24 X 36

1874B

INDEXED

NOTES:

1) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

2) DRAINAGE AND UTILITIES EASEMENTS SHALL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ON THE INSIDE OF ALL LOT LINES EXTERIOR TO THE SUBDIVISION, AND TEN FEET ALONG THE STREET RIGHT-OF-WAY EXCEPT AS OTHERWISE SHOWN HEREON, OR FIVE FEET ON EACH SIDE OF ALL ASBUILT UTILITIES.

3) THIS PROPERTY IS ZONED: R-1 (RURAL DISTRICT 1).

4) SETBACK REQUIREMENTS: FRONT = 30 FEET FROM RIGHT-OF-WAY
SIDE = 5 FEET
REAR = 20 FEET FOR PRINCIPAL STRUCTURE
5 FEET FOR ACCESSORY STRUCTURE

5) ALL ROADS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

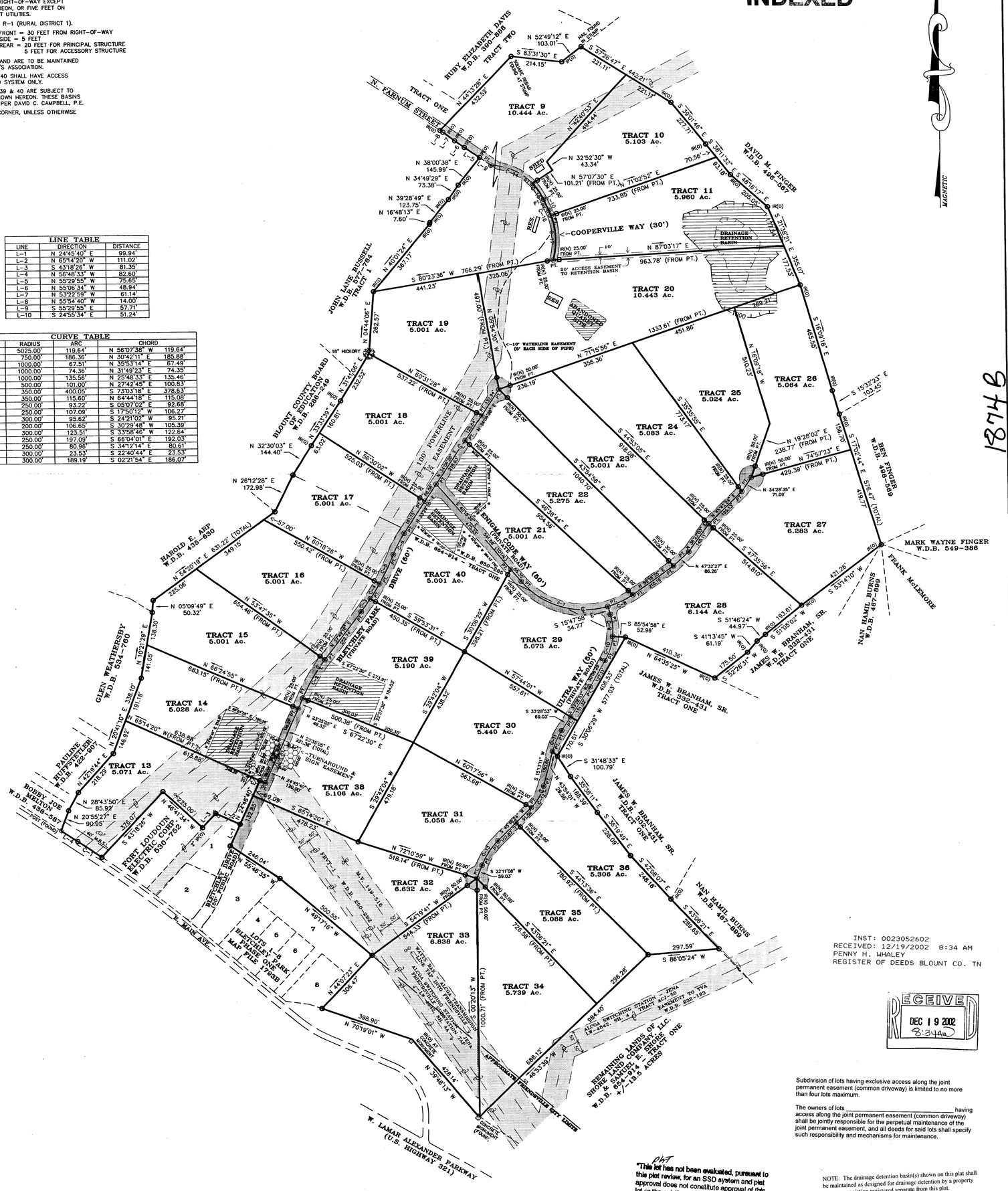
6) LOTS 9-11, 14-36 & 38-40 SHALL HAVE ACCESS FROM THE INTERNAL ROAD SYSTEM ONLY.

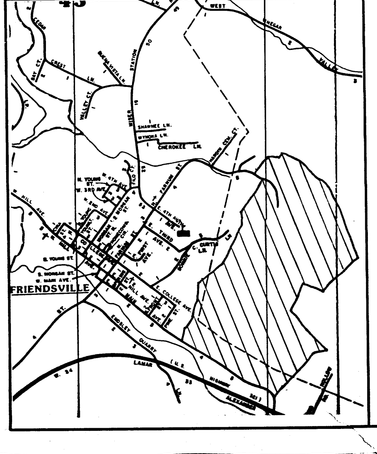
7) TRACTS 11,14,20,22,25,26,39 & 40 ARE SUBJECT TO RETENTION BASINS, AS SHOWN HEREON. THESE BASINS WERE PLACED AND SIZED PER DAVID C. CAMPBELL, P.E.

8) IRON ROD SET AT EACH CORNER, UNLESS OTHERWISE SHOWN HEREON.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L-1	N 24°45'40" E	99.94'
L-2	N 65°14'20" W	111.02'
L-3	S 43°18'26" W	81.35'
L-4	N 56°48'33" W	82.60'
L-5	N 55°29'55" W	75.65'
L-6	N 55°06'34" W	48.94'
L-7	N 53°22'59" W	61.14'
L-8	N 55°54'40" W	14.00'
L-9	S 55°29'55" E	57.71'
L-10	S 24°55'34" E	51.24'

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	
C-1	5025.00'	119.64'	N 56°07'36" W	119.64'
C-2	750.00'	186.36'	N 30°42'11" E	185.88'
C-3	1000.00'	67.51'	N 35°53'14" E	67.49'
C-4	1000.00'	74.36'	N 31°49'23" E	74.35'
C-5	1000.00'	135.56'	N 25°48'33" E	135.46'
C-6	500.00'	101.00'	N 27°42'45" E	100.83'
C-7	350.00'	400.09'	S 73°03'18" E	378.63'
C-8	350.00'	115.60'	N 64°44'18" E	115.08'
C-9	250.00'	93.22'	S 05°07'02" E	92.68'
C-10	250.00'	107.09'	S 17°50'12" W	106.27'
C-11	300.00'	95.62'	S 24°21'02" W	95.21'
C-12	200.00'	106.65'	S 30°29'48" W	105.39'
C-13	300.00'	123.51'	S 33°58'46" W	122.64'
C-14	250.00'	197.09'	S 66°04'01" E	192.03'
C-15	250.00'	80.96'	S 34°12'14" E	80.61'
C-16	300.00'	23.53'	S 27°40'44" E	23.53'
C-17	300.00'	189.19'	S 02°21'54" E	186.07'





CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown 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.

12-18-02
Date

Secretary, Planning Commission

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.

11-7-02
Date

Registered Surveyor

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

Nov 2002
Date

Owner

Owner

CERTIFICATE OF THE APPROVAL OF UTILITIES

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.

11-7-02
Date

Signature

Position

ELECTRICAL UTILITY SERVICE

The property shown on this subdivision plat is within the service area of Fort Loudoun Electric Cooperative. (Ref. CC-742)

A) Lots 23-1,2,3,4,5 may be served by existing powerlines.

B) Lots 3-1,2,3,4,5,6,7,8 will be served by new powerlines as per agreement between owner of subdivision property and utility.

C) No provision has been made for the extension of electric service to lots _____. Electric service can be installed, but the responsibility for future extension rests with the subsequent property owner(s), in accordance with the established policies of this utility company.

NOTE: In any of the above instances, extension of the electric distribution system is the responsibility of the owner(s) listed above, in accordance with the established policies of the utility company.

Signature

Engr. Dept.

Title

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 lots shown on this plat are in conformance with the E-911 System.

11-7-02
Date

Sherman & Bent
E-911 Authority

This subdivision lies along an existing public road, the improvements related to streets have been installed according to County specifications; and according to the specifications of the Planning Commission's Subdivision Regulations, except as noted hereon, or proper provisions have been made for their installation.

11-7-02
Date

County Highway Superintendent

CERTIFICATE OF PRIVATE ROADS

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.

EDGAR P. ROBERTS JR. REGISTERED LAND SURVEYOR 1874 TENNESSEE No.

11-7-02

CERTIFICATE

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS CATAGORY R ACCURACY SPECIFICATIONS, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1/ 10,000+ OR LESS THAN 1/10 OF A FOOT PER CORNER ON SMALL LOTS.

E J Roberts

INST: 0023052602
RECEIVED: 12/19/2002 8:34 AM
PENNY H. WHALEY
REGISTER OF DEEDS BLOUNT CO. TN

RECEIVED
DEC 19 2002
8:34AM

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.

NOTE: The drainage detention basin(s) shown on this plat shall be maintained as designed for drainage detention by a property owners association registered separate from this plat.

NOTICE: In approving this plat for recording, the Blount County Planning Commission makes no representation as to the suitability of any tract for septic field installation. All tracts must undergo individual septic field assessment by the Blount County Environmental Department prior to establishment of a residential or other occupied structure.

Front Setback for Lots 13-19 and Lot 9 is behind the 100' Powerline Easement Shown. No Structures are to be built in Powerline or Drainage Easements Shown on plat.

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LOTS 9-11, 13-36 & 38-40 BLETCHLEY PARK - PHASE TWO

DISTRICT 4, BLOUNT COUNTY, TENNESSEE

REF.: W.D.B. 650-285 & W.D.B. 654-914 - TRACT ONE

TOTAL AREA = 170.551 ACRES

OWNERS: SHORE LAND COMPANY, LLC. & SAMUEL E. SHORE
3835 FIELDVIEW ROAD
MARYVILLE, TN. 37804

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

DATE: 10-08-02

BLOUNT SURVEYS, INC.	LEGEND	TAX MAP 43&54	DRAWN BY: KP	SHEET: 1 OF 1
EDMITTE, R.L.S. NO. 08	IRCD = O.S. IRON ROD (FOUND)	GROUP	FIELD WORK BY: TH	SCALE: 1"=200'
610 W. BROADWAY	IPCD = O.S. IRON PIPE (FOUND)	PARCEL 79&36		
P.O. BOX 4886, FRONE (423) 980-8484	IRSW = NEW IRON ROD (SET)			
MARYVILLE, TENN. 37802-4886	R.B.S.L. = BUILDING SETBACK LINE	CENSUS NO.	MAP CHECK BY: TH	JOB NO. 828ZZR
FAX # (423) 984-8132				