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

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

_____
SHORE LAND COMPANY, LLC.
JOHN SHORE

CERTIFICATE OF THE APPROVAL OF 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

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

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: 47009C0275C; 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: S (SUBURBANIZING).
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 96 (TDOT 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) LOT 2 IS REQUIRED TO USE THE RESTRICTED DRIVEWAY ACCESS, AS SHOWN ON PLAT. NO OTHER ACCESS IS PERMITTED ON LOT 2.

ELECTRICAL UTILITY SERVICE

The property shown on this subdivision plat is within the service area of the _____
The following condition(s) apply:
- ○ Lots _____ are served by existing powerlines.
- ○ Lots _____ are/will be served 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.

_____
Date

_____
Signature

_____
Title

Approval is hereby granted for lots ____1 & 2____ defined as ___JOHNSON ACRES___, Blount County, Tennessee as being suitable for surface sewage disposal (SDD) 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 SDD 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 of the soil conditions may void this approval.

_____
Director, Environmental Health — Date
Blount County Health Department

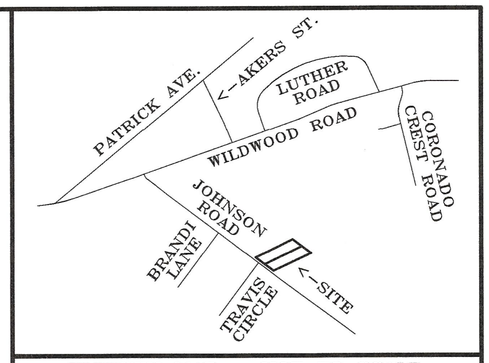
Lots: ____1 & 2____ are approved for standard individual sub-surface sewage disposal system serving a maximum of ___3___ bedrooms.

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

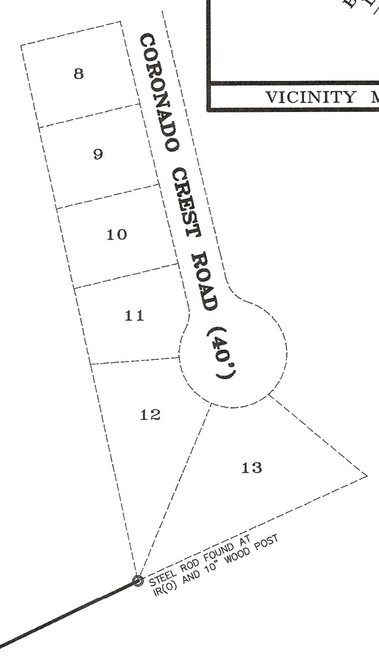
REMAINING LANDS OF
SHORE LAND COMPANY, LLC.

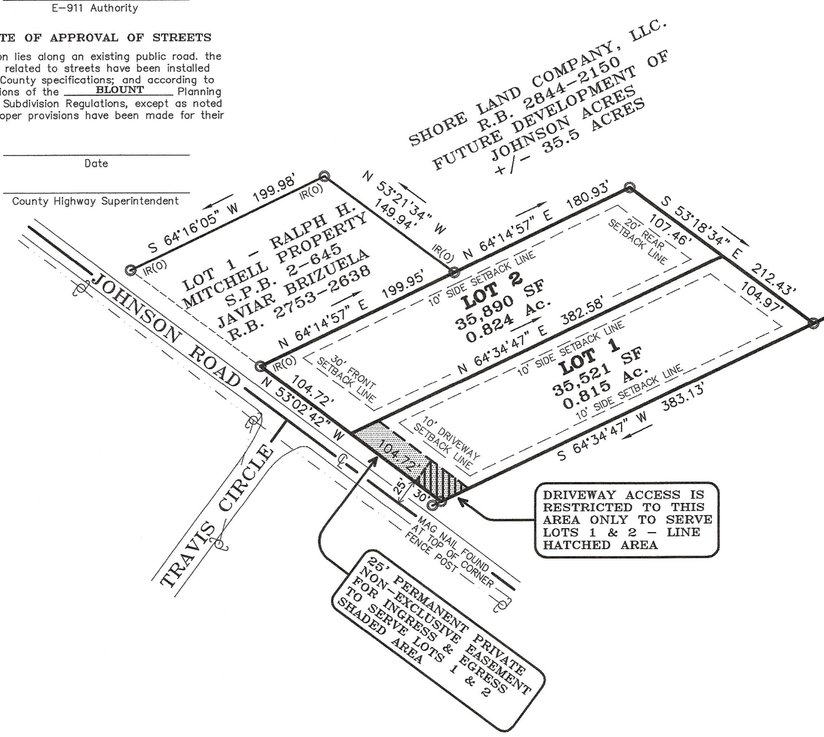
ACCORDING TO TENNESSEE CODE ANNOTATED SECTION 13-3-401(4) (B) THIS PLAT DOES NOT FALL WITHIN THE DEFINITION OF A "SUBDIVISION" THAT MUST BE APPROVED BY THE BLOUNT COUNTY PLANNING COMMISSION.

_____
KEVIN E. PITTS, RLS NO. 2324



VICINITY MAP – NOT TO SCALE





KEVIN EDGAR PITTS
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE No. 2324

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 CATAGORY 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.

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 appicable) 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.

LOTS 1 & 2
JOHNSON ACRES

DISTRICT 9, BLOUNT COUNTY, TENNESSEE
REF.: R.B. 2844-2150
TOTAL AREA = 1.639 Ac.

OWNERS: SHORE LAND COMPANY, LLC.
P.O. BOX 6018
MARYVILLE, TN. 37802

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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 037
GROUP
PARCEL PART OF 031.00

DATE: 02-03-26	
DRAWN BY: KP	SHEET: 1 OF 1
FIELD WORK BY: MW	SCALE: 1"=100'
MAP CHECK BY:	JOB NO. 13018