

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RE-DIVIDE PARCELS 10.01 AND 11.01
2. UTILITY, CONSTRUCTION AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET ON INSIDE OF ALL EXTERIOR LOT LINES AND STREET RIGHTS-OF-WAY, AND FIVE (5) FEET ON EACH SIDE OF ALL INTERIOR LOT LINES. THERE SHALL BE EASEMENTS PER UTILITY PROVIDER'S SPECIFICATIONS FOR ALL AS-BUILT UTILITIES, UNLESS OTHERWISE NOTED.
3. EASEMENTS, IF ANY, FOLLOWING FORMER LOT LINES ARE HEREBY RELEASED UPON RECORDING OF THIS PLAT, UNLESS OTHERWISE NOTED.
4. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND AT THE TIME OF DEVELOPMENT, UNLESS OTHERWISE APPROVED.
5. CONTACT BLOUNT COUNTY/THE LOCAL JURISDICTIONAL AUTHORITY FOR SETBACK REQUIREMENTS.
6. ZONING DISTRICT PER BLOUNT COUNTY PLANNING IS S-SUBURBANIZING.
7. MAP 027G, Gr. A, PARCEL 010.01, AND 011.01 (CONTROL MAP 027B A 010.01 AND 011.01)
8. REFERENCE: DEED BOOK 469, PG. 15 AND DEED BOOK 538, PG. 145 TOTAL NUMBER OF LOTS, LOT 2 - 372,163 SQ. FT. (8.54 ACRES).
9. THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN, BEING LOCATED IN ZONE "X" UNSHADDED REFERENCE FIRM COMMUNITY 47009C0129C, DATED SEPTEMBER 19, 2007.
10. THERE IS A NON-CONFORMING STRUCTURE LOCATED ON LOT 1R AND AT SUCH TIME A NON-CONFORMING STRUCTURE IS EITHER REMOVED, DESTROYED OR REPLACED ALL REQUIRED SETBACKS SHALL BE MET IN CONFORMANCE WITH CITY OF ALCOA AND/OR BLOUNT COUNTY REQUIREMENTS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we) 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 streets, alleys, walks, parks, and other open space to public use as noted.

5/13/2021  
Date  
Judy Young  
Owner  
Signature

Owner

CERTIFICATE OF APPROVAL FOR RECORDING

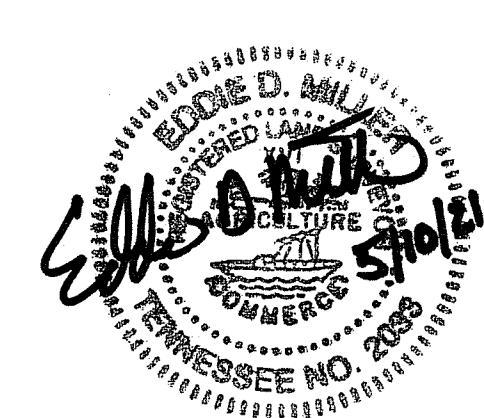
I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Alcoa, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Alcoa Municipal/Regional Planning Commission and that it has been approved for recording in the Office of the Blount County Register of Deeds.

5/10/21  
Date

Mark J. Henn  
Secretary, Planning Commission  
Signature

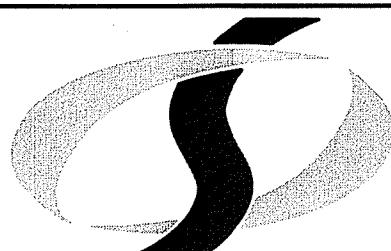
ENVIRONMENTAL CERTIFICATION

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 (SSDS) on the property represented by this plat. The Blount County Environmental Health Department makes no representation as to the performance of any existing or future SSDS system, or its future operation.



FINAL REPLAT OF LOT 1 INTO LOT 1R OF JOE D. TOWNSEND PROPERTY S/D AND LOT 13 INTO 13R2 OF WEST ADDITION S/D(YOUNG PROPERTY)

OWNER:  
D A and Judy Young - Parcels, 10.01, 11.01  
ADDRESS: 137 Hitson Road  
Maryville, TN 37801  
PHONE: (865) 292-8904



LAND  
DEVELOPMENT  
SOLUTIONS

310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922 • PH: 865-671-2281