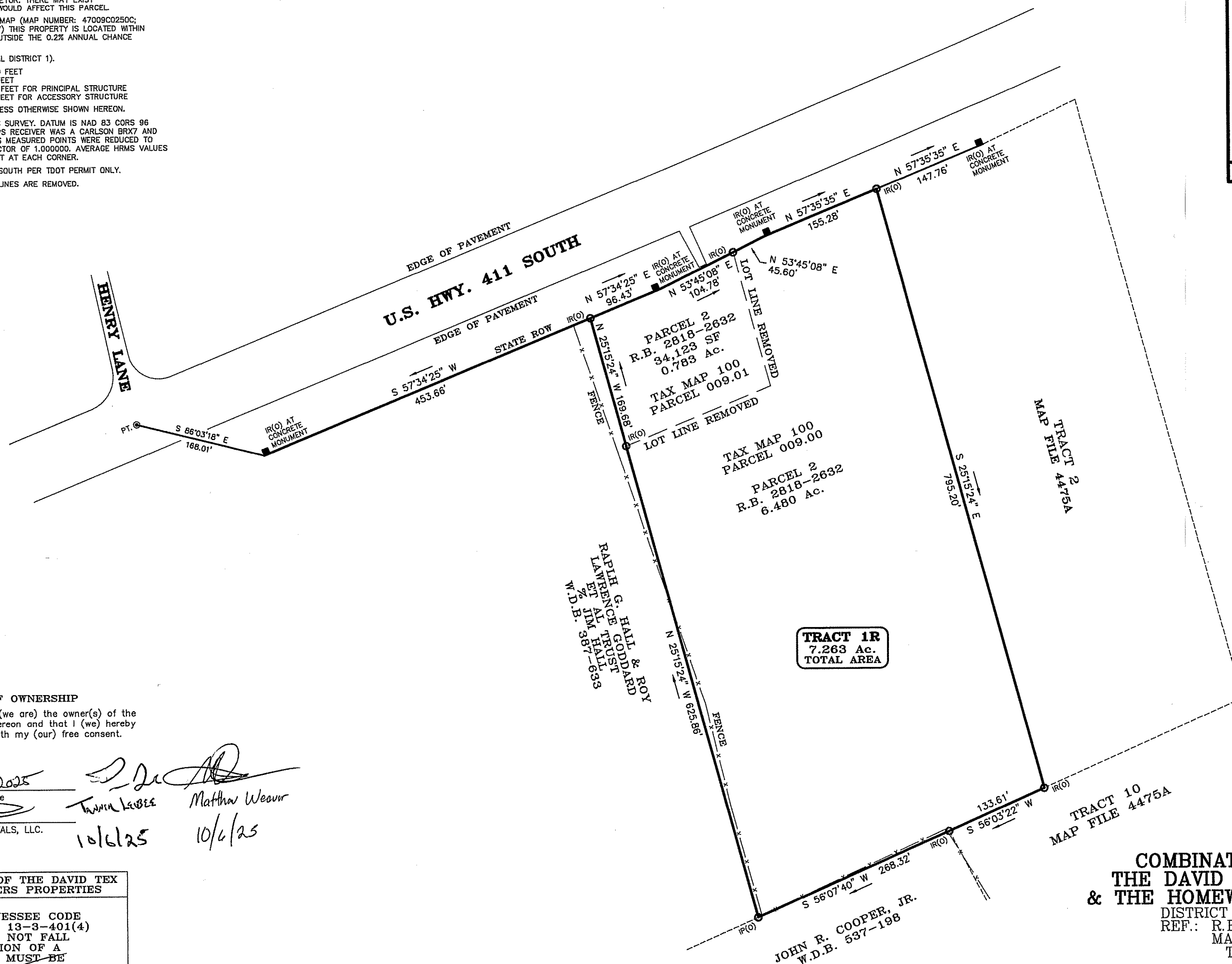


18x24

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 = 60 FEET
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 (DDOT 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) DRIVEWAY ACCESS TO U.S. HWY. 411 SOUTH PER TDOT PERMIT ONLY.
- 8) EASEMENTS ALONG THE FORMER LOT LINES ARE REMOVED.



VICINITY MAP - NOT TO SCALE



CERTIFICATE OF OWNERSHIP

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.

10/09/2025
Date
Tanya L. Lee
Matthew Weaver
10/6/25
10/6/25
HOMEWOOD-RENTALS, LLC.

COMBINATION SURVEY OF THE DAVID TEX HILL ESTATE & OTHERS PROPERTIES

ACCORDING TO TENNESSEE CODE ANNOTATED SECTION 13-3-401(4) (B) THIS PLAT DOES NOT FALL WITHIN THE DEFINITION OF A "SUBDIVISION" THAT MUST BE APPROVED BY THE BLOUNT COUNTY PLANNING COMMISSION.

KEVIN E. PITTS, RLS NO. 2324

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.



CERTIFICATE

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS CATEGORY IV ACCURACY SPECIFICATIONS, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR LESS THAN 1/10 OF A FOOT PER CORNER ON SMALL LOTS.

Phyllis Lee Crisp, Register
Blount County Tennessee
Rec'd #: 684724
State: 15.00
Clerk: 0.00
Other: 2.00
Total: 17.00
Instrument #: 3018756
Recorded: 10/10/2025 at 11:35 AM
in
Map File FILE Pgs 4834A-4834A

COMBINATION SURVEY OF LOT 1 OF THE DAVID TEX HILL ESTATE PROPERTY & THE HOMEWOOD RENTALS, LLC. PROPERTY

DISTRICT 1, BLOUNT COUNTY, TENNESSEE
REF.: R.B. 2818-2632 - PARCELS 1 & 2
MAP FILE 4475A - LOT 1
TOTAL AREA = 7.263 Ac.

OWNERS: HOMEWOOD RENTALS, LLC.
21680 WILDERNESS ROAD
ROSE HILL, VA. 24281

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DATE: 09-22-25

BLOUNT SURVEYS, INC.		LEGEND		TAX MAP 100		DRAWN BY: SHEET:	
KEVIN EDGAR PITTS, RLS NO. 2324		IR(O) = OLD IRON ROD (FOUND)		GROUP		KP	
1710 W. LAMAR ALEXANDER PARKWAY		IR(O) = OLD IRON PIPE (FOUND)		PARCEL 009.00		FIELD WORK SCALE:	
MARYVILLE, TENNESSEE 37801		IR(O) = NEW IRON ROD (SET)		009.01		BY: BC	
PHONE (865) 983-8484		M.B.S.L. = MINIMUM BUILDING SETBACK LINE		009.01		MAP CHECK	
						JOB NO. 12574	

4834A