

SINCE 1979

STERLING ENGINEERING, INC.

LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
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37802-4878
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LOTS 1 - 17

MEADOW RIDGE S/D

FINAL SUBDIVISION PLAT

MEADOW RD, FRIENDSVILLE, TN 37737

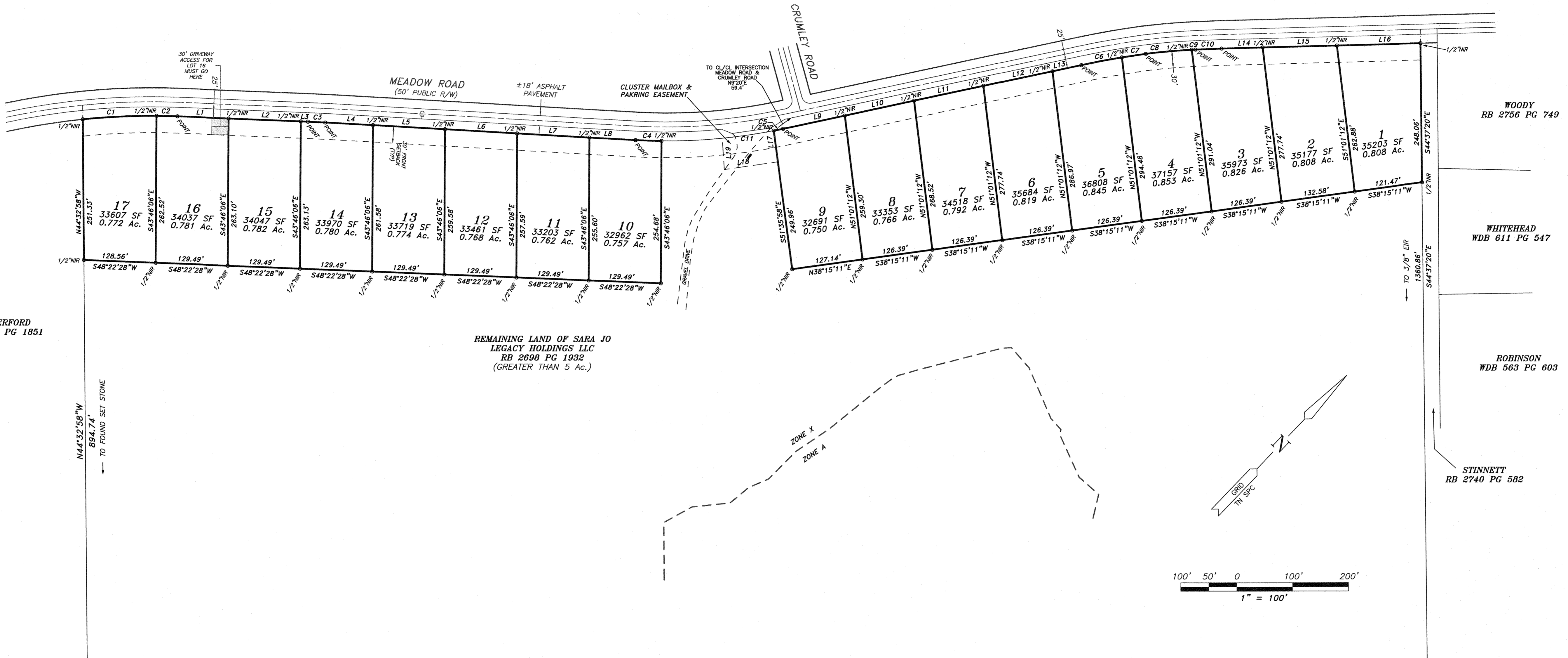
REVISIONS

DATE	BY



SHEET
FS

DESIGNED:
DRAWN: **SDC**
CHECKED: **CMR**
DATE: **10/22/2024**
SCALE: **1" = 100'**
DRAWING: **7965-FS**
PROJECT NO.: **SEI#7965**



BLOUNT COUNTY, TENNESSEE
CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plot 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.

CERTIFICATION 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.

CERTIFICATION OF THE APPROVAL OF WATER 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 herein; or proper provisions have been made for their installation.

CERTIFICATION OF THE ELECTRICAL UTILITY SERVICE
The property shown on this subdivision plot is within the service area of the _____ Utility.

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 Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Regional Subdivision Regulations.

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

CERTIFICATION OF APPROVAL OF ROAD NAMES AND PROPERTY NUMBERS (E-911)
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.

BLOUNT COUNTY HEALTH DEPARTMENT
Approval is hereby granted for lots defined as _____ Blount County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

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.

BLOUNT COUNTY HIGHWAY DEPARTMENT MUST BE CONTACTED PRIOR TO CONSTRUCTION OF THE DRIVE WAY ACCESS.

- SURVEYOR'S NOTES:**
- 1/2" new iron rods will be set at all internal lot corners.
 - Drainage and utility easements shall be 5 feet on each side of all interior lot lines (except under buildings) and 10 feet on the inside of all exterior lot lines and street rights of way, unless otherwise noted. There shall also be easements 5 feet on each side of all as-built utility lines. Common areas shall carry a 10 foot wide perimeter Drainage and Utility Easement.
 - Front Building setback shall be 30 feet from all street rights-of-way, unless otherwise noted in restrictions. All other Setbacks shall be in accordance with the Zoning Ordinances.
 - No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
 - The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
 - The parent tract has an area designated as Flood Zone "A" (high flood risk), but the lots to be platted are in Zone "X" (minimal flood risk) according to FEMA Flood Insurance Rate Map 47008C0250C, dated September 19, 2007.
 - Blount County Zoning: Rural District 1 (R-1)
 - 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.

LINE TABLE

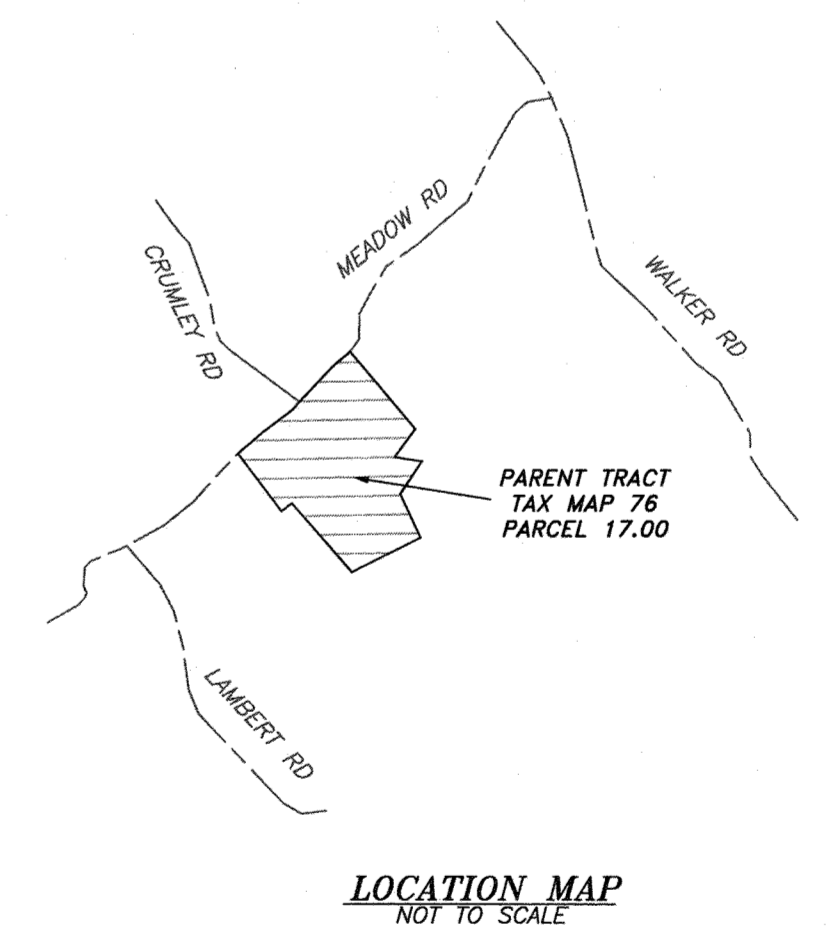
No.	Bearing	Len.
L1	N48°21'45"E	91.72'
L2	N48°21'45"E	129.49'
L3	N48°21'45"E	12.67'
L4	N49°15'20"E	85.85'
L5	N49°15'20"E	129.58'
L6	N49°15'20"E	129.58'
L7	N49°15'20"E	129.58'
L8	N49°15'20"E	82.97'
L9	S34°04'59"W	113.06'
L10	N34°04'59"E	126.84'
L11	N34°04'59"E	126.84'
L12	N34°04'59"E	126.84'
L13	N34°04'59"E	52.80'
L14	N44°39'25"E	73.60'
L15	N44°39'25"E	133.22'
L16	N44°39'25"E	149.83'
L17	N51°35'58"W	56.26'
L18	N37°47'34"E	97.09'
L19	S47°53'10"E	56.29'

- LEGEND:**
- EIR EXISTING IRON ROD
 - EIP EXISTING IRON PIPE
 - NIR NEW IRON ROD
 - A= ARC LENGTH
| R= | RADIUS |
| D= | CENTRAL ANGLE (DELTA) |
| B= | CHORD BEARING |
| C= | CHORD LENGTH |
| AC | ACRES |
| SF | SQUARE FEET |
| WDB | WARRANTY DEED BOOK |
| MRB | MISC. RECORD BOOK |
| PG | PAGE |
| TYP | TYPICAL |
| R/W | RIGHT-OF-WAY |
| C/L | CENTERLINE |
| PP | POWER POLE (PP) |
| BL | BOUNDARY LINE |
| RR | ROAD RIGHT-OF-WAY LINE |
| LO | LOT LINE |
| PL | PARCEL LINE |
| EL | EASEMENT LINE |
| BS | BUILDING SETBACK LINE |
| RO | ROAD CENTERLINE |
| ER | EDGE OF ROAD |
| EG | EDGE OF GRAVEL/ROAD |
| FL | 100 YEAR FLOOD LINE |

CURVE TABLE

No.	Len.	Radius	Delta	Bearing	Chord
C1	132.12'	1199.00'	6°19'	N43°27'16"E	132.05'
C2	37.75'	1199.00'	1°48'	N47°30'47"E	37.75'
C3	31.04'	1975.20'	0°54'	N48°48'20"E	31.04'
C4	46.57'	1005.00'	2°39'	N47°55'42"E	46.56'
C5	17.06'	1005.00'	0°58'	S34°34'09"W	17.06'
C6	73.92'	1601.41'	2°39'	N35°24'21"E	73.92'
C7	43.54'	1601.41'	1°33'	N37°30'26"E	43.53'
C8	82.93'	1096.52'	4°20'	N41°01'12"E	82.91'
C9	6.70'	1096.52'	0°21'	N43°21'42"E	6.70'
C10	46.63'	7564.55'	0°21'	N43°47'34"E	46.63'
C11	93.48'	1005.00'	5°20'	S37°43'12"W	93.44'

17 LOTS ±13.443 Ac. TOTAL



CLIENT:
DAVID SHANKS
215 ELLIS AVENUE
MARYVILLE, TN 37804

OWNER:
SARA JO LEGACY HOLDINGS LLC
3533 TOPSIDE RD
KNOXVILLE, TN 37920

DISTRICT 2, BLOUNT COUNTY
RB 2698 PG 1932
TAX MAP 76 PARCEL 17.00

SURVEYOR'S CERTIFICATION:
I hereby certify that this is a Category I survey, the ratio of precision of the unadjusted survey is 1: 10,000 or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 1929

Date

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