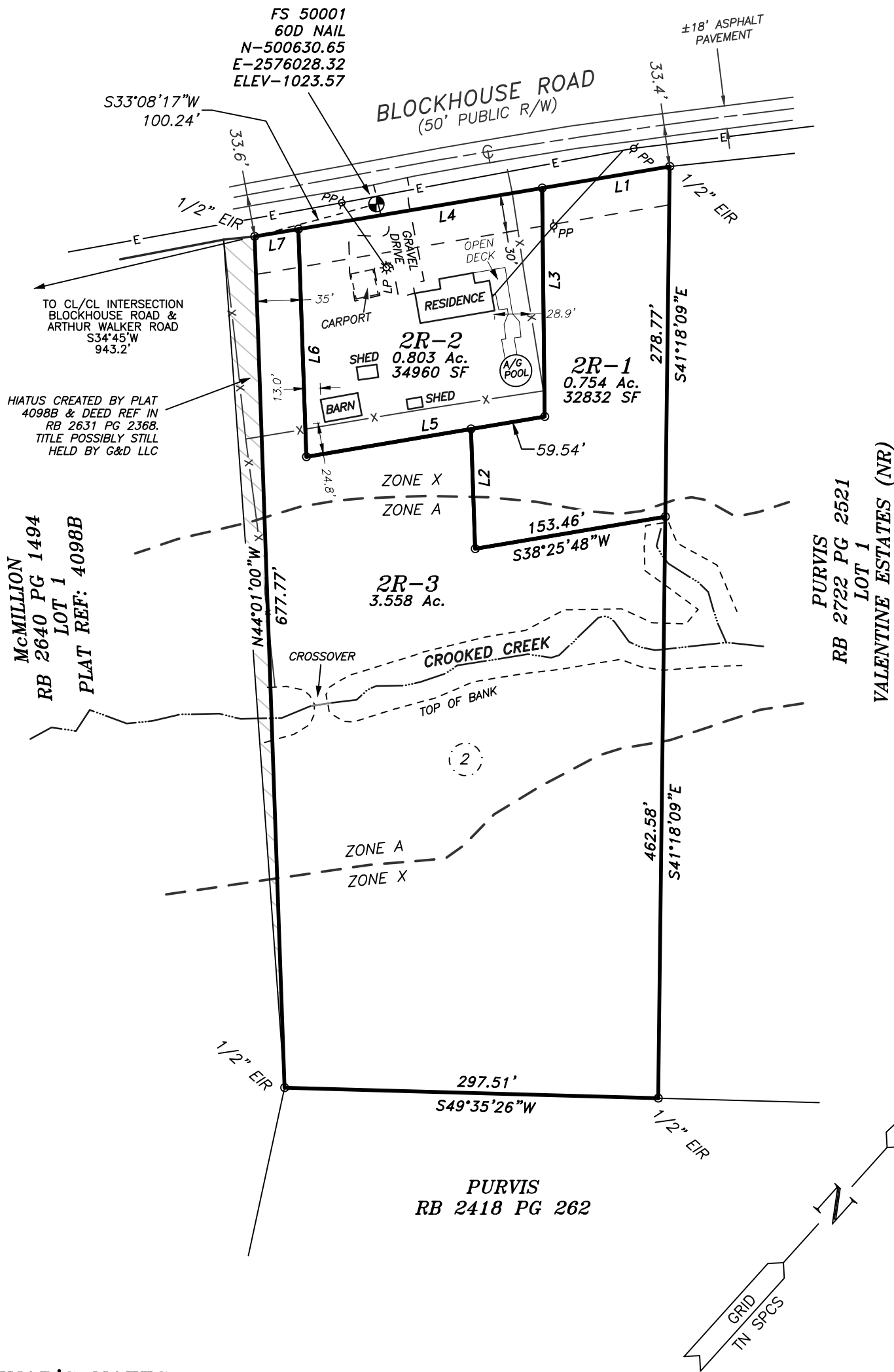


I:\8370\dwg\8370-FS.dwg, 9/19/2025 12:57:33 PM, cegoforth, 1:1



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 and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 10 feet on each side of as-built sewer utility lines.
- Front Building setback shall be 30 feet from all street rights-of-way and joint permanent easements, 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. Subject to 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.
- Located in Flood Zone "X" (minimal flood risk), and Flood Zone "A" (high flood risk), according to Flood Insurance Rate Map 47009C0254C, Community Number 470356, dated September 19, 2007.
- Blount Vouty Highway Department must be contacted prior to construction of the drive way access.
- 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.
- GNSS data for this survey was derived using Static GPS procedures on July 24, 2025 using Trimble R8 dual frequency GPS receivers. The grid coordinates of the Fixed Station shown hereon were derived from a solution using Trimble Post-Processing Service as referenced to NAD83(2011), Epoch(2010.0), GEOID18. The relative positional accuracy of the GPS vectors does not exceed H=0.01' and V=0.04'. Combined Grid Factor=0.99990725 centered on Fixed Station 50001, as shown hereon.

BLOUNT COUNTY, TENNESSEE

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.

Secretary, Planning Commission _____ Date _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

We heraby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with 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 - Lacey N. Hill _____ Date _____

Owner - Harold T. Brewster Jr. _____ Date _____

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 Regional Land Development Regulations in the Subdivision shown hereon.

Manager, South Blount County Utility District _____ Date _____

CERTIFICATION OF THE 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 serviced 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.

Signature/Title _____ Date _____

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.

Registered Land Surveyor _____ Date _____

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.

County Highway Superintendent _____ Date _____

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.

Signature _____ Date _____

BLOUNT COUNTY HEALTH DEPARTMENT

Approval is hereby granted for lots 2R-1 and 2R-3 defined as, RESUBDIVISION OF LOT 2 INTO LOTS 2R-1, 2R-2 & 2R-3 of VALENTINE ESTATES S/D, Blount County, Tennessee, 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 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 alteration of the soil conditions may void this approval.

Lots: 2R-1 and 2R-3 are approved for standard individual subsurface sewage disposal system serving a maximum of _____ bedrooms.

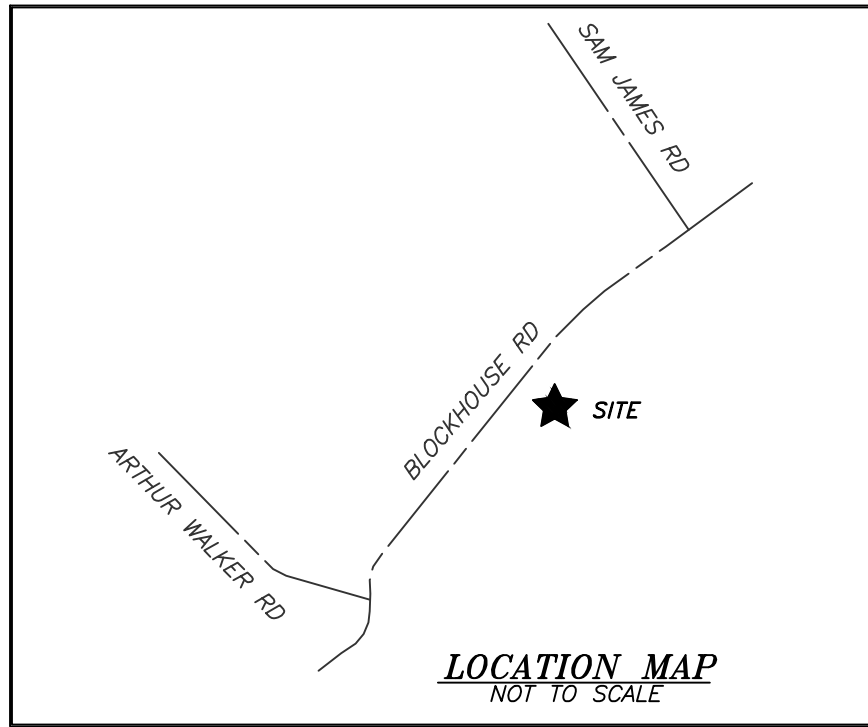
House size, location and design will determine the actual number of bedrooms for which a permit may be issued.

In accordance with the policies of the Tennessee Department of Environment and Conservation, the Blount County Health Department has not evaluated the existing subsurface sewage disposal system (SSD) for lot 2R-2 represented by this plat. The Blount County Environmental Health Department makes no representation as to the performance of the existing SSD system, or its future operation.

Director, Environmental Health, Blount Co. Health Department _____ Date _____

LINE TABLE

No.	Bearing	Len.
L1	N38°25'48"E	102.89'
L2	N44°01'00"W	95.44'
L3	N42°39'37"W	181.88'
L4	N38°25'48"E	196.73'
L5	S38°25'48"W	192.39'
L6	N44°01'00"W	181.26'
L7	N38°25'48"E	35.31'



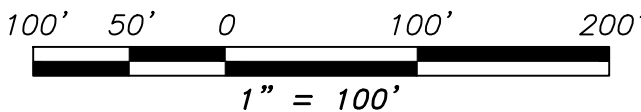
LEGEND:

- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- NIR NEW IRON ROD
- N&D NAIL & DISK
- Ac. ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- MRB MISC. RECORD BOOK
- PG PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- PP POWER POLE (PP)
- FIXED STATION
- PREVIOUS LOT DESIGNATION

- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- PARCEL LINE
- BUILDING SETBACK LINE
- ROAD CENTERLINE
- EDGE OF ROAD
- EDGE OF GRAVEL/ROAD
- CORRUGATED METAL PIPE (CMP)
- FENCE LINE
- ELECTRIC LINE (OVERHEAD)
- 100 YEAR FLOOD LINE
- LAKE/RIVER/CREEK LINE
- BUILDING CANOPY LINE

OWNERS:

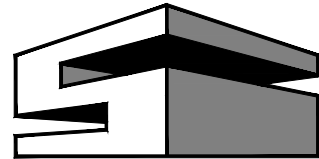
LACEY N. HILL &
HAROLD T. BREWSTER, JR
1236 BLOCKHOUSE RD
MARYVILLE, TN 37803
DISTRICT 8, BLOUNT COUNTY
RB 2823 PG 1274
TAX MAP 092 PARCEL 052.03
PLAT REF: (NOT RECORDED)



SURVEYOR'S CERTIFICATION:

I hereby certify that this is a Category 1 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. # 3582 _____ Date _____



SINCE 1979

STERLING
ENGINEERING, INC.

**LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING**

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401

P.O. BOX 4878

MARYVILLE, TENNESSEE

37802-4878

PHONE: 865-984-3905

FAX: 865-981-2815

www.sterling.us.com

RESUBDIVISION OF LOT 2 INTO LOTS 2R-1, 2R-2 & 2R-3 OF:

VALENTINE ESTATES S/D

BLOCKHOUSE RD, MARYVILLE, TN 37803

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SHEET

FS

DESIGNED:

DRAWN: **CEG**

CHECKED:

DATE: **9/19/25**

SCALE: **1" = 100'**

DRAWING:

8370-FS

PROJECT NO:

SEI#8370