

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.

Brandon Orr Properties, LLC. (Representative) Date

Appalachian Construction, LLC. (Representative) Date

TDP Investments, LLC. (Representative) 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.

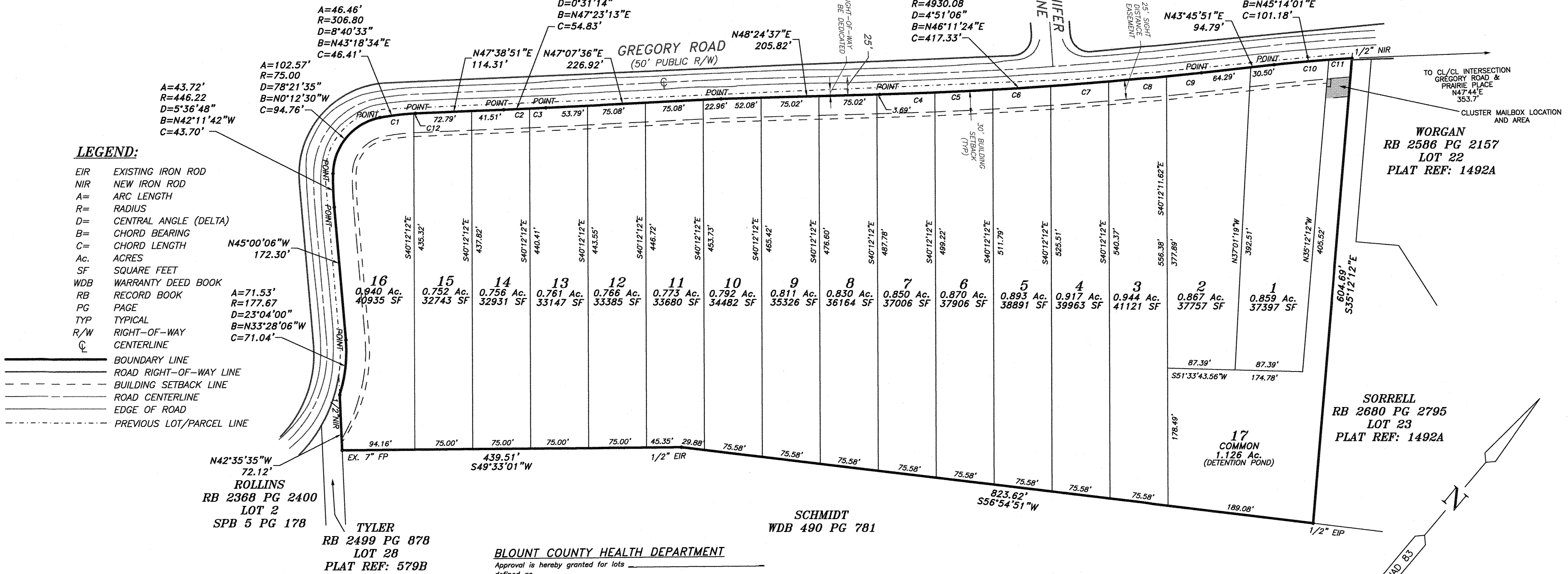
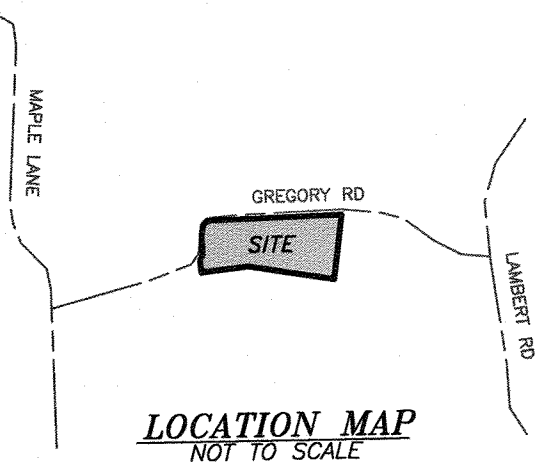
County Highway Superintendent Date

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.



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
- RB RECORD BOOK
- PG PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ROAD CENTERLINE
- EDGE OF ROAD
- PREVIOUS LOT/PARCEL LINE

CERTIFICATION OF THE APPROVAL OF WATER UTILITIES

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.

Engineer/Manager - Water Quality Control Department Date

BLOUNT COUNTY HEALTH DEPARTMENT

Approval is hereby granted for lots \_\_\_\_\_ defined as, \_\_\_\_\_ 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 \_\_\_\_\_ 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.

SURVEYOR'S NOTES:

- 1/2" new iron rods will be set at all internal lot corners.
- Drainage and utility easements shall be 5 feet on each side of all interior lot lines (except under buildings) and 10 feet on the inside of all exterior lot lines and street rights of way, unless otherwise noted. There shall also be easements 5 feet on each side of all as-built utility lines. Common areas shall carry a 10 foot wide perimeter Drainage and Utility Easement.
- Front Building setback shall be 30 feet from all street rights-of-way, unless otherwise noted in restrictions. All other Setbacks shall be in accordance with the Zoning Ordinances.
- 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.
- 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.
- This property is not located in a flood zone according to FEMA Flood Insurance Rate Map 47009C0250C, dated September 19, 2007.
- 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.
- Blount County Zoning: Rural District 1 (R-1)
- Purpose of plat is to subdivide property into 16 residential lots and 1 common lot.

17 LOTS - 14.797 Ac. TOTAL  
16 RESIDENTIAL LOTS - 13.671 Ac.  
1 COMMON LOT - 1.126 Ac.

CURVE TABLE					
No.	Len.	Radius	Delta	Bearing	Chord
C1	44.20'	306.80'	8°15'	N43°05'55"E	44.16'
C2	33.54'	6033.76'	0°19'	N47°29'17"E	33.54'
C3	21.29'	6033.76'	0°12'	N47°13'40"E	21.29'
C4	71.34'	4930.08'	0°50'	N48°12'04"E	71.34'
C5	75.07'	4930.08'	0°52'	N47°21'02"E	75.07'
C6	75.13'	4930.08'	0°52'	N46°28'40"E	75.13'
C7	75.20'	4930.08'	0°52'	N45°36'15"E	75.20'
C8	75.29'	4930.08'	0°53'	N44°43'47"E	75.29'
C9	45.43'	4930.08'	0°32'	N44°01'41"E	45.43'
C10	70.85'	1972.59'	2°03'	N44°47'35"E	70.85'
C11	30.34'	1972.59'	0°53'	N46°15'46"E	30.34'
C12	2.26'	306.80'	0°25'	N47°26'11"E	2.26'

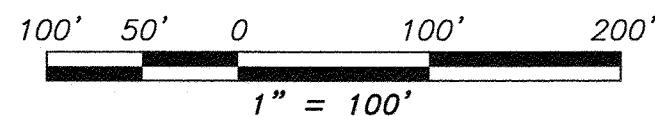
CLIENT:

APPALACHIAN CONSTRUCTION, LLC.  
527 WEST LAMAR ALEXANDER PARKWAY  
MARYVILLE, TN 37801

OWNER:

BRANDON ORR PROPERTIES, LLC. &  
APPALACHIAN CONSTRUCTION, LLC. &  
TDP INVESTMENTS, LLC.  
527 WEST LAMAR ALEXANDER PARKWAY  
MARYVILLE, TN 37801

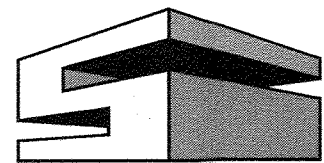
DISTRICT 2, BLOUNT COUNTY  
RB 2752 PG 1287  
TAX MAP 76 PARCEL 59.02  
PLAT REF: 1969B



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. # 1929 Date



SINCE 1979

STERLING  
ENGINEERING, INC.

LAND SURVEYING  
CIVIL ENGINEERING  
CONSULTING  
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401

P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878

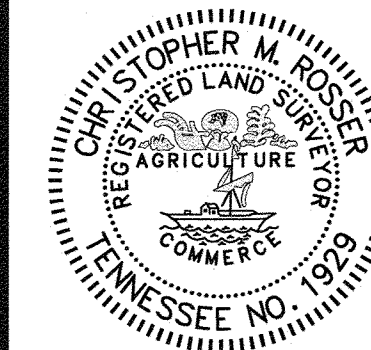
PHONE: 865-984-3905  
FAX: 865-981-2815  
www.sterling.us.com

LOTS 1 - 17

FINAL SUBDIVISION PLAT

GREGORY PROPERTY

BLOUNT COUNTY, TN  
APPALACHIAN CONST. LLC.



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SHEET

FS

DESIGNED:

DRAWN: SDC

CHECKED: CMR

DATE: 10/17/24

SCALE: 1" = 100'

DRAWING: 7823-FS

PROJECT NO:

SEI#7823