

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

SIGNATURE(S) _____ DATE _____
Cooper Micheal Davis, Owner

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

Certificate 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 heron; or proper provisions have been made for their installation.

Date _____, 20____

County Highway Superintendent _____

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 _____

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.

IN ACCORDANCE WITH THE POLICIES OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION, THE BLOUNT COUNTY HEALTH DEPARTMENT HAS NOT EVALUATED THE EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) ON THE PROPERTY REPRESENTED BY THIS PLAT. THE BLOUNT COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MAKES NO REPRESENTATION AS TO THE PERFORMANCE OF ANY EXISTING OR FUTURE SSDS SYSTEM, OR ITS FUTURE OPERATION. TO ANY CONSTRUCTION TO DETERMINE APPROPRIATE AREA TO BE RESERVED UNDISTURBED FOR SEPTIC FIELD USE.

Certification of 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 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 _____

Signature _____

Title _____

Certification of the Approval of Utilities (Water)

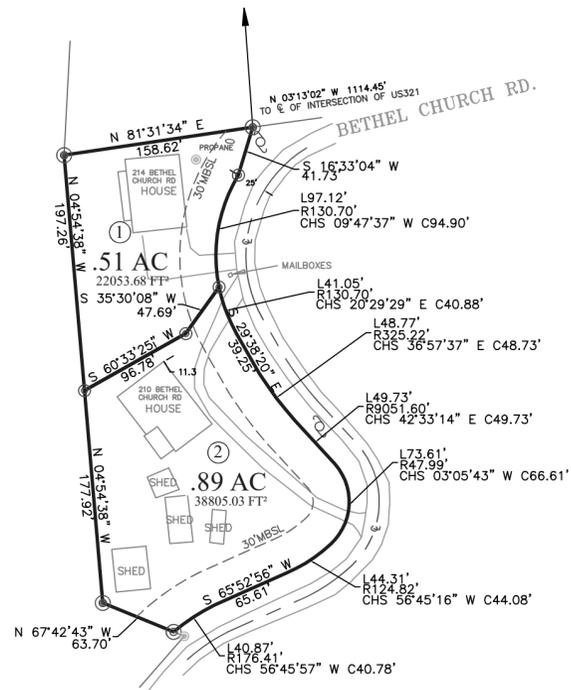
I hereby certify that the water improvements have been installed in an acceptable manner and according to the specifications of the Blount County Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

Date _____, 20____

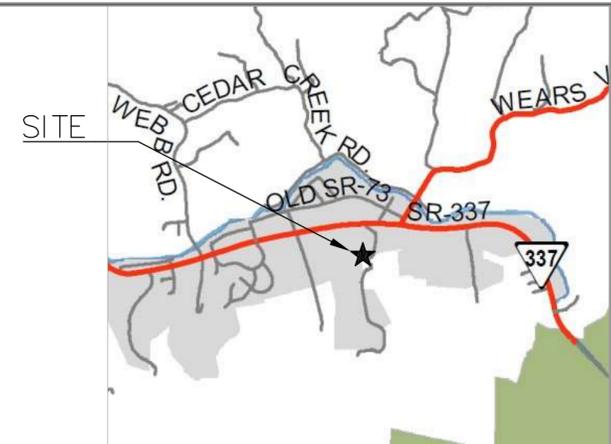
Signature _____

Position _____

BRTHEL BAPTIST CHURCH
2460/2155
MAP 96 PARCEL 201.00



FARMER
428/842
MAP 107 PARCEL 39.00



BLOUNT COUNTY LOCATION MAP (N.T.S.)

NOTES:

1. NORTH DIRECTION BASED STATE PLANE
2. THIS SURVEY IS A PROFESSIONAL OPINION AND DOES NOT CONVEY OR WARRANT TITLE.
3. THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH. EASEMENTS INCLUDE BUT ARE NOT LIMITED TO: TELEPHONE, OVERHEAD POWER, AND OTHER UTILITY EASEMENTS.
4. ALL IRON PINS SET SHOULD BE CAPPED WITH "SNODERLY RLS#2988" ON CAP UNLESS NOTED OTHERWISE.
5. SETBACK REQUIREMENTS: ZONING R-1, DISTRICT 1. FRONT SETBACK 30' ALL OTHER PER BLOUNT COUNTY ZONING.
6. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD 8 HAZARD AREA AS DEFINED BY FEMA AS SHOWN ON FEMA FIRM MAP 47009C0311C.
7. DRAINAGE AND UTILITY EASEMENTS SHALL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND 10 FEET ON THE INSIDE OF ALL EXTERIOR LOT LINES AND STREET RIGHT OF WAY, UNLESS OTHERWISE NOTED.
8. ORIGINAL DEED TRACT LINES CROSSES OVER BETHEL CHURCH ROAD ALONG SOUTHERN BOUNDARY TO ADJOINERS. THENCE IN A NORTHERN DIRECTION, FORMING THE ORIGINAL EASTERN BOUNDARY. HOWEVER WITH THE DEDICATION OF RIGHT OF WAY, THE PORTIONS OF PROPERTY EAST OF THE CENTERLINE OF PAVEMENT FALL WITHIN THE RIGHT OF WAY DEDICATION OF 50' TOTAL (25' FROM CENTERLINE)



I hereby certify that this is a category IV survey and the precision of all measurements meet the precision standards required otherwise by rules in Chapter 0820-03 of the State of Tennessee.

Surveyor _____ #2988
Tenn. Reg. No. _____

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
A) TYPE OF SURVEY: REAL TIME KINEMATIC
B) POSITION ACCURACY: .05 FEET
C) DATE OF SURVEY: 11/3/25
D) DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
E) PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
F) GEIOD MODEL: 2012
G) COMBINED GRID FACTOR: 0.99995157390

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.

Date _____, 20____

Registered Surveyor _____

OWNER(S)

MICHAEL COOPER DAVIS
214 BETHEL CHURCH RD
TOWNSEND, TN 37882

SHANE D SNODERLY, PE, RLS
4120 OLD NILES FERRY RD.
MARYVILLE, TN 37801
(865)705-7172

SHEET TITLE

FINAL PLAT
DAVIS PROPERTY
BETHEL CHURCH ROAD

DISTRICT: 15TH, COUNTY: BLOUNT, CLT MAP: 96
PARCEL(S): 203.00
ZONING: R-1

SCALE 1"=100'	JOB NO. 25-037	DATE 12/1/25	SHEET NO. 1/1
INSTRUMENT(S): 2739/1236		DRAWN: SS	

LEGEND

- ⊙ IRON PIN FOUND (IPF) ⊕ UTILITY POLE
- ⊙ IRON PIN SET (IPS)

