

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: 47009C0280C; EFFECTIVE DATE: SEPTEMBER 19, 2007) THIS PROPERTY IS LOCATED WITHIN ZONE X₂ AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3) THESE PROPERTIES ARE ZONED: R-1 (RURAL DISTRICT 1) & R-2 (RURAL DISTRICT 2).
- 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 CORRS 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 0.05 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) DRIVEWAY ACCESS IS BY TDOT PERMIT ONLY.

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
WILLIAM CHARLES WEINAUG, II
MARY SUE WEINAUG
TYLER CHRISTOPHE MADEWELL
ASHLEIGH RENEE PALUMBO

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

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 72°51'39" E	125.30'
L-2	S 72°56'02" E	73.17'
L-3	N 16°57'24" E	19.97'
L-4	S 72°47'52" E	31.05'
L-5	S 72°58'03" E	66.49'
L-6	S 72°45'55" E	100.41'
L-7	S 72°49'22" E	100.08'

LOTS 1-3 - WEINAUG & MADEWELL PROPERTIES
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 (SSD) or the property represented by this plat to the performance of the existing SSD system, or its future operation.

SPENCER ROSS WALKER
R.B. 2562-551
N 30°06'12" E 1,046.18'

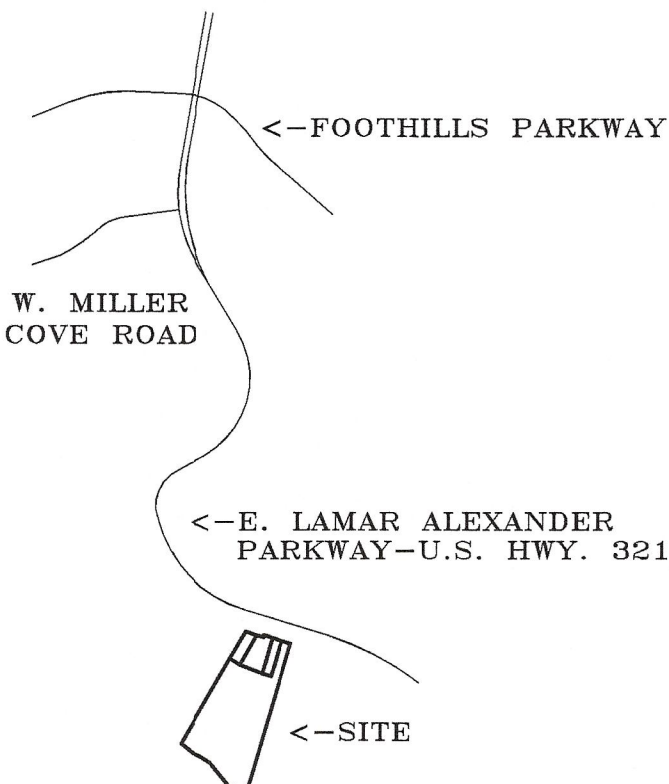
TYLER CHRISTOPHE MADEWELL
ASHLEIGH RENEE PALUMBO
W.D.B. 2753-239
LOT LINE REMOVED
WILLIAM CHARLES WEINAUG, II
W.D.B. 2713-1546
LOT LINE REMOVED

TRACT 4
19.382 Ac.

WILLIAM CHARLES WEINAUG, II
R.B. 2776-2415 - TRACT TWO
WILLIAM CHARLES WEINAUG, II
R.B. 2776-2415 - TRACT THREE

KENNETH D. BROWN
R.B. 2769-2216
N 39°22'03" W
323.55'

VICINITY MAP - NOT TO SCALE



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.

JEFF H. HALL
R.B. 2470-1499
N 40°50'48" W 12.78'
N 78°34'34" W 87.08'
S 72°03'36" W 52.45'

DIVISION & COMBINATION SURVEY
WILLIAM CHARLES WEINAUG, II &
TYLER CHRISTOPHE MADEWELL PROPERTIES

DISTRICT 18, BLOUNT COUNTY, TENNESSEE
REF.: R.B. 2776-2415 TRACTS 1-3 WEINAUG
R.B. 2713-1546 WEINAUG
R.B. 2753-239 MADEWELL

OWNERS: WILLIAM CHARLES WEINAUG, II
MARY SUE WEINAUG
6102 E. LAMAR ALEXANDER PARKWAY
WALLAND, TN. 37886

TYLER CHRISOPE MADEWELL
ASHLEIGH RENEE PALUMBO
6070 E. LAMAR ALEXANDER PARKWAY
WALLAND, TN. 37886

GRAPHIC SCALE



DATE: 08-24-21

BLOUNT SURVEYS, INC.

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

LEGEND

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

TAX MAP 69

GROUP

PARCEL 40.03

DRAWN BY: 1 OF 1

FIELD WORK SCALE: 1"=100'

MAP CHECK JOB NO. 12885