

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 rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

SIGNATURE(S) _____ DATE _____
Representative, Hembree Builders, LLC

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.

20
Date _____

E-911 Authority _____

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 heron; or proper provisions have been made for the their installation.

County Highway Superintendent _____ Date _____

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.

Signed: _____
Secretary, Planning Commission

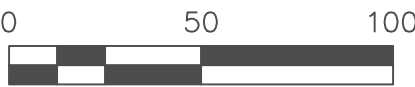
Date: _____, 20____

Certification for Subsurface Sewage:

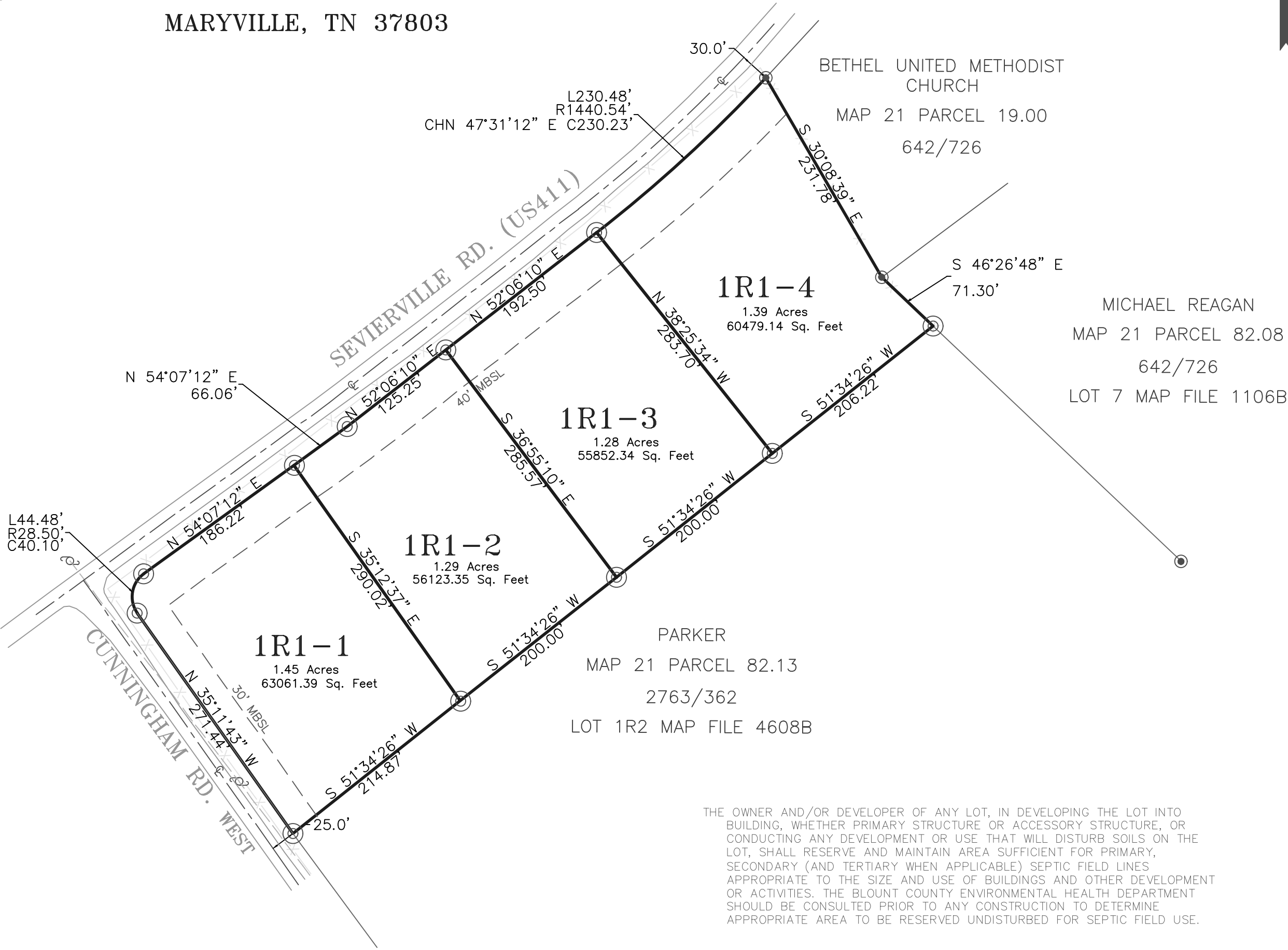
Approval is hereby granted for lot(s) 1R1-1, 1R1-2, 1R1-3, 1R1-4 defined as HEMBREE PROPERTIES, Blount County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and a 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 alterations of the soil conditions may void this approval.

Director of Environmental Health _____ Date _____
Blount County Health Department



OWNER(S)
HEMBREE BUILDERS, LLC
2202 LITTLE BEST ROAD
MARYVILLE, TN 37803



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.

Certification of 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; or

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 _____

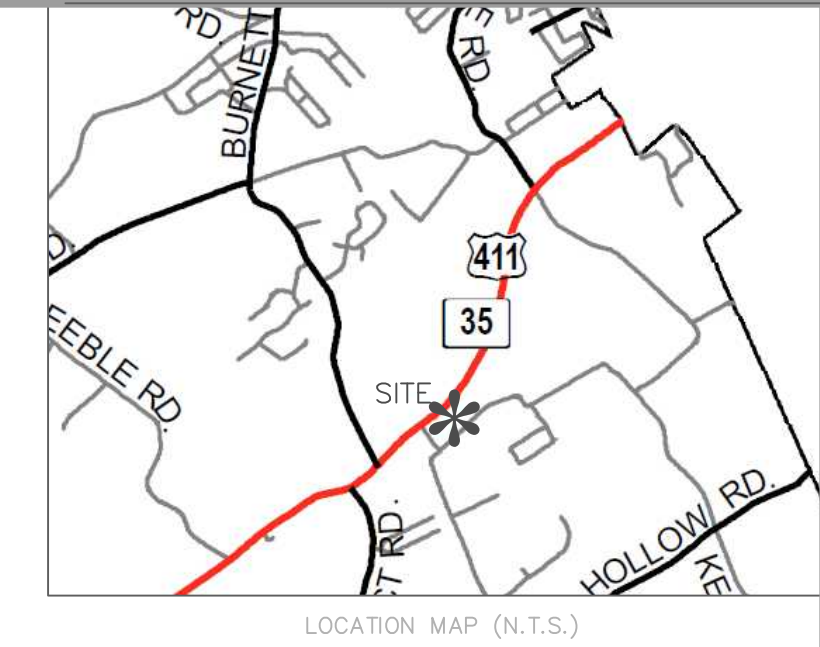
Title _____

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.

20____
Date _____

Registered Surveyor _____



- NOTES:
1. NORTH DIRECTION BASED STATE PLANE
 2. THIS SURVEY IS A PROFESSIONAL OPINION AND DOES NOT CONVEY OR WARRANT TITLE.
 3. THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH. EASEMENTS INCLUDE BUT ARE NOT LIMITED TO: TELEPHONE, OVERHEAD POWER, AND OTHER UTILITY EASEMENTS.
 4. ALL IRON PINS SET SHOULD BE CAPPED WITH "SNODERLY RLS#2988" ON CAP UNLESS NOTED OTHERWISE.
 5. LOT 1 CREATED BY MAP FILE 4538A AS RECORDED 11-30-23, LOT 1R CREATED BY MAP FILE 4608B RECORDED 5-6-24 IN THE BLOUNT COUNTY REGISTER OF DEEDS OFFICE.
 6. SETBACK REQUIREMENTS: 40' SEVIERVILLE RD., 30' CUNNINGHAM RD. W., REAR 20, AND SIDE 10' PER ZONING.
 7. DRIVEWAY CONNECTION FOR LOT 1R1-1 SHALL BE FROM CUNNINGHAM RD. W. (BLOUNT COUNTY)
 8. ALL OTHER LOTS SHALL REQUIRE DRIVEWAY PERMITS FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT).



I hereby certify that this is a category IV survey and and this survey was done in compliance with current Minimum Standards for the State of Tennessee.

Surveyor _____

Tenn. Reg. No. _____ #2988

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
A) TYPE OF SURVEY: REAL TIME KINEMATIC
B) POSITION ACCURACY: .05 FEET
C) DATE OF SURVEY: 3/29/24
D) DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
E) PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
F) GEIOD MODEL: 2012
G) COMBINED GRID FACTOR: 0.99989901

LEGEND

- CORNER FOUND (IPF) ☉ UTILITY POLE
○ IRON PIN SET (IPS) —X— FENCE LINE



SHANE D SNODERLY, PE, RLS
4120 OLD NILES FERRY RD.
MARYVILLE, TN 37801
(865)705-7172

PROJECT:

FINAL PLAT
HEMBREE PROPERTY

COUNTY: BLOUNT MAP 21 PARCEL 82.10
DISTRICT: 13
ZONING: R1

SCALE 1"=100'	JOB NO. 24-021	DATE 3/30/25	SHEET NO. 1/1
INSTRUMENT NUMBER(S) 2778/178		DRAWN: SDS	
MAP FILE 4608B LOT 1R1			