

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, establish the minimum building restriction lines, and dedicate all right-of-way, streets, alley, walks, easements, parks and other open spaces to public or private use as noted.

Date
JACK A. STEPHENS
DURAL W. HOWARD

ELECTRICAL UTILITY SERVICE

The property shown on this subdivision plat is within the service area of the
The following condition(s) apply:
○ Lots _____ are served by existing powerlines.
○ Lots _____ 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

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: 47009C0254C; 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 = 30 FEET, 10 FEET FROM DRIVEWAY EASEMENT
SIDE = 10 FEET
REAR = 20 FEET FOR PRINCIPAL STRUCTURE
REAR = 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 0.035 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 ASBUILT UTILITIES.
- 8) EASEMENTS ALONG THE FORMER LOT LINES ARE REMOVED.
- 9) THE WELL ON LOT 3 NEAR RIDGE ROAD IS TO DECOMMISSIONED BY A LICENSED WELL DRILLER AND PROPER PAPER WORK IS TO BE FILED WITH THE BLOUNT COUNTY ENVIRONMENTAL OFFICE.
- 10) EASEMENTS ALONG THE FORMER LOT LINES ARE REMOVED.
- 11) THE RESIDENCE, GARAGE & BARN ON LOT 2 EXTEND ACROSS THE MINIMUM BUILDING SETBACK LINES HEREIN ESTABLISHED. THESE NON-CONFORMING STRUCTURES ARE PERMITTED AND APPROVED BY THE BLOUNT COUNTY PLANNING COMMISSION, BUT WHEN THESE STRUCTURES ARE REMOVED, THEN THE MINIMUM BUILDING SETBACK LINE REQUIREMENTS, AS SHOWN HEREON, SHALL BE MET.

FARRIS ROAD-->

RIDGE ROAD

--PEACH ORCHARD ROAD

--SITE

VICINITY MAP - NOT TO SCALE

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown 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 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
Registered Surveyor

Approval is hereby granted for lots 1 & 3 defined as RIDGE MEADOWS SUBDIVISION, Blount County, Tennessee as being suitable for surface sewage disposal (SDD) with the listed 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 SDD 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
Blount County Health Department
Date

Lots: 1 & 3
are approved for standard individual sub-surface sewage disposal system serving a maximum of 3 bedrooms.

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

LOT 2 - RIDGE MEADOWS SUBDIVISION

In accordance with the policies of the Tennessee Department of Environmental and Conservation, the Blount County Health Department has not evaluated the existing subsurface sewage disposal system (SSD) on the property 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.

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.

CERTIFICATE OF THE APPROVAL OF WATER

I hereby certify that the improvements have been installed in an acceptable manner and according to the specifications of the Blount County Subdivision Regulations, except as noted herein; or proper provisions have been made for their installation.

Date
Signature
Position

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.

Date
E-911 Authority

CERTIFICATE OF APPROVAL OF STREETS

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

Date
County Highway Superintendent



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.

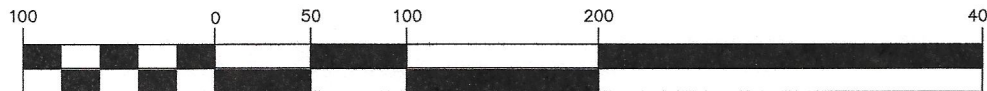
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	200.00'	46.54'	S 44°56'43" E	46.44'
C-2	55.00'	30.46'	S 54°08'30" E	30.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 27°22'27" E	74.47'
L-2	N 27°22'27" E	100.00'
L-3	N 27°22'27" E	25.47'
L-4	S 62°41'26" E	91.93'
L-5	S 51°36'45" E	236.15'
L-6	S 38°16'42" E	94.41'
L-7	S 70°00'17" E	49.51'
L-17	S 38°24'51" W	90.80'
L-18	S 62°22'10" W	26.44'
L-19	S 44°51'03" W	14.52'
L-20	S 29°49'40" W	17.67'
L-21	S 21°03'39" W	11.37'
L-22	S 47°04'34" W	17.75'
L-23	S 68°40'44" W	17.15'
L-24	S 76°22'10" W	90.22'
L-25	S 74°27'17" W	33.44'

FINAL PLAT - LOTS 1-3
RIDGE MEADOWS SUBDIVISION
LOTS 3 & 4-MACK HITCH'S PEACH ORCHARD S/D
DISTRICT 8, BLOUNT COUNTY, TENNESSEE
REF.: R.B. 2827-1542 & MAP FILE 98A
TOTAL AREA = 6.041 Ac.

OWNERS: PANKRATZ CONSTRUCTION, INC.
811 SEVIERVILLE ROAD
MARYVILLE, TN. 37804

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DATE: 09-08-25

BLOUNT SURVEYS, INC.		LEGEND		TAX MAP	080	DRAWN BY:	SHEET:
	KEVIN EDGAR PITTS, RLS NO. 2324	IRCD = OLD IRON ROD (FOUND)		GROUP	042.00	_____	1 OF 1
	1710 W. LAMAR ALEXANDER PARKWAY	IPCD = OLD IRON PIPE (FOUND)				_____	
	MARYVILLE, TENNESSEE 37801	IRND = NEW IRON ROD (SET)				_____	
	PHONE (865) 983-8484	M.B.S.L. = MINIMUM BUILDING SETBACK LINE		MAP CHECK	JOB NO.		
				BY: _____	12951		