

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

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

CARL E. CROMWELL

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 hereon; 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 hereon; or proper provisions have been made for their installation.

Date

County Highway Superintendent

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: 47009C0250C; 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
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 CORS 96 (TDOT 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) LOTS 2-4 HAVE DRIVEWAY ACCESS RESTRICTIONS PER THE BLOUNT COUNTY HIGHWAY DEPARTMENT, AS SHOWN HEREON.

CARL E. CROMWELL
W.D.B. 678-588

TAX MAP 035
PARCEL 052.00

4.47 Ac. - PARCEL 052.00
0.506 Ac. - PARCEL 053.04
4.976 Ac. - TOTAL AREA

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

Approval is hereby granted for lots 1-4 defined as CARL E. CROMWELL PROPERTY, 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: 1-4
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.

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.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	2,120.00'	25.15'	S 31°18'50" W	25.15'
C-2	2,120.00'	110.36'	S 33°08'42" W	110.34'
C-3	2,120.00'	110.05'	S 36°07'25" W	110.04'
C-4	2,120.00'	110.05'	S 39°05'52" W	110.03'
C-5	2,120.00'	134.81'	S 42°24'24" W	134.79'

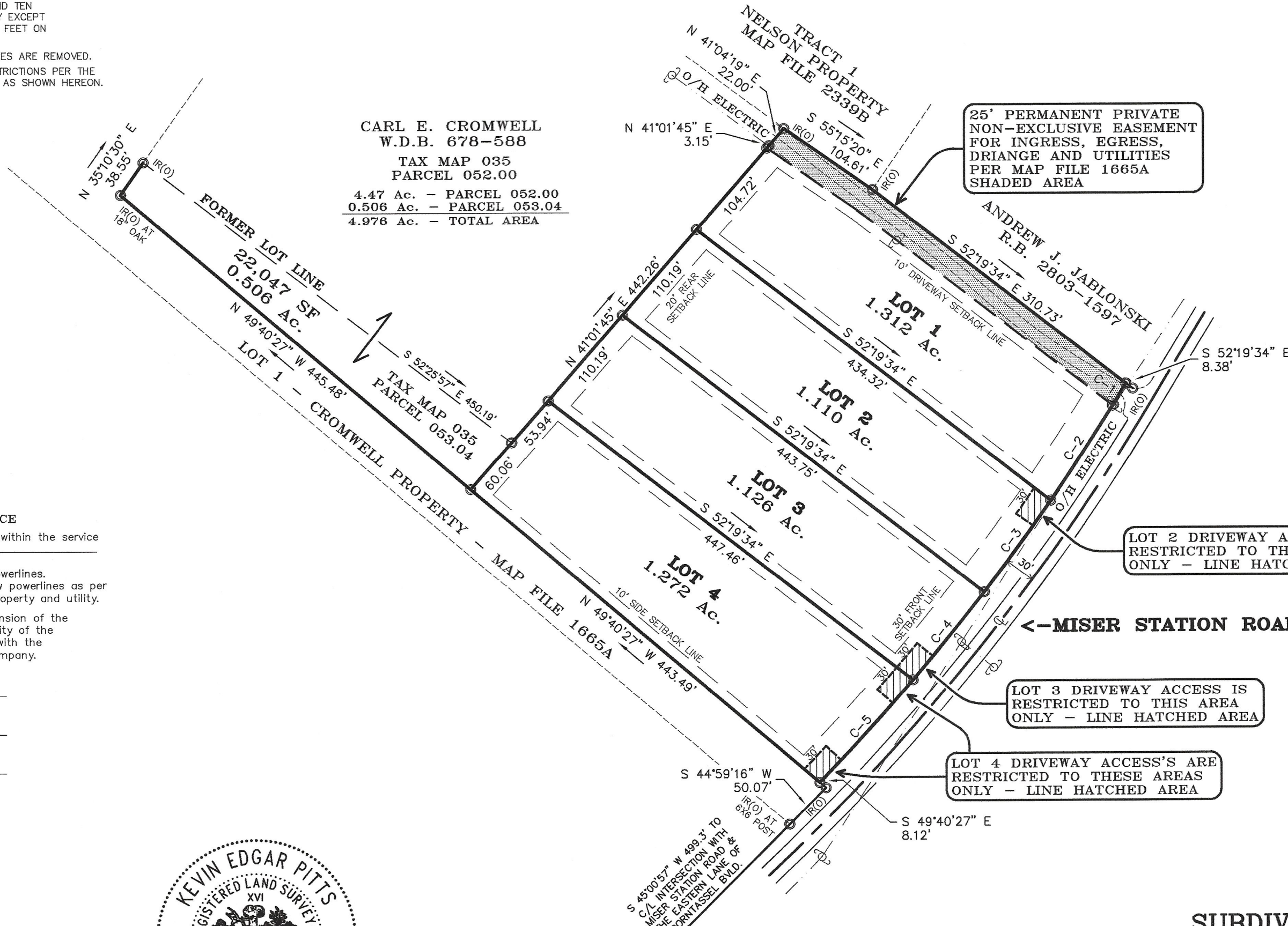
MISER STATION ROAD ->

SAGEGRASS DRIVE

SITE

<-CORTASSEL BLVD.

VICINITY MAP - NOT TO SCALE



SUBDIVISION OF THE
CARL E. CROMWELL PROPERTY
DISTRICT 10, BLOUNT COUNTY, TENNESSEE
REF.: W.D.B. 605-168 - TRACT TWO
TOTAL AREA = 5.327 Ac.

OWNERS: CARL E. CROMWELL
3618 MISER STATION ROAD
LOUISVILLE, TN. 37777

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DATE: 10-01-25

BLOUNT SURVEYS, INC.

KEVIN EDGAR PITTS, RLS NO. 2324
1710 W. LAMAR ALEXANDER PARKWAY
MARYVILLE, TENNESSEE 37801
PHONE (865) 983-8484

LEGEND

IR(D) = OLD IRON ROD (FOUND)
IP(D) = OLD IRON PIPE (FOUND)
IR(N) = NEW IRON ROD (SET)
M.B.S.L. = MINIMUM BUILDING SETBACK LINE

TAX MAP 035

GROUP
PARCEL 053.04

DRAWN BY: SHEET: 1 OF 1

FIELD WORK SCALE: 1"=100'
BY: MW
MAP CHECK BY: JOB NO. 12981