

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.comKnow what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111OWNER:
William P. Lyons
464 S Maple St
Maryville, TN 37803

GRAPHIC SCALE
1 inch = 50 ft

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MISER LANDING
LOTS 1 AND 2MISER SCHOOL ROAD
BLOUNT COUNTY, TENNESSEESUBDIVISION OF:

Blount County, Tn
City of MARYVILLE, Tn
Tax Parcel Id:
Map 0-44 Parcel 027.04
Deed Ref(s). Book 2826 PG: 1942
Plat Ref(s). N/A

Crew Chief: B.J. P.
Drawn By: R.W.M.

Appvd. By: Z. BEASON

Field date: 7-21-2025
Drawing date: 7-22-2025
Last Revision:
Scale: 1" = 50'
Job No. 251322
SHEET NO.: 1 OF 1

legend

- xx (O)
- xx (N)
- ou
- ou
- utility pole
- barbed wire fence

COMMON DRIVEWAY NOTE

Subdivision of lots having exclusive access along the joint permanent easement (common driveway) is limited to no more than four lots maximum.

The owners 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 responsibility and mechanisms for maintenance.

BLOUNT COUNTY HEALTH DEPARTMENT

Approval is hereby granted for lot(s) 1&2 defined as Miser Landing suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

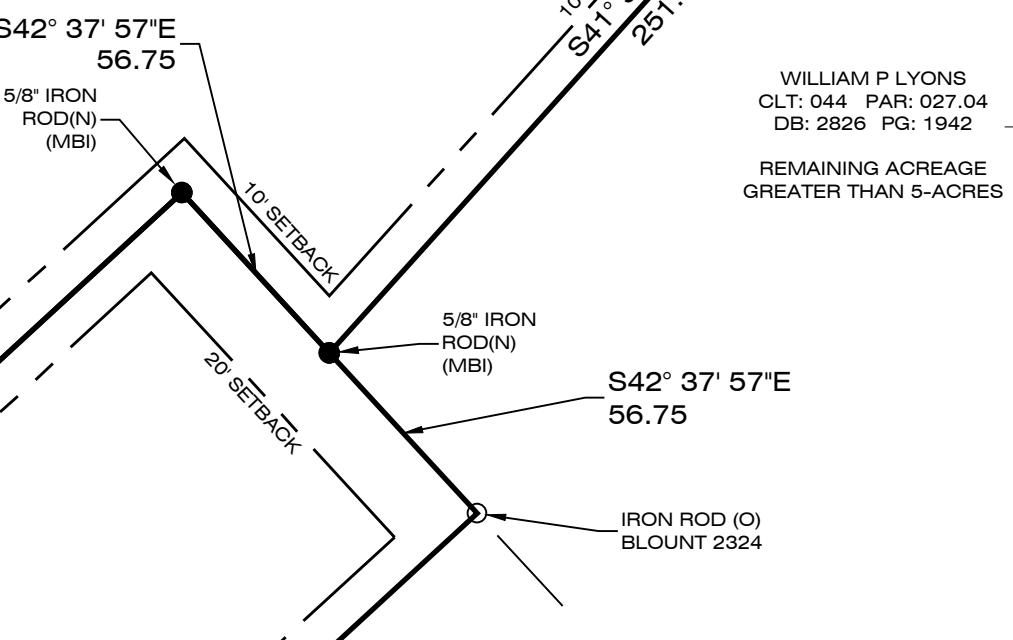
Prior to any construction of a structure, mobile, or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Environmental Health. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or alteration of the soil conditions may void this approval.

Director, Environmental Health, Date

House size, location and design will determine the actual number of bedrooms for which a permit may be issued.

Lot(s) 1&2 are approved for standard individual subsurface sewage -disposal system serving a minimum of ___3___ bedrooms.

CHURCH SHADY GROVE CEMETERY ASSOCIATION

TRUSTEE % JOHN JOHNSTON
CLT: 044 PAR: 024.00
DB: 376 PG: 278HOBBS REVA A & RICHARD W
CLT: 044 PAR: 025.00
DB: 625 PG: 177HRUZ MARK X & REBECCA C
CLT: 044 PAR: 030.00
DB: 491 PG: 891" OPEN
TOP PIPE (O)PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION

GENERAL NOTES

- G1 The purpose of this plat is to create two new lots.
- G2 Property subject to all applicable easements, setback and restrictions of record.
- G3 Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- G4 This survey plat does not warrant title.
- G5 Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
- G6 By graphic plotting, this property lies in Zone X on FEMA Panel #47009C0115C, which bears an effective date of 09/19/2007, and is not in a special flood hazard area.
- G7 2-Lots Total area: 3.98 Acres / 173,524 S.F.
- G8 Lots 1&2 shall have no other driveway access along Miser School Rd.
- G9 The remaining acreage of William P. Lyons is greater than five (5) acres and is exempt from platting.
- G10 The 25' access easement is specifically a 25' permanent private non exclusive easement for ingress, egress, drainage and utilities for lots 1 and 2.

ZONING INFORMATION

Z1 Property is zoned: R-1

Z2 Building Setbacks:
Front: 30'
Side: 10'
Rear: 20'

Z3 Verify full zoning regulations by contacting:

Blount County Planning Department
1221 McArthur Road
Maryville, Tennessee
865-681-9301

SURVEYOR'S CERTIFICATION

Certification of Category and Accuracy of Survey

For boundary aspects of this survey, RTK GPS positional data was observed on 7-21-2025 utilizing a Topcon HiPer HR Multi-Purpose GNSS Receiver. The grid coordinated from the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010) Geoid 18. Positional accuracy of the GPS vectors does not exceed: H: 0.05, V: 0.10 Combined Grid Factor: 0.99990433 centered on TN?? as shown hereon.

I hereby certify that this is a Category IV survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor Zebulon W. Beason

Tennessee License No. 3144

Date: _____

Secretary, Planning Commission

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 hereon; or proper provisions have been made for their installation.

20

Signature

Position

Date

Signature