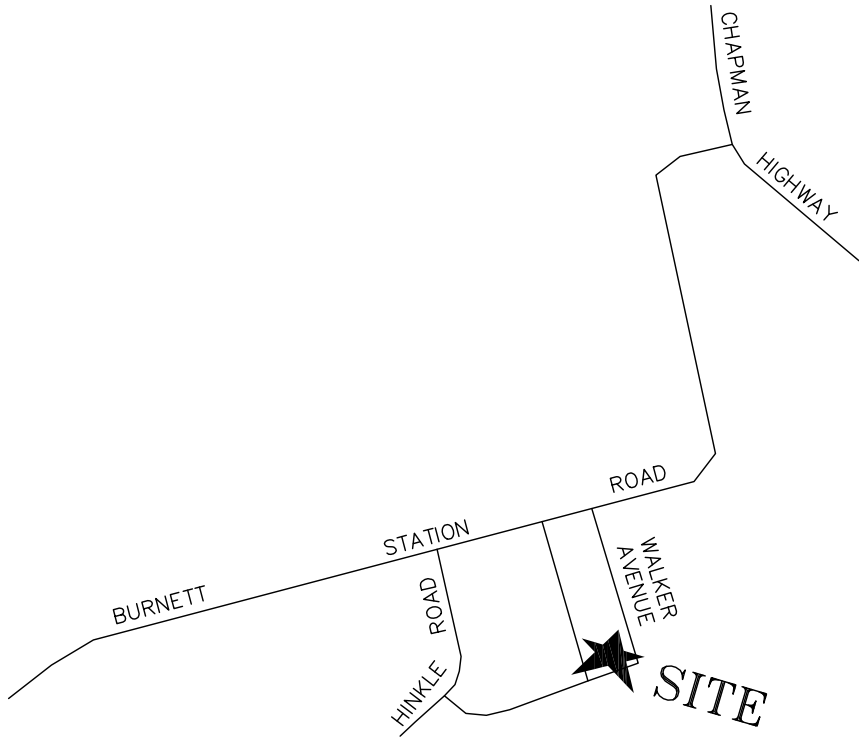




Vicinity Map TOTAL ACRES = 0.393

CERTIFICATE OF APPROVAL FOR RECORDING

I 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.

DATE _____

SECRETARY, PLANNING COMMISSION _____

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, WETHER 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.

DATE: _____

E-911 AUTHORITY _____

CERTIFICATION OF THE APPROVAL UTILITIES (WATER)

I HEREBY CERTIFY THAT THE WATER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE BLOUNT COUNTY SUBDIVISION REGULATIONS, EXCEPT AS NOTED HEREON, OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DATE: _____

SIGNATURE _____

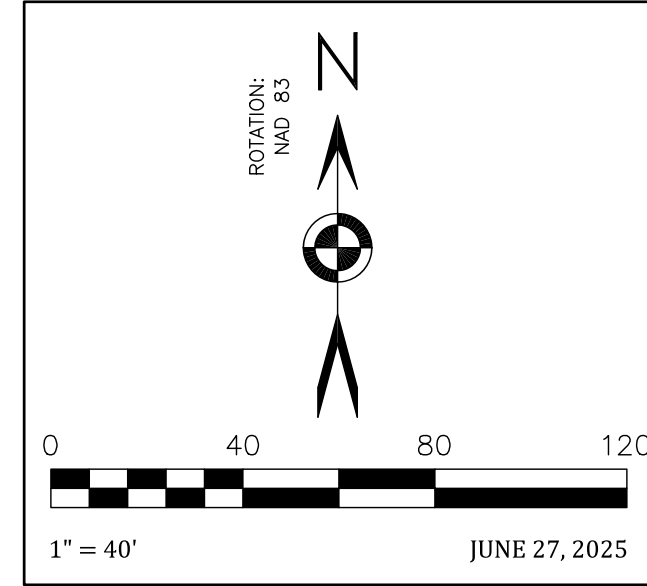
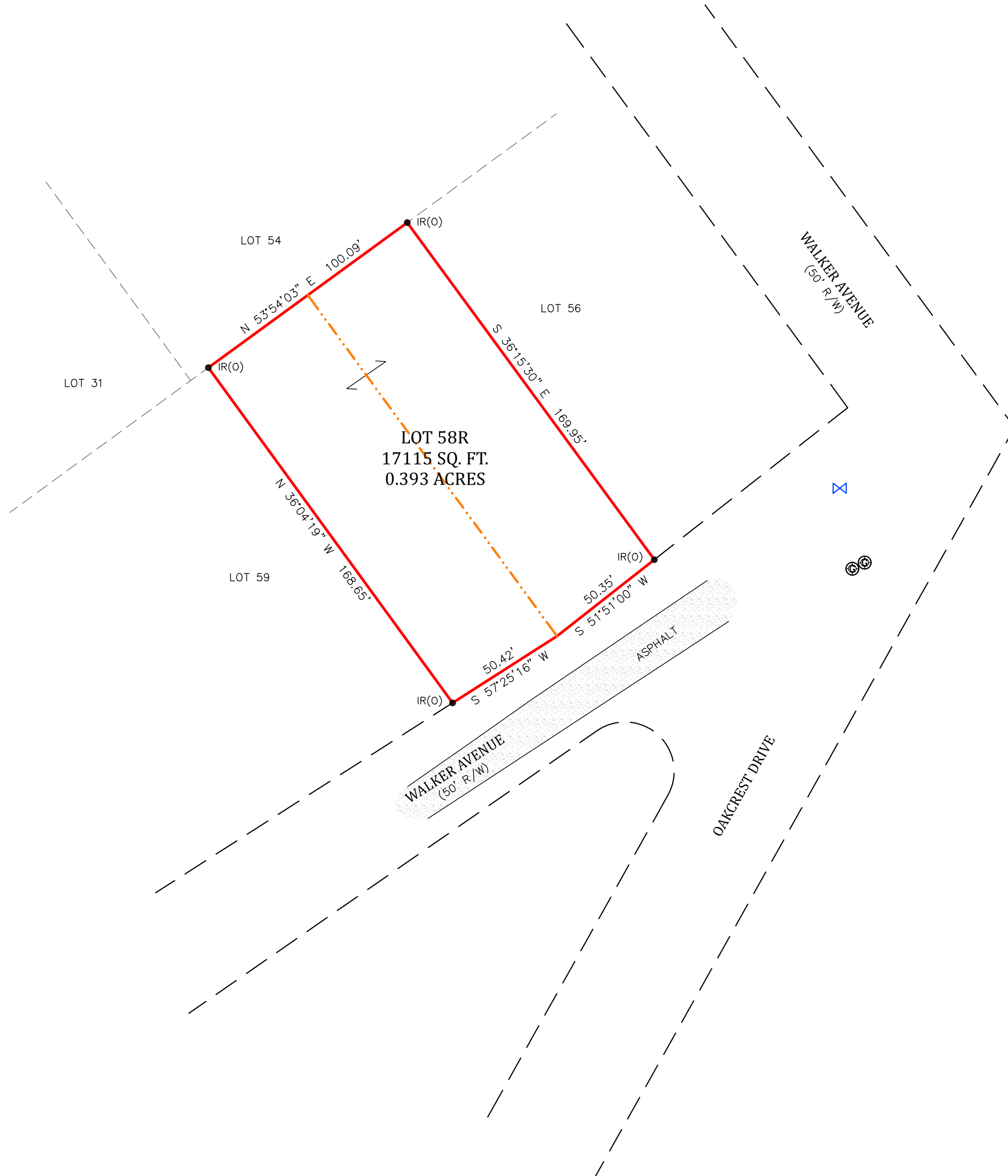
POSITION _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

(I, WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____ PRINT OWNER 1 _____

SIGNATURE OWNER 1 _____



LEGEND

- IR(O) DENOTES A 0.5" IRON ROD OLD
- PT DENOTES A CALCULATED POINT
- DENOTES A PROPERTY LINE
- - - DENOTES EDGE RIGHT-OF-WAY
- - - DENOTES ADJOINING PROPERTY LINE
- . - . - DENOTES LINE TO BE REMOVED
- ⊗ WATER VALVE
- ⊙ GAS VALVE

ZONING\ BUILDING SETBACKS

ZONING
R-1 BLOUNT COUNTY

BUILDING SETBACKS

FRONT = 30'
SIDE = 10'
REAR = 20'
5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES.
10' UTILITY AND DRAINAGE EASEMENT ALONG ALL EXTERIOR LOT LINES.

OWNER:
ROSA CRUZ
3019 JESS WILSON RD #2
PIGEON FORGE, TN 37863

NOTES:

- SETBACKS TO MEET CURRENT ZONING REGULATIONS.
- THIS PROPERTY IS SUBJECT TO ALL APPLICABLE RECORDED AND UNRECORDED ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, NOTATIONS, BUILDING SETBACKS, UTILITY RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING ORDINANCES, SUBDIVISION REGULATIONS, AND LEASE AGREEMENTS AS MAY BE OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS FOR THE COUNTY IN WHICH THIS PROPERTY IS LOCATED.
- SURVEYOR MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE, NO TITLE SEARCH WAS PERFORMED.
- THE PREPARER OF THIS PLAT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY HEREIN DESCRIBED, THIS PLAT HAVING BEEN PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.
- PORTIONS OF THIS SURVEY WERE PERFORMED USING SURVEY GRADE G.P.S. INSTRUMENTS.
- INSTRUMENTS USED TOPCON PS ROBOTIC TOTAL STATION, AND HYPER HR G.P.S., R.T.K. RECEIVER. RTK DATA PROVIDED BY T.D.OT. CORPS STATIONS. GEOID USED FOR PROJECT = GEOID 2003
- BASE STATION USED: NAD_83 (CORS96) POSITION (EPOCH 2002.0)
Transformed from ITRF00 (epoch 1997.0)
X = 580603.988 m latitude = 35 51 57.94887 N
Y = -5142253.948 m longitude = 83 33 29.17304 W
Z = 3716313.195 m ellipsoid height = 259.013 m

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1&4 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON. THIS SURVEY MEETS THE MINIMUM STANDARDS OF THE STATE OF TENNESSEE.

DATE: _____ J. BRENNON GARRETT, RLS# 2340

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA, AS PER FLOOD INSURANCE RATE MAP 47009C0175C, EFFECTIVE DATE: SEPTEMBER 19, 2007.



926 CENTER VIEW ROAD
SEVIERVILLE, TN 37862
OFFICE (865) 453-7970

COMBINATION OF
LOTS 57 & 58
OLIVER PICKENS FARM

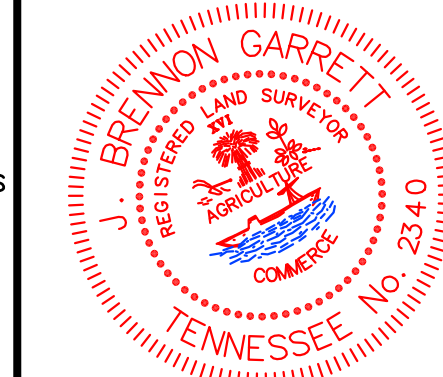
FOR SOURCE OF TITLE SEE:
RECORDBOOK 2802 PAGE 1265

FOR MAP REFERENCE SEE:
MAP FILE 306A

PARCEL INFORMATION:
TAX MAP 4K GROUP C PARCEL 38.00

THIRTEENTH CIVIL DISTRICT
BLOUNT COUNTY, TENNESSEE

REGISTERED LAND SURVEYOR
J. BRENNON GARRETT, R.L.S. 2340
926 CENTER VIEW ROAD
SEVIERVILLE, TN 37862
OFFICE (865) 453-7970
8096468@GMAIL.COM



© COPYRIGHT 2025
BY THE LAND SURVEYORS, INC.
REPRODUCTION BY PERMISSION ONLY
TRANSMISSION BY PERMISSION ONLY