

Area	Acres	Sq. Feet
1	2.106	91740
2	1.733	75482
3	1.841	80190
4	2.006	87380
<b>Total</b>	<b>7.686</b>	<b>334792</b>

- Notes:
- There is a 5' utility and drainage easement along all interior lot lines and a 10' utility and drainage easement along all exterior lot lines.
  - 10' setback off easement, all other setbacks per zoning.
  - In accordance with FEMA Rate Map 47009C0250C this property is not in a special flood hazard area.
  - Subdivisions of lots having exclusive access along the joint permanent easement (common driveway) is limited to no more than four lots maximum.
  - The owner/s of lots having access along the joint permanent easement (common driveway) shall be jointly responsible for the perpetual maintenance of the joint permanent easement and all deeds for said lots shall specify such mechanisms for maintenance.
  - Zoning R1 - Rural District 1
  - 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.

Owner/Developer  
 Stone Construction Group Inc.  
 P.O. Box 5285  
 Maryville Tn. 37802  
 865-804-2784

**BLOUNT COUNTY HEALTH DEPARTMENT**  
 Approval is hereby granted for lots 1-4 defined as WW Acres 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, Date \_\_\_\_\_  
 Blount Co. Health Department  
 House size, location and design will determine the actual number of bedrooms for which a permit may be issued.

Lots: \_\_\_\_\_ are approved for standard individual subsurface sewage disposal system serving a minimum of \_\_\_\_\_ bedrooms.

**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 herein; or proper provisions have been made for their installation.

Date \_\_\_\_\_ 20\_\_\_\_  
 County Highway Superintendent \_\_\_\_\_

**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 \_\_\_\_\_ 20\_\_\_\_  
 E-911 Authority \_\_\_\_\_

**Certification of the Approval of Utilities (Water)**  
 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 herein; or proper provisions have been made for their installation.

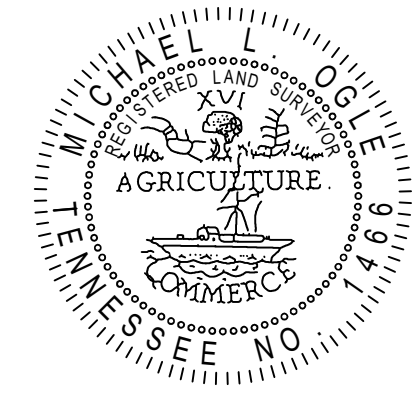
Date \_\_\_\_\_ 20\_\_\_\_  
 Signature \_\_\_\_\_  
 Position \_\_\_\_\_

**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 \_\_\_\_\_ 20\_\_\_\_  
 Signature \_\_\_\_\_  
 Title \_\_\_\_\_

**Certificate of Accuracy**  
 I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10000 as shown hereon, and that the plan shown is a true and correct survey to the accuracy required by the Blount County Planning Commission Regulations, and that the monuments have been placed as shown hereon to the specifications of the Blount County Subdivision Regulations and is in compliance with the current Tennessee Minimum Standards of Practice.

Date \_\_\_\_\_ 20\_\_\_\_  
 Michael L. Ogle  
 Tennessee Registered Surveyor #1466  
 235 John Bouldin Dr. - Maryville, Tn. 37801  
 Phone (865) 981-3739



**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.

Date \_\_\_\_\_ 20\_\_\_\_  
 Stone Construction Group Inc.  
 Russell Stone (President)

**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.

Date \_\_\_\_\_ 20\_\_\_\_  
 Secretary, Planning Commission \_\_\_\_\_

## Final Plat of Lots 1-4 WW Acres

Civil Dist 01, Blount County Tn.  
 Tax Map 100 part of Parcel 067.22  
 Reference Deed Book 2764-1017  
 Map File 4541B  
 Scale 1" = 100' Date 01-15-2024  
 Zoning R-1  
 4 Lots Total Area 7.686 Acres

