

TIMMY DEWAYNE CARRUBA  
R.B. 2619-1059  
TAX MAP 042 PARCEL 010.07

2.572 ACRES - PARCEL 010.07  
0.619 ACRES - PARCEL 010.05  
3.191 ACRES  
TOTAL AREA

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: 47009C0250C; 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 CORS 98 (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 0.05 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.
- 8) EASEMENTS ALONG THE FORMER LOT LINES ARE REMOVED.
- 9) THE RESIDENCE, SHED, CARPORT & GARAGE ON LOT 1 EXTEND ACROSS THE MINIMUM BUILDING SETBACK LINE HEREIN ESTABLISHED. THESE NON-CONFORMING STRUCTURES ARE PERMITTED AND APPROVED BY THE BLOUNT COUNTY PLANNING COMMISSION, BUT WHEN THESE STRUCTURES ARE REMOVED, THEN THE MINIMUM BUILDING SETBACK LINE REQUIREMENTS, AS SHOWN HEREON, SHALL BE MET.
- 10) THE RESIDENCE ON LOT 1 EXTENDS ACROSS THE MINIMUM BUILDING SETBACK LINE HEREIN ESTABLISHED. THIS NON-CONFORMING STRUCTURE IS PERMITTED AND APPROVED BY THE BLOUNT COUNTY PLANNING COMMISSION, BUT WHEN THESE STRUCTURES ARE REMOVED, THEN THE MINIMUM BUILDING SETBACK LINE REQUIREMENTS, AS SHOWN HEREON, SHALL BE MET.

CERTIFICATE 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 right-of-way, streets, alley, walks, easements, parks and other open spaces to public or private use as noted.

Date  
JEFFREY CARRUBA  
MACKEY CARRUBA  
TIMMY CARRUBA  
BELINDA CARRUBA

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.

Date  
E-911 Authority

CERTIFICATE OF APPROVAL OF STREETS

This subdivision lies along an existing public road. The improvements related to streets have been installed according to County specifications; and according to the specifications of the BLOUNT Planning Commission's Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

Date  
County Highway Superintendent

CERTIFICATE OF APPROVAL FOR RECORDING

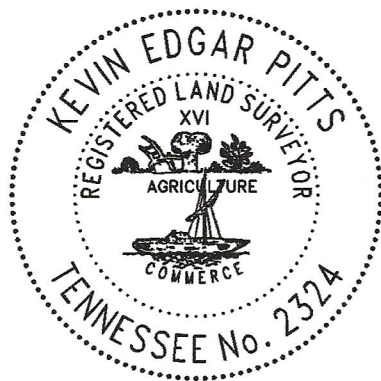
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the Blount County Planning Region, with the exception of such variances, if any, as noted in the minutes of the planning commission, and that it has been approved by that body for recording in the office of the county register.

Date  
Secretary, Planning Commission

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.

Date  
Registered Surveyor



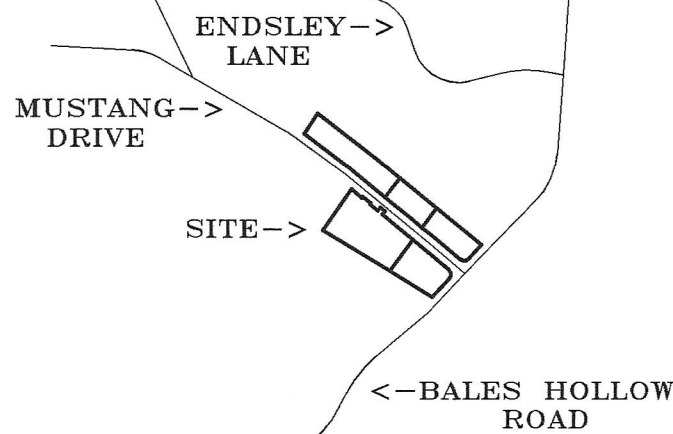
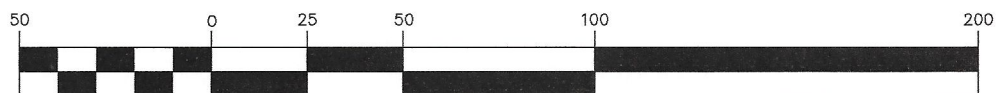
The owner and/or developer of any lot, in developing the lot into building, whether primary structure or accessory structure, or conducting any development or use that will disturb soils on the lot, shall reserve and maintain area sufficient for primary, secondary (and tertiary when applicable) septic 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.

SUBDIVISION OF THE  
JEFFREY CARRUBA PROPERTY  
AND THE JEFFREY CARRUBA,  
MACKEY CARRUBA & TIMMY CARRUBA  
PROPERTY AND COMBINATION SURVEY  
OF THE TIMMY DEWAYNE & BELINDA  
CARRUBA PROPERTIES

DISTRICT 4, BLOUNT COUNTY, TENNESSEE  
REF.: R.B. 2789-977 - PARCEL 022.00  
R.B. 2789-1256 - PARCEL 010.05

OWNERS: JEFFREY & MACKEY CARRUBA  
1103 MUSTANG DRIVE  
FRIENDSVILLE, TN. 37737  
TIMMY DEWAYNE & BELINDA CARRUBA  
176 NIGHTWIND TRACE  
ACWORTH, GA. 30101

GRAPHIC SCALE



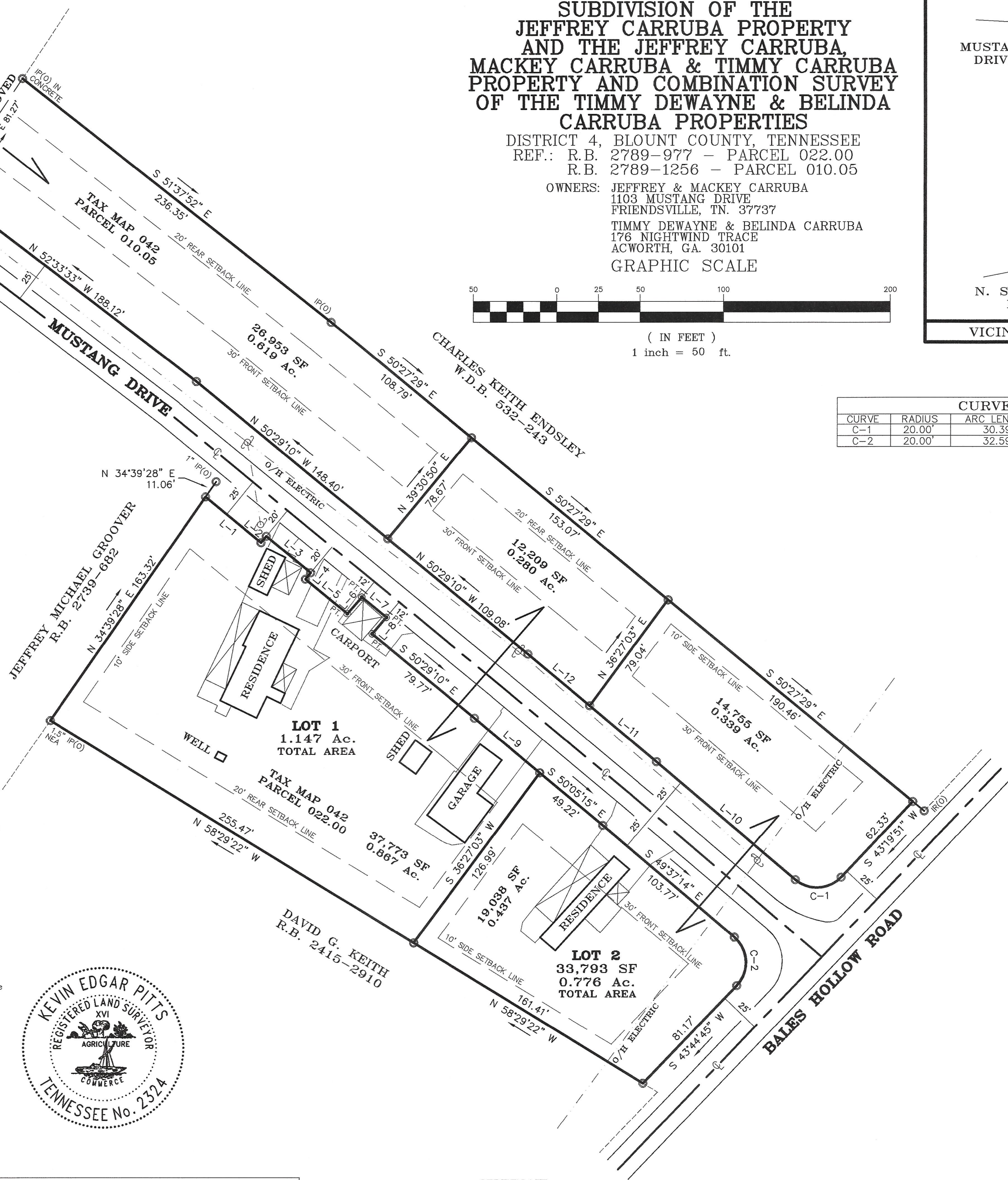
VICINITY MAP - NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	20.00'	30.39'	S 86°51'18" W	27.55'
C-2	20.00'	32.59'	S 02°56'15" E	29.10'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 50°29'10" E	43.17'
L-2	N 39°30'50" E	5.00'
L-3	S 50°29'10" E	34.56'
L-4	S 39°30'50" W	5.00'
L-5	S 50°29'10" E	32.40'
L-6	N 40°41'53" E	13.00'
L-7	S 50°29'10" E	19.06'
L-8	S 40°41'53" W	13.00'
L-9	S 50°05'15" E	51.07'
L-10	N 49°37'14" W	109.40'
L-11	N 50°05'15" W	52.45'
L-12	N 50°05'15" W	48.21'



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.

BLOUNT SURVEYS, INC.

KEVIN EDGAR PITTS, RLS NO. 2324  
1710 W. LAMAR ALEXANDER PARKWAY  
MARYVILLE, TENNESSEE 37801  
PHONE (865) 983-8484

LEGEND

IR(O) = OLD IRON ROD (FOUND)  
IP(O) = OLD IRON PIPE (FOUND)  
IR(N) = NEW IRON ROD (SET)  
M.B.S.L. = MINIMUM BUILDING SETBACK LINE

TAX MAP 042  
PARCEL 022.00  
010.05  
010.07

DRAWN BY: SHEET: 1 OF 1  
FIELD WORK BY: BC  
MAP CHECK BY: 12923

DATE: 08-06-25