

Owner(s) per tax records: SYLVIA & HARVEY WALKER, 463 CAMBRIDGE RD, WALLAND, TN, 37886

Certification of Ownership and Dedication

I(we) hereby certify that I(we are) the owner(s) of the property shown and described hereon and that I(we)hereby adopt this subdivision plat with my(our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Date _____ Owner _____

Date _____ Owner _____

Certificate of Accuracy

I 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 Planning Commission.

Date _____ Tennessee Registered Surveyor #2002 _____

Certification of Approval of Road Names and Property Numbers E-911

I hereby certify that (1)the names of the 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 _____ E-911 Authority _____

Certificate of Approval for Recording

I hereby certify that thie subdivision plat has been found to comply with the Subdivision Regulations for the Blount County Planning Region, with the exception of such variances, if any, which are noted in the minutes of the Planning Commission, and that has been approved by that body for recording in the office of the County Register.

Date _____ Secretary, Planning Commission _____

Certificate 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 _____

Signature _____ Position _____

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

Date _____

Signature _____ County Highway Superintendent _____

Certificate of Subsurface Disposal

Approval is hereby granted for Lots 1R1, 2R1, & 3, HARVEY & SYLVIA WALKER PROPERTY, Blount County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house structure location must be approved and a 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 alterations to the soil conditions may void this approval.

Director, Environmental Health, Blount County Health Department Date _____

Standard Septic Note:

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.

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

Lots 1R1, 2R1, & 3 are approved for standard individual subsurface sewage-disposal system serving a maximum of 3 bedrooms.

Surveyor's Notes:

- This map only reflects documents found of current record in the Blount County, TN register of deeds office and referenced in the Tax Assessor's office.
- Utilities shown(if any) are based on structures above ground at the date of field locations, this map makes no certification to any underground locations.
- SUBJECT TO any and all restrictions, covenants, conditions, planning commission ordinances, rights of way, and all easements, if any, affecting said land.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; zoning or other land regulations, and any other fact that an accurate and current title search may disclose. No Title Opinion is expressed or implied.
- Every document of record reviewed and considered as part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record that would affect this parcel.
- Boundary lines were retraced from monuments found in the field and the latest recorded deeds and maps of the adjoining property owners.
- Notify Tennessee One-Call System(811) and individual utility authority before any excavation for exact location of all underground utilities.
- PART OF this property DOES lie in a designated special flood hazard area. FEMA FIRM Map #47009C0280C, dated 09-19-2007.
- Some areas may be subject to localized flooding not shown on FEMA maps.
- There is to be a drainage and utility easement of 5' along the interior side of all lot lines and 10' along exterior lines.
- This survey is in compliance with the current minimum standards of practice in the State of Tennessee.
- Building setbacks are subject to the current zoning requirements per Blount County. Zoned R-1 per tax records.
- Subject to all requirements of current zoning in effect at the time of construction.
- All roofed structures were measured to the roofline.

PRELIMINARY COPY ONLY

HEADRICK
DEED: 570-454
TAX ID: 060 087.00

HOLT
DEED: 596-507
TAX ID: 060 083.00

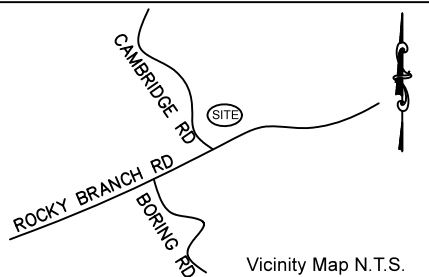
NORRIS
DEED: 2651-1659
TAX ID: 060 082.01

CAMBRIDGE RD (PAVED)

ROCKY BRANCH RD (PAVED)

LEGEND:

- ⊙ IRON ROD OLD (IRO)
- ⊙ IRON ROD NEW #2002 (IRN)
- ⊕ CALCULATED POINT
- ⊗ WATER METER
- ⊕ WATER VALVE
- E — POWER POLES/LINES
- ADJOINING LOT LINES (APPROXIMATE)



FINAL PLAT: RESUBDIVISON
of
LOTS 1 & 2, HARVEY &
SILVIA WALKER PROPERTY

14th Civil District, Blount County, TN
Tax Map: 060 (082.00 & 082.02)
Deed: 2277-635
Plat: RB 2310-2969
Date: 04-03-2025
Scale: 1"=50'
Job: 04225

