

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 hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my 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.

Owner - Pistol Creek Properties _____ Date _____

CERTIFICATION OF THE APPROVAL OF SANITARY SEWER UTILITIES

I hereby certify that the sanitary sewer improvements have been or will be installed in an acceptable manner and according to the specifications of the Blount County Regional Land Developments Regulations in the Subdivision shown hereon, provided the developer makes proper provisions and pays the required fees to the City of Maryville pursuant to the 'Rules, Regulations, Rates and Policies' of Maryville Water Quality Control Department.

Engineer/Manager - Water Quality Control Department _____ Date _____

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 Regional Land Development Regulations in the Subdivision shown hereon.

Manager, South Blount County Utility District _____ 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

I hereby certify that the streets and other related improvements shown 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 _____

SURVEYOR'S NOTES:

1. 1/2" new iron rods will be set at all internal lot corners.

2. 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.

3. Front building setbacks shall be 30 feet from street rights-of-way and 10 feet from common driveway easements. All other setbacks shall be in accordance with Blount County Zoning restrictions for Zone: S (Suburbanizing).

4. 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.

5. 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.

6. This property is not located in a flood zone according to FEMA Flood Insurance Rate Map 47009C0235C & 47009C0120C, dated September 19, 2007.

7. Roads within and leading to this subdivision are designated as private roads. Private road maintenance is the joint responsibility of property owners within the subdivision, and such maintenance responsibility shall be designated as part of separately registered documents specifying organization, responsibilities, and enforcement of maintenance by property owners involved. Such status of the private roads and private maintenance responsibility shall also be noted in each deed of property affected. Blount County does not accept the private roads as public ways, and assumes no maintenance responsibility for the private roads.

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 plot 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 _____

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 Regional Land Development Regulations in the Subdivision shown hereon.

Manager, South Blount County Utility District _____ 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

I hereby certify that the streets and other related improvements shown 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 _____

SURVEYOR'S NOTES:

1. 1/2" new iron rods will be set at all internal lot corners.

2. 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.

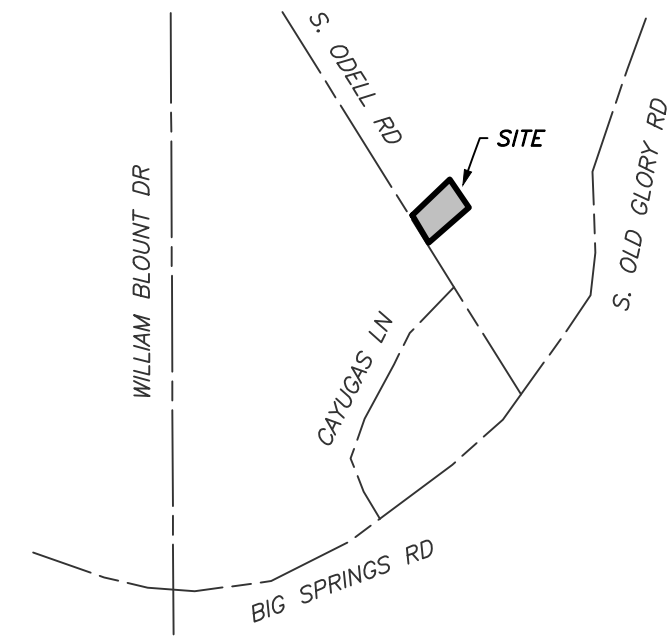
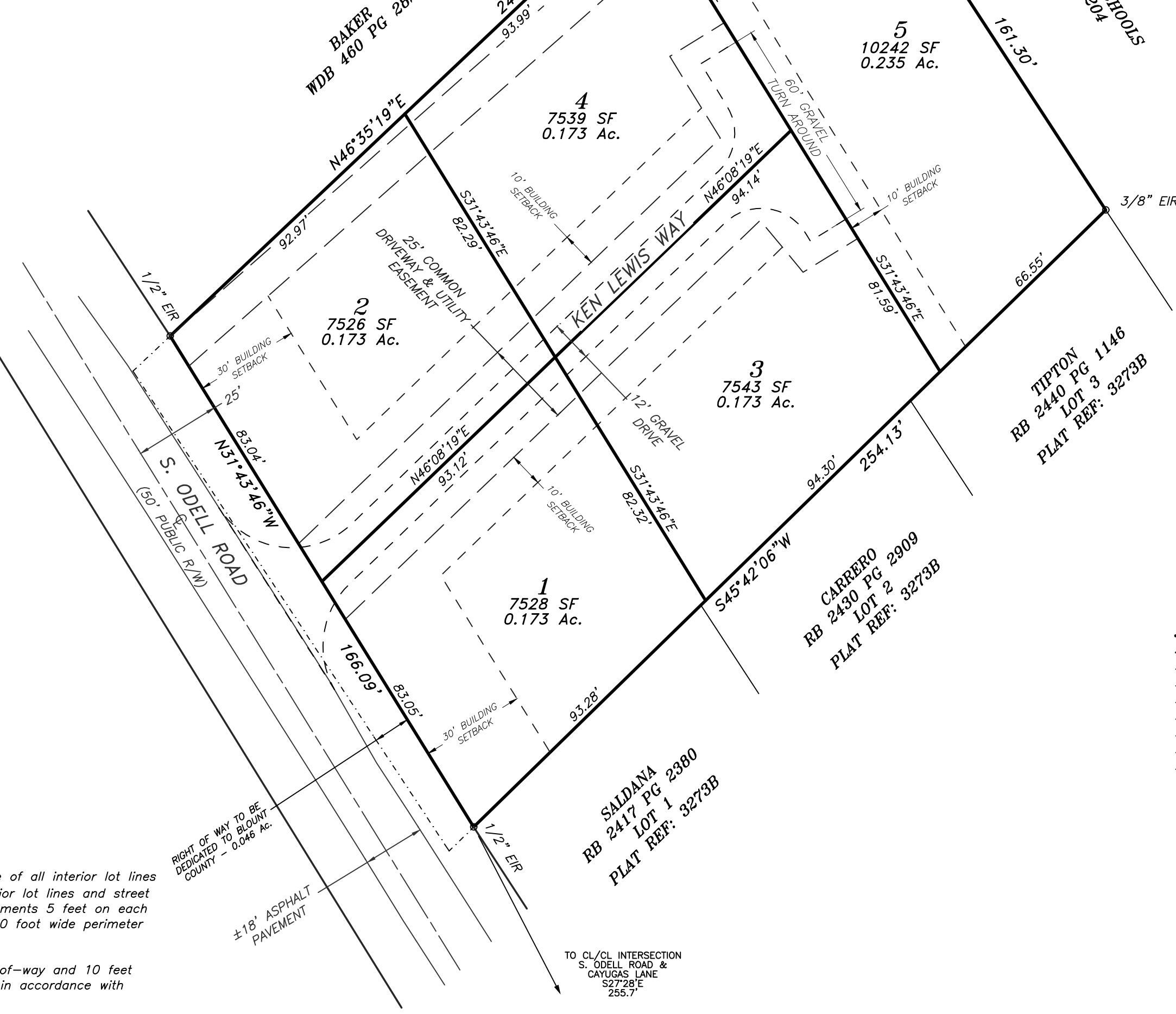
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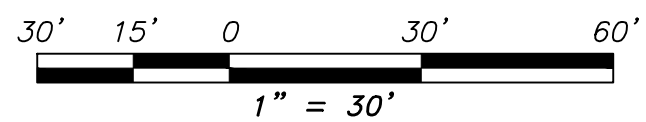
LOCATION MAP NOT TO SCALE

LEGEND:

- EIR EXISTING IRON ROD
- NIR NEW IRON ROD
- Ac. ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- MRB MISC. RECORD BOOK
- PG PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- LOT LINE
- PARCEL LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ROAD CENTERLINE
- EDGE OF ROAD
- EDGE OF GRAVEL/ROAD

OWNERS OF RECORD:
PISTOL CREEK PROPERTIES, LLC
1806 TREE TOPS LANE
SEYMOUR, TN 37865
DISTRICT 19, BLOUNT COUNTY
RB 2748 PG 2117
TAX MAP 56K "A" PARCEL 2.00

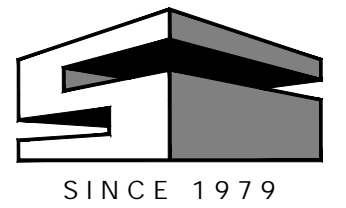
5 LOTS - 0.927 Ac. TOTAL



SURVEYOR'S CERTIFICATION:

I hereby certify that this is a Category 1 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 _____

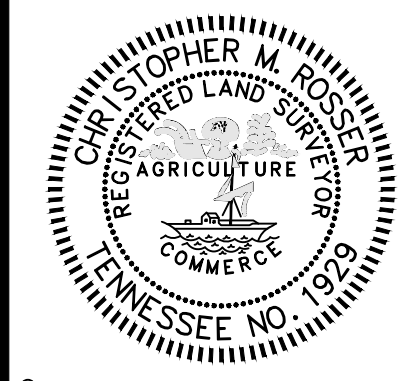


STERLING
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FINAL SUBDIVISION PLAT
LOTS 1-5
SOUTH ODELL S/D
PISTOL CREEK PROPERTIES
BLOUNT CO., TN



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SHEET
FS

DESIGNED:	CEG
DRAWN:	CEG
CHECKED:	CMR
DATE:	6/11/24
SCALE:	1" = 30'
DRAWING:	6045A-FS
PROJECT NO:	SEI#6045A