

#### AREA TRANSFERRED.

- A. AREA A (0.058 ACRES 2511 SQ.FT.) IS TRANSFERED TO PARCEL 21.01 FROM PARCEL 21.02.  
B. AREA B (0.103 ACRES, 4,502 SQ.FT.) IS TRANSFERED TO PARCEL 21.06 FROM PARCEL 21.01.  
C. AREA C (0.138 ACRES, 5,993 SQ.FT) IS TRANSFERED TO PARCEL 21.06 FROM PARCEL 21.01.  
D. AREA D (0.422 ACRES, 18,379 SQ.FT.) IS TRANSFERED TO PARCEL 21.06 FROM PARCEL 21.05.  
E. AREA E (0.0988 ACRES, 4,349 SQ.FT.) IS TRANSFERED TO PARCEL 21.06 FROM PARCEL 21.04.  
F. AREA F (0.081 ACRES, 3,531 SQ.FT.) IS TRANSFERED TO PARCEL 21.07 FROM PARCEL 21.02.

LINE	BEARING	DISTANCE
L1	N 20°25'01" W	25.04'
L2	S 72°32'37" W	174.61'
L3	N 17°27'15" W	24.99'
L4	N 72°33'32" E	173.50'
L5	S 20°00'00" E	24.97'
L6	N 17°27'15" W	27.53'
L7	N 68°08'38" E	161.90'
L8	S 20°24'25" E	27.93'
L9	S 68°18'40" W	163.31'
L10	N 68°08'38" E	84.33'
L11	S 20°19'46" E	72.00'
L12	S 69°20'49" W	84.26'
L13	N 20°19'45" W	42.29'
L14	S 72°32'45" W	84.29'
L15	S 72°27'51" W	13.59'
L16	S 72°22'33" W	227.38'
L17	N 72°32'45" E	67.01'
L18	N 20°23'38" W	166.00'
L19	S 71°11'32" W	205.36'
L20	N 19°53'19" W	2.91'
L21	S 72°32'45" W	91.96'
L22	S 73°23'57" E	16.84'
L23	N 73°23'57" W	95.68'
L24	S 11°37'13" E	55.19'
L25	S 11°51'25" E	256.30'
L26	S 26°47'29" E	103.94'
L27	S 72°36'05" W	20.01'
L28	S 20°18'53" E	190.36'
L29	S 20°18'53" E	36.67'
L30	N 38°10'20" W	92.44'
L31	N 12°46'46" W	113.47'

#### Notes:

- There is a 5' utility and drainage easement along all interior lot lines and a 10' utility and drainage easement along all exterior lot lines.
- Front setback 30', all other setbacks per zoning.
- Setback from private easement 10' per zoning.
- In accordance with FEMA Rate Map 47009C0165C, effective on 9/19/2007, this property is not in a special flood hazard area.
- Subdivisions of lots having exclusive access along the joint permanent easement (common driveway) is limited to no more than four lots maximum
- The owner/s of lots 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 mechanisms for maintenance.
- Zoning R1 - Rural District 1
- RTK GPS was used on 100% of this survey, datum is NAD 83 CORS 96 (TDOT network correction). The GPS base and receiver were Carlson BRX7s and exceed dual frequencies. All GPS measured points were reduced to ground with a grid to ground factor of 1.0000. hrms values recorded were less than 0.053' ft at each corner.

## LEGEND

These standard symbols will be found in the drawing.

- 1/2" IRF Iron Rod Found
- 1/2" IRS Iron Rod Set
- IPF Iron Pipe Found
- Axle Found
- point not monumented

WD Warranty Deed

RB Record Book

SPB Small Plat Book

PP Power Pole

Overhead Electric

Centerline of Road

Building Setback Line

Gravel Drive

Fence

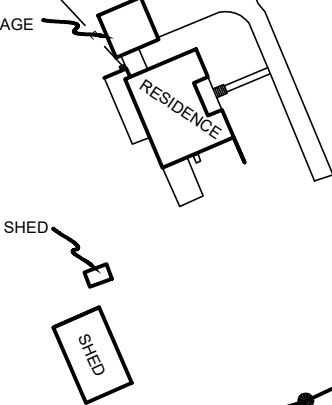
Right of Way

**PRELIMINARY  
FOR  
REVIEW ONLY**

Wittman, Wesley William & Margaret Louise  
Tax Map 039 108.01  
RB 2733-2535

Troscher, Leonard & Amy  
Tax Map 039 107.00  
RB 2706-1982

Tipton, William Robert & Ava  
Tax Maps: 039 021.04  
Lot 2 Map File 1293A  
RB 391-182  
6.635 Acres Remaining  
(6.735 Acres Original)



Riden, Darryl  
Tax Map 039 084.02  
Lot 1 Map File 3698B  
RB 2712-1768

Owner/Executor  
TIPTON, JAMES E & GERALDINE  
114 TIPTON MYERS DR  
MARYVILLE TN 37804

According to the Tennessee Code Annotated Section 13-3-401(4)(B).  
The remainder of Parcel 21.01 does not fall within the definition of a  
"Subdivision " that must be approved by the Blount County Planning  
Commission

Michael L. Ogle TN. RLS #1466

Whitaker, James & Karen  
Tax Map 039 021.06  
Lot 1R1 Map File 1293A  
RB 2587-208  
1.543 Acres Total  
(0.780 Acres, 33,995 Sq.Ft. Original)

Myers, Brent Alan & Christy Diane  
Tax Map 039 024.01  
WD 655-74

Barnard, Charles R & Teresa R TR  
Tax Map 039 084.01  
RB 2567-2133

Myers, A.J  
Tax Map 039 024.00  
Map Files 7 pg 62  
WD 309-31

Tipton, William Robert & Ava  
Tax Maps: 039 021.02  
Lot 3 Map File 1293A  
RB 391-182  
4.378 Acres

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(s) 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.

Tipton, Steven D & Teresa  
Tax Map 039 021.07  
RB 2539-226  
0.571 Acres (Total)  
(0.49 Acres Original)

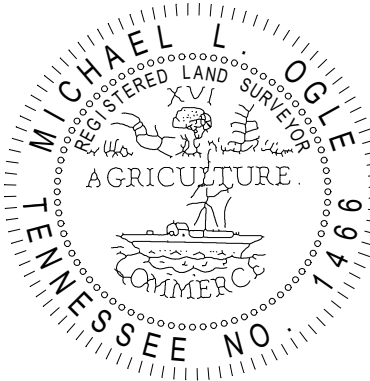
Tipton, Carl B & Helen M Life Est.  
Tax Map 039 0.2100  
RB 2348-2484

Wilburn, Danny  
Tax Map 039 022.02  
RB 2203-1257

Wilburn, Danny Ray  
Tax Map 039 022.00  
WD 614-257

Williams, Dwight D & Deadra  
White Williams  
Tax Map 039 022.03  
RB 2714-1649

Spalvins, James A  
Tax Map 039 023.01  
Lot 1 SPB 4 Pg 711  
RB 2570-2607



#### 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 herein; or proper provisions have been made for their installation.

Date 20

County Highway Superintendent

#### 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 20

E-911 Authority

#### 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.

Geraldine Tipton Date

James E. Tipton (Executor) Date

James Whitaker Date

Karen Whitaker Date

William Tipton Date

Ava Tipton Date

Gregory Tipton Date

Steven D. Tipton Date

Teresa Tipton Date

#### Certificate of Accuracy

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10000 as shown hereon, and that the plan shown is a true and correct survey to the accuracy required by the Blount County Planning Commission Regulations, and that the monuments have been placed as shown hereon to the specifications of the Blount County Subdivision Regulations and is in compliance with the current Tennessee Minimum Standards of Practice.

Michael L. Ogle  
Tennessee Registered Surveyor #1466  
235 John Bouldin Dr. - Maryville, Tn. 37801  
Phone (865) 981-3739

#### 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.

Date 20

Secretary, Planning Commission

## Lot Line Adjustment Between Geraldine Tipton, James E. Tipton, James Whitaker, Karen Whitaker, William Tipton, & Ava Tipton.

Civil Dist 12, Blount County Tn.

Tax Map 039,

Reference Deed Book 587-208, Parcel 021.06

Reference Deed Book 391-182, Parcel 021.04

Reference Deed Book 2477-2639, Parcel 021.05

Reference Deed Book 391-182, Parcel 021.02

Map File: 1293A, Lot: 1R1, 2, 3, 4

Scale 1" = 100' Date 12-06-2024

Zoning R-1

6 Lots Total Area 26.872 Acres



Drawn By: CLE/ACD Field Work: ACD/CLE Checked: MLO