

BASIS OF NORTH: PLAT (389A)
DEED REFERENCE: 2525/735
TAX MAP DATA: 1044/C/019.00, 024.00 & 025.00
REFERENCE TO
P.O.B.: S35°46'E 87.1' TO THE INTERSECTION
OF SHARON LN. & KEEPSAKE DR.

DRAINAGE/UTILITY EASEMENTS GRANTED:
10' ALONG ALL EXTERIOR LOT LINES.
5' ALONG ALL INTERIOR LOT LINES.

5' WALKWAY EASEMENT EACH SIDE OF LOT LINES. (PER ORIGINAL PLAT)

PROPOSED BUILDING SETBACKS:
FRONT - AS PER REGULATION
SIDES/REAR AS PER REGULATION.
OTHERS MAY APPLY.

OWNER(S)/DEVELOPERS(S):
JOANNE LACOURCIERE
2130 GREY RIDGE RD.
MARYVILLE, TN. 37801

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat herein 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 registrar.

SECRETARY, PLANNING COMMISSION	DATE
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BLOUNT COUNTY HEALTH DEPARTMENT

Approval is hereby granted for lot(s) _____ defined as _____ being 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 tops, 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,
BLOUNT CO. HEALTH DEPARTMENT

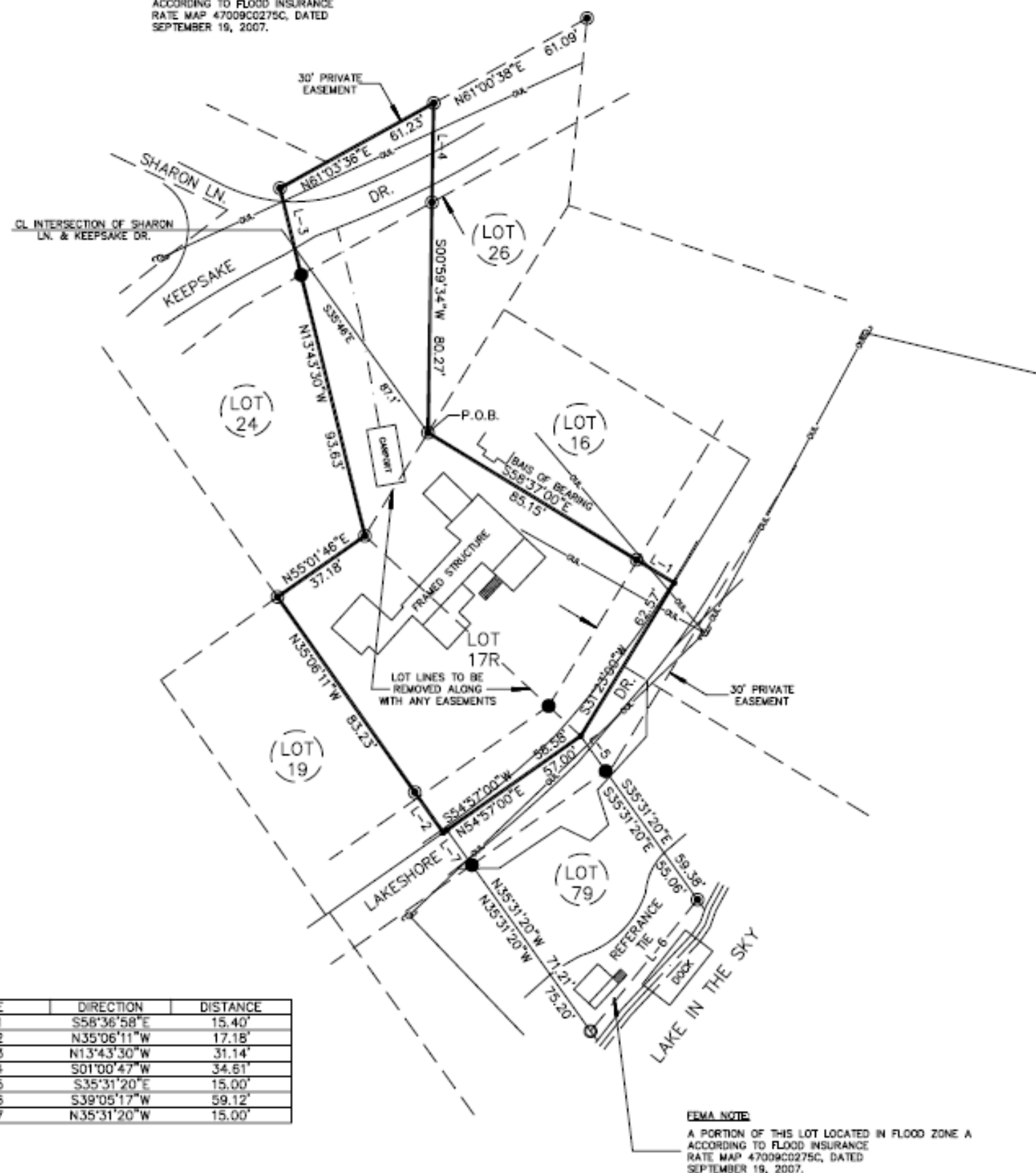
House size, location and design will determine the actual number of bedrooms for which a permit may be issued.

Lot(s) one approved for standard individual

The owner(s) 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.

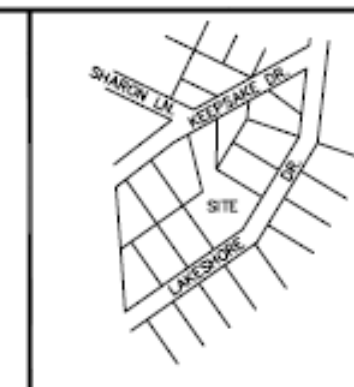
FEMA NOTE:

THIS LOT IS NOT LOCATED IN FLOOD ZONE
ACCORDING TO FLOOD INSURANCE
RATE MAP 47009C0275C, DATED
SEPTEMBER 19, 2007.



FEMA NOTE

A PORTION OF THIS LOT LOCATED IN FLOOD ZONE A
ACCORDING TO FLOOD INSURANCE
RATE MAP 47009C0275C, DATED
SEPTEMBER 19, 2007.



LOCATION SKETCH (NOT TO SCALE)

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein 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.

OWNER	DATE
JOANNE LACOURGIERE	

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.

GLENN HARRELSON	DATE
TENN. REG. NO. 2058	

WHEN BEARING ORIGINAL SIGNATURE
I HEREBY CERTIFY THAT THIS IS A
TYPE "1" SURVEY AND THAT THE
UNADJUSTED RATIO OF PRECISION
IS 1:10,000+ AS SHOWN HEREON



GLENN HARRELSON
TENN. REG. NO.2058

FOR ALL YOUR LAND SURVEYING NEEDS

5188 N. TRIGONIA RD. OFFICE (865)332-5136
GREENBACK, TN. 37742 CELL (865)567-4372

UPDATES and/or REVISIONS	DATE	BY	CK'D	SCALE: 1" = 30'
				BY: GH
				CK'D:
				DATE: 10/26/2023
				SCHOOL: OI
				CARLSON RT4
				WEATHER:
				JOB NO. 20150002-01

STANDARD NOTES

1. PARCEL MAY BE SUBJECT TO RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS OF WAY, EASEMENTS, BUILDING SETBACK REQUIREMENTS, ETC. OTHER THAN THOSE SHOWN. ONLY THOSE FEATURES CLEARLY EVIDENT FROM THE SURFACE OF THE PARCEL ARE NOTED IN THE DEED DESCRIBED HEREIN. NO ADJACENT AND OTHERS' AREAS FOR MORE COMPLETE PROTECTION. NO TITLE ATTORNEY SHOULD BE CONSULTED AND TITLE INSURANCE OBTAINED.

2. THIS SURVEY IS A STATEMENT OF MY PROFESSIONAL OPINION AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AN ACCURATE STATEMENT OF THE FACTS. I HAVE NO FURTHER WARRANTIES AND NO OTHER REPRESENTATIONS.

3. SURVEY IS AS OF DATE NOTED AND WILL NOT REFLECT ANY MATTERS ARISING AFTER SAID DATE. AN UPDATE OF THIS SURVEY MAY BE ADVISABLE DEPENDENT UPON THE ELAPSED PERIOD OF TIME TO PROPOSED USE.

4. THIS SURVEY IS FOR THE PURPOSES OF THE DEED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES AND MAY NOT BE SUITABLE FOR OTHER USES. SAID SUITABILITY SHOULD BE DETERMINED PRIOR TO RELIANCE UPON IT FOR PURPOSES OTHER THAN THOSE INTENDED.

5. PURPOSE OF SURVEY: TRANSFER OF OWNERSHIP ☒ SUBDIVISION TITLE INSURANCE FENCING CONSTRUCTION OTHER

REPLAT
LOTS 17, 18 AND 25 OF TEPEE VILLAGE, TOP
OF THE WORLD RECORDED IN MAP FILE 389A
AS LOT 17R OF THE LACOURCIERE PROPERTY
DISTRICT: 18 BLOUNT CO., TN.
CONTAINING 14,984 SQ FT. OR 0.344 AC.
ZONE R1