

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.

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

Date _____ 20____

Signature _____

Position _____

SURVEYOR'S CERTIFICATION OF EXEMPT REMAINING LAND

For the remaining land of the parent tract, I hereby certify that it meets the conditions set forth in Section 13-3-401 of the Tennessee Code Annotated and are exempt from the requirements of the Blount County Planning Commission, because (a) no new street or utility construction is required, and (b) all tracts are five (5) acres or greater in size.

Surveyor _____ Date _____
3144
Registration Number State of Tennessee

CHURCH SHADY GROVE CEMETERY ASSOCIATION
TRUSTEE % JOHN JOHNSTON
CLT: 044 PAR: 024.00
DB: 376 PG: 278

LOT 2
2.96 ACRES
129,021 S.F.

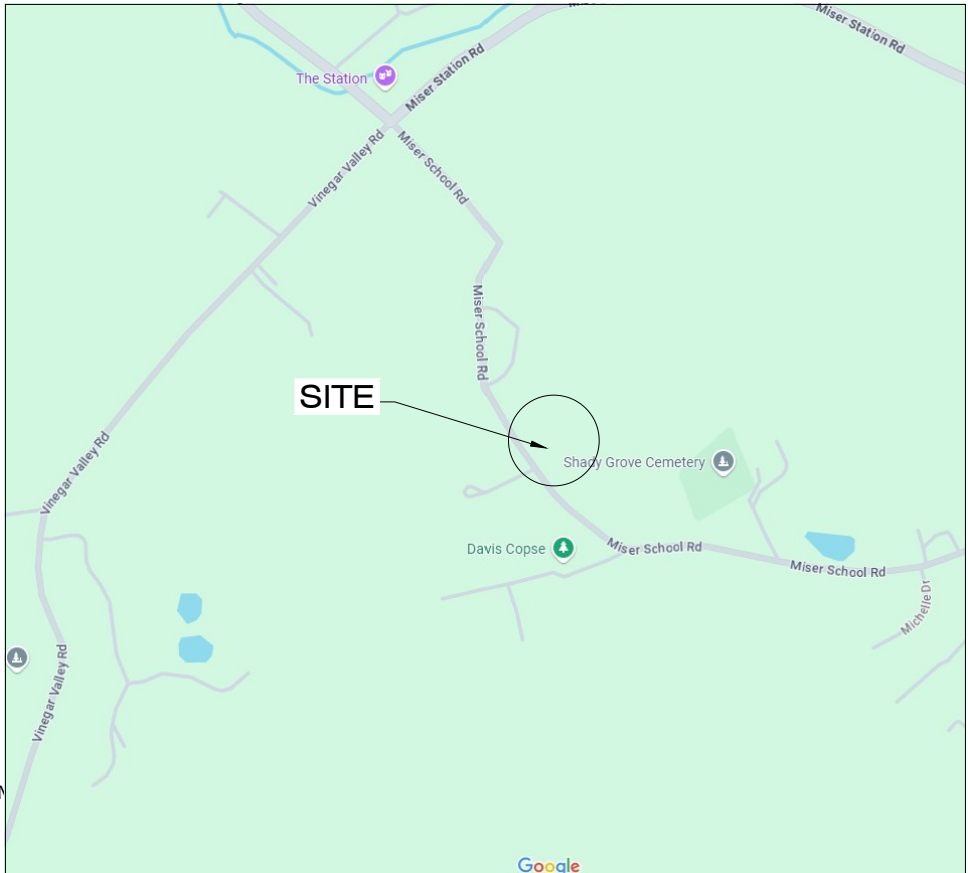
LOT 1
1.02 ACRES
44,503 S.F.

YANOSCHAK JENNIFER LEE
CLT: 044 PAR: 087.01
DB: 2602 PG: 1401
ZWOLINSKI & MISER PROPERTY
PB: 3261A LOT 1

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION

legend

- xx (O) - monument (old)
- xx (N) - monument (new)
- OU - overhead utility line
- utility pole
- X - barbed wire fence



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	121.62	269.56	120.59	N25°45'28"W

25' ACCESS EASEMENT TABLES				
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C2	18.74	269.56	18.74	N14°49'29"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.53	N76°20'27"E
L2	145.42	S33°43'58"E

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. Loyns 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 of 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 us 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: _____



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