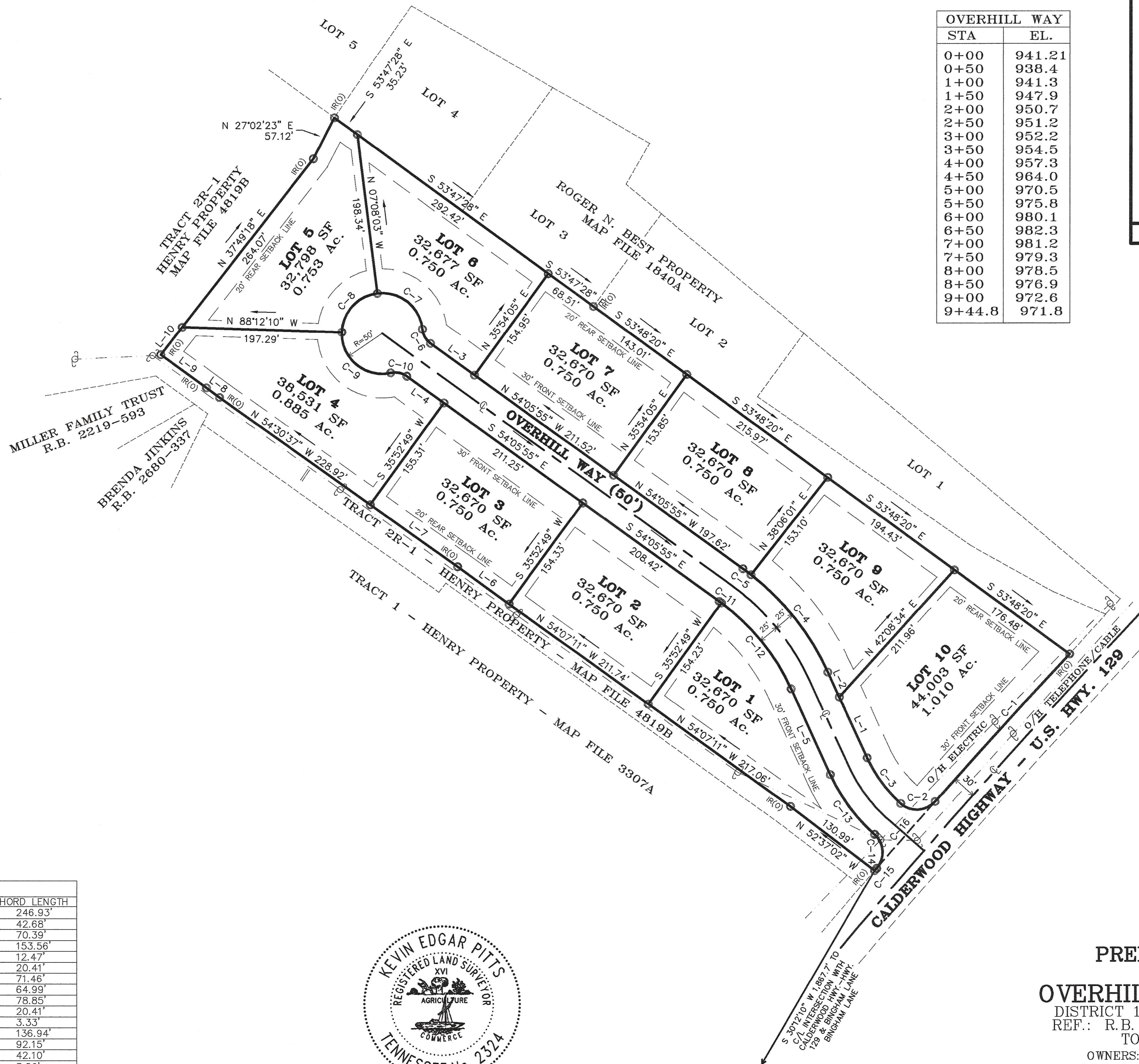
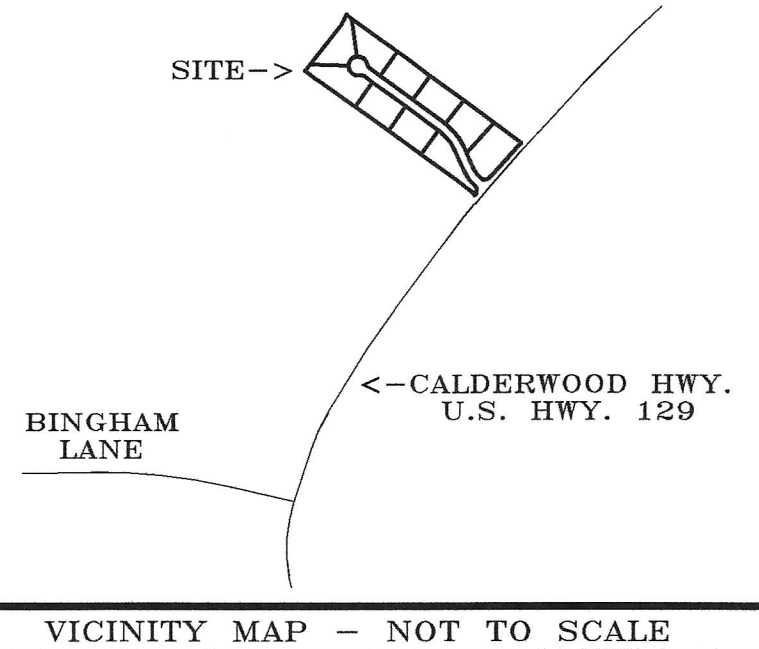


NOTES:

- 1) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- 2) AS PER THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 4700900250C; EFFECTIVE DATE: SEPTEMBER 19, 2007) THIS PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3) THIS PROPERTY IS ZONED: R-1 (RURAL DISTRICT 1).
- 4) SETBACK REQUIREMENTS: FRONT = 30 FEET, 10 FEET FROM DRIVEWAY EASEMENT
SIDE = 10 FEET
REAR = 20 FEET FOR PRINCIPAL STRUCTURE
5 FEET FOR ACCESSORY STRUCTURE
- 5) IRON ROD SET AT EACH CORNER, UNLESS OTHERWISE SHOWN HEREON.
- 6) RTK GPS WAS USED ON 100% OF THIS SURVEY. DATUM IS NAD 83 CORRS 96 (DOT NETWORK CORRECTION). THE GPS RECEIVER WAS A CARLSON BRX7 AND EXCEEDS DUAL FREQUENCIES. ALL GPS MEASURED POINTS WERE REDUCED TO GROUND WITH A GRID TO GROUND FACTOR OF 1.000000. AVERAGE HRMS VALUES RECORDED WERE LESS THAN 0.035 FEET AT EACH CORNER.
- 7) DRAINAGE AND UTILITIES EASEMENTS SHALL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ON THE INSIDE OF ALL LOT LINES EXTERIOR TO THE SUBDIVISION, AND TEN FEET ALONG THE STREET RIGHT-OF-WAY EXCEPT AS OTHERWISE SHOWN HEREON, OR FIVE FEET ON EACH SIDE OF ALL ASBUILT UTILITIES.



OVERHILL WAY	
STA	EL.
0+00	941.21
0+50	938.4
1+00	941.3
1+50	947.9
2+00	950.7
2+50	951.2
3+00	952.2
3+50	954.5
4+00	957.3
4+50	964.0
5+00	970.5
5+50	975.8
6+00	980.1
6+50	982.3
7+00	981.2
7+50	979.3
8+00	978.5
8+50	976.9
9+00	972.6
9+44.8	971.8



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 24°34'13" W	82.82'
L-2	N 24°34'13" W	33.96'
L-3	N 54°05'55" W	67.04'
L-4	S 54°05'55" E	56.51'
L-5	S 24°34'13" E	116.77'
L-6	N 54°07'17" W	78.60'
L-7	N 54°30'37" W	132.65'
L-8	N 53°39'26" W	20.09'
L-9	N 54°01'23" W	69.67'
L-10	N 37°49'18" E	43.08'

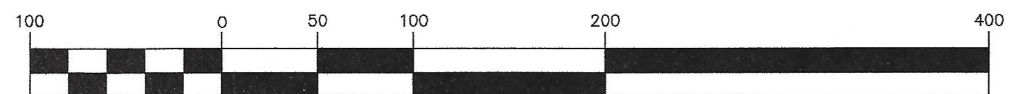
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	10,000.00'	246.94'	S 42°15'20" W	246.93'
C-2	30.00'	47.48'	S 86°53'11" W	42.68'
C-3	175.00'	70.88'	N 36°10'22" W	70.39'
C-4	325.00'	155.02'	N 38°14'06" W	153.56'
C-5	325.00'	12.47'	N 52°59'57" W	12.47'
C-6	25.00'	21.03'	N 30°00'14" W	20.41'
C-7	50.00'	79.61'	N 51°31'18" W	71.46'
C-8	50.00'	70.75'	S 42°19'53" W	64.99'
C-9	50.00'	90.83'	S 50°14'44" E	78.85'
C-10	25.00'	21.03'	S 78°11'37" E	20.41'
C-11	275.00'	3.33'	S 53°45'08" E	3.33'
C-12	275.00'	138.40'	S 38°59'17" E	136.94'
C-13	225.00'	92.80'	S 36°23'11" E	92.15'
C-14	30.00'	46.66'	S 03°38'29" E	42.10'
C-15	9,999.99'	3.80'	S 40°54'32" W	3.80'
C-16	10,000.00'	109.68'	N 41°14'02" E	109.68'



CERTIFICATE

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS CATEGORY IV ACCURACY SPECIFICATIONS, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000+ OR LESS THAN 1/10 OF A FOOT PER CORNER ON SMALL LOTS.

PRELIMINARY PLAT FOR
LOTS 1-10
OVERHILL VIEW SUBDIVISION
DISTRICT 1, BLOUNT COUNTY, TENNESSEE
REF.: R.B. 2833-1345 & MAP FILE 4819B
TOTAL AREA = 9.083 Ac.
OWNERS: TIMOTHY L. & LINDA K. IVENS
1411 MONTVALE STATION ROAD
MARYVILLE, TN. 37803
GRAPHIC SCALE



1 inch = 100 ft.

DATE: 11-10-25

BLOUNT SURVEYS, INC.		LEGEND		TAX MAP 111		DRAWN BY: SHEET: 1 OF 1	
KEVIN EDGAR PITTS, RLS NO. 2324		IRCD = OLD IRON ROD (FOUND)		GROUP		FIELD WORK	
1710 W. LAMAR ALEXANDER PARKWAY		IRPD = OLD IRON PIPE (FOUND)		PARCEL 087.00		BY: BC	
MARYVILLE, TENNESSEE 37801		IRND = NEW IRON ROD (SET)				SCALE: 1"=100'	
PHONE (865) 983-8484		M.B.S.L. = MINIMUM BUILDING SETBACK LINE				JOB NO. 12339	

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.