

1. This survey meets/exceeds the current minimum standards of practice in the State of Tennessee as outlined by the Board of Examiners.

2. This is a Category IV (Remote Sensing) survey. For all aspects of this survey, RTK (Real-time Kinematic), GPS positional data was observed utilizing a Hemisphere 5631 GNSS Receiver, Dual Frequency Receivers on an RTK network. The grid coordinates as shown (if any) were derived using VRS network of CORS stations referenced to NAD83 (2011) (Epoch 2010), Geoid 128. Positional accuracy 10cm+1ppm horizontal and 15mm+1ppm vertical.

3. This property is subject to any/all unrecorded surveys, restrictions, covenants, conditions, planning/zoning office ordinances, right of ways, easements, etc. (if any) affecting said land that may/may not be referenced on the subject deed.

4. Boundaries shown (if any) were above-ground and obvious when observed in the field. The use of any other utilities not being shown on this survey. The surveyor is not liable for utilities or utility lines not shown since a third-party locator was not contacted for the completion of this survey. This map does not certify the exact location of any underground utilities or the functionality of any utilities.

5. Notify the Tennessee One-Call System (811) and any applicable local utility authority before any digging/excavation.

6. This survey was completed without the benefit of a certified chain of title report from a title attorney. There may exist other documents not recovered in the research period of this survey that may affect the subject property. The surveyor did not complete a 100-year title search for the purpose of this survey. If there are any title issues arising from this survey, a title attorney should be contacted. THIS SURVEY DOES NOT, CAN NOT, AND WILL NOT WARRANT TITLE.

7. Boundary lines as shown are based on a professional opinion of the comparison of monuments found in the field as compared to the most recently recorded subject and adjoining deeds/plats of record unless otherwise noted.

8. If any survey is shown on this plat that is not certified only to the party(s) listed in the title block. Any use or reproduction of this map must be consented to either by the certified party(ies) or the surveyor.

9. Per Ploult County Planning, this property is zoned R-1 (Rural District 1).

10. Building setback are per Ploult County Zoning. ALL SETBACKS MUST BE VERIFIED BEFORE ANY IMPROVEMENTS ARE MADE.

11. According to FEMA FIRM PLANT 47009C0175C dated 09-19-2007, this property DOES NOT lie in a designated 100-year flood hazard area. Property is subject to localized flooding, if applicable.

Date: 05-04-2026
Job: 06226

LEGEND:

-  IRON ROD FOUND (IRF)
-  IRON ROD SET W/ TN RLS
#3508 CAP (IRS)
-  NON-MONUMENTED POINT
-  WATER METER
-  SEPTIC LID
-  APPROXIMATE
ADJOINING LOT LINES
-  POWER POLES/LINES
-  TRACT LINE REMOVED

KEBLE RD

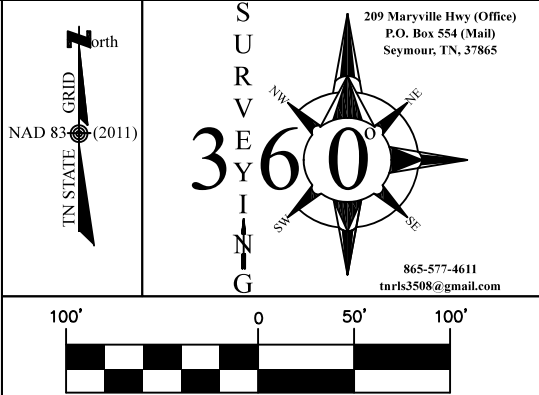
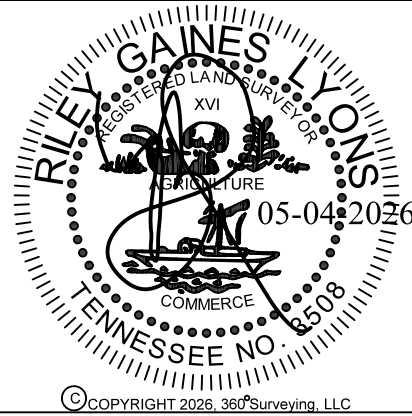
PROSPECT RD

SEVIERVILLE RD

RAIN TREE DR

SITE

NOT TO SCALE



I hereby certify that this subdivision plat has been found to comply with the Subdivision Regulations for the Blount County Planning Region, with the exception of such variances, if any, which are noted in the minutes of the Planning Commission, and that has been approved by that body for recording in the office of the County Register.

Certificate of the Approval of 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.

Certification of Approval of Road Names and Property Numbers E-911

I hereby certify that (1)the names of the 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 Accuracy

I certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.

Date _____ Tennessee Registered Surveyor #3508

Common Driveway Note

Subdivision of lots having exclusive access along the joint permanent easement (common driveway) is limited to no more than four lots maximum.

The owners of lots 4R-1, 5R-1, and 6R-1 having access along the joint permanent 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.

Certification of 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 power lines.

Lots _____ - _____ are/will be served by new power lines 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 _____

Owner(s) per tax records: PAUL II & AMBER VIOLETT, 5210 SEVIERVILLE RD, MARYVILLE, TN, 37804

Certification of Ownership and Dedication

I (we) hereby certify that I (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this subdivision plat with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Date _____ PAUL VIOLETT II _____

Date _____ AMBER VIOLETT _____

Certificate of Subsurface Disposal

Approval is hereby granted for Tract 6R-1, Re-Plant of Spurgeon Property, Blount County, Tennessee as being suitable for solid waste disposal surface disposal (SSD) 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 with an 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/alterations to the soil conditions may void this approval.

Director, Environmental Health, Blount County Health Department Date: _____

Standard Septic Note:

1) 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.

House size, location, and design will determine the actual number of bedrooms for which a permit may be issued. Lot 6R-1 is approved for standard individual subsurface sewage disposal system serving a minimum of 3 (THREE) bedrooms.

LINE	BEARING	DISTANCE
L1	N 50°22'43" E	25.00'
L2	N 50°22'43" E	76.85'
L3	N 49°25'35" E	53.04'
L4	N 40°23'14" W	315.31'
L5	N 40°23'14" W	30.00'
L6	S 50°03'33" W	125.00'
L7	S 50°03'33" W	127.43'
L8	N 39°56'27" W	30.00'

