

BLOUNT COUNTY, TENNESSEE
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby 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.

Secretary, Planning Commission Date

CERTIFICATION 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 rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

Bonnie B. Anderson (Trust) Date

CERTIFICATION 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.

Signature/Position Date

CERTIFICATION OF THE 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 powerlines.

Lots _____ are/will be serviced 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.

Signature/Title Date

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 Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Regional Subdivision Regulations.

Registered Land Surveyor Date

CERTIFICATION OF THE APPROVAL OF STREETS

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

County Highway Superintendent Date

CERTIFICATION OF APPROVAL OF ROAD NAMES AND PROPERTY NUMBERS (E-911)

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.

Signature Date

BLOUNT COUNTY HIGHWAY DEPARTMENT MUST BE CONTACTED PRIOR TO CONSTRUCTION OF THE DRIVE WAY ACCESS.

BLOUNT COUNTY HEALTH DEPARTMENT

Approval is hereby granted for lots 1, 2 & 5 defined as, Anderson Property Subdivision Blount County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or 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 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, or alteration of the soil conditions may void this approval.

Director, Environmental Health, Blount Co. Health Department Date

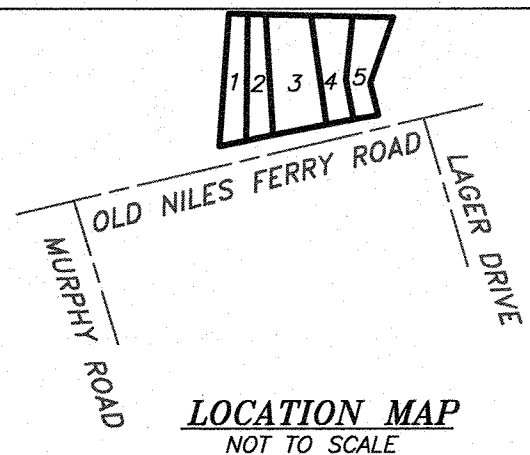
Lots: 1, 2 & 5 are approved for standard individual subsurface sewage disposal system serving a maximum of _____ bedrooms.

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

In accordance with the policies of the Tennessee Department of Environment and Conservation, the Blount County Health Department has not evaluated the existing subsurface sewage disposal system (SSD) on the property Lots 3 & 4 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.

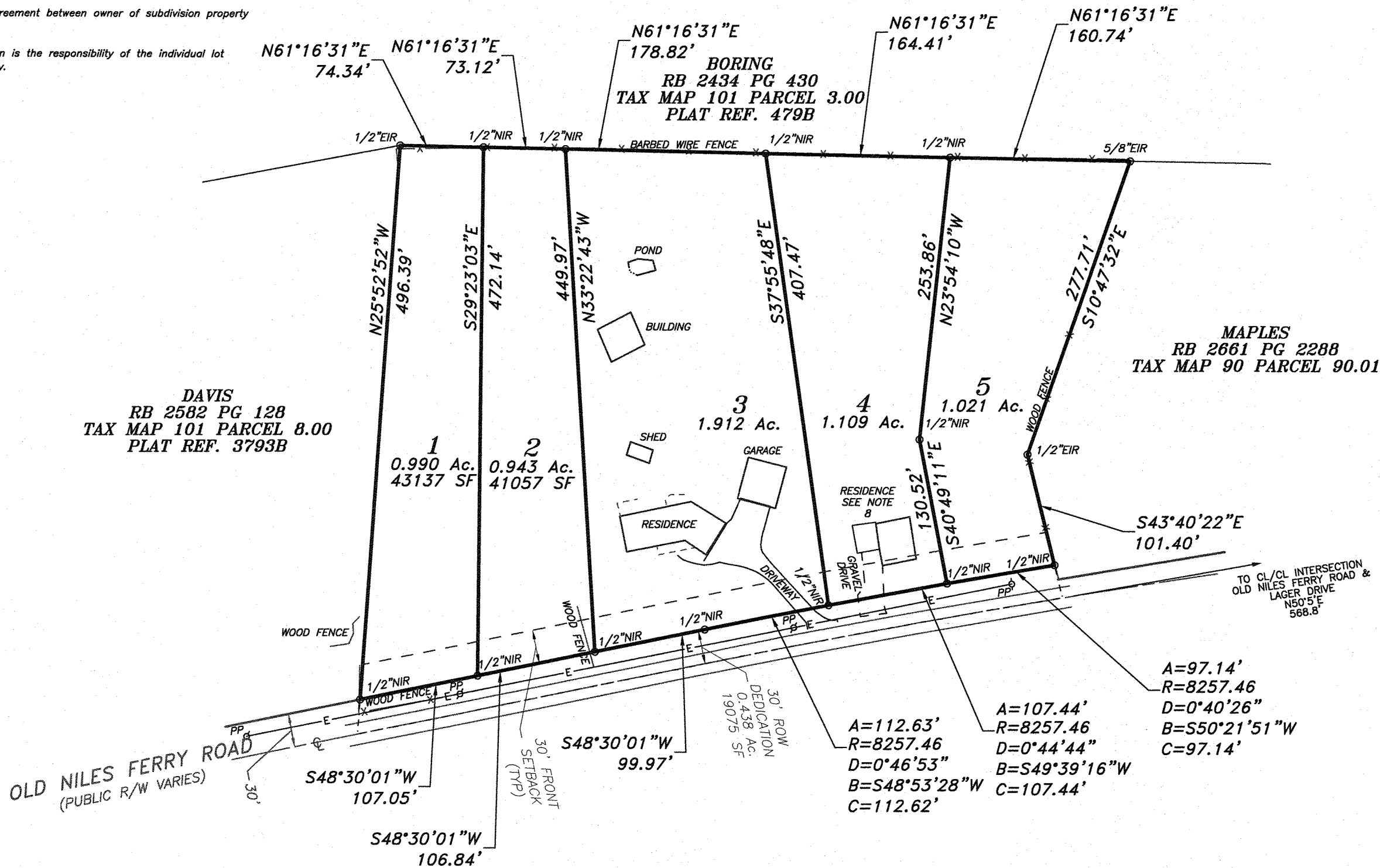
Director, Environmental Health, Blount Co. Health Department Date

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.



LEGEND:

EIR	EXISTING IRON ROD
NIR	NEW IRON ROD
A=	ARC LENGTH
R=	RADIUS
D=	CENTRAL ANGLE (DELTA)
B=	CHORD BEARING
C=	CHORD LENGTH
Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
MRB	MISC. RECORD BOOK
PG	PAGE
RR	RAILROAD
TYP	TYPICAL
R/W	RIGHT-OF-WAY
PP	POWER POLE (PP)
---	BOUNDARY LINE
---	ROAD RIGHT-OF-WAY LINE
---	BUILDING SETBACK LINE
---	ROAD CENTERLINE
---	EDGE OF ROAD
---	EDGE OF GRAVEL/ROAD
-x-x-	FENCE LINE



SURVEYOR'S NOTES:

1. Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 10 feet on each side of as-built sewer utility lines.

3. Front Building setback shall be 30 feet from all street rights-of-way and joint permanent easements, unless otherwise noted in restrictions. All other Setbacks shall be in accordance with the Zoning Ordinances.

4. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.

5. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.

6. This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Map 47009C0234C, dated September 19, 2007.

7. Blount County Zoning Residential District (R-1).

8. There are existing structures located on these lots that do not conform to the current building setback requirements. In the event that the existing structures are removed, any new structures shall be required to meet current setback requirements.

OWNER:
BONNIE B. ANDERSON TR
4321 OLD NILES FERRY ROAD
MARYVILLE, TN 37801
DISTRICT 6, BLOUNT COUNTY
RB 2320 PG 112
TAX MAP 90 PARCEL 90.00

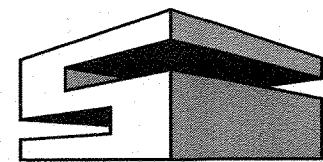
100' 50' 0 100' 200'
1" = 100'

SURVEYOR'S CERTIFICATION:

I hereby certify that this is a Category I survey, the ratio of precision of the unadjusted survey is 1: 10,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 3582

Date



SINCE 1979

STERLING
ENGINEERING, INC.

LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
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37802-4878

PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling.us.com

LOTS 1 - 5

FINAL SUBDIVISION PLAT

ANDERSON PROPERTY

OLD NILES FERRY RD, MARYVILLE, TN 37803



SHEET

FS

DESIGNED:

DRAWN: SDC

CHECKED: CEG

DATE: 06/29/2026

SCALE: 1" = 100'

DRAWING: 8611-FS

PROJECT NO:

SEI#8611