

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

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.

Jeremy S. Crye _____ Date _____

Kara M. Crye _____ Date _____

CERTIFICATION OF THE APPROVAL OF UTILITIES (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.

Signature/Position _____ 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 _____

defined as, _____
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.

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

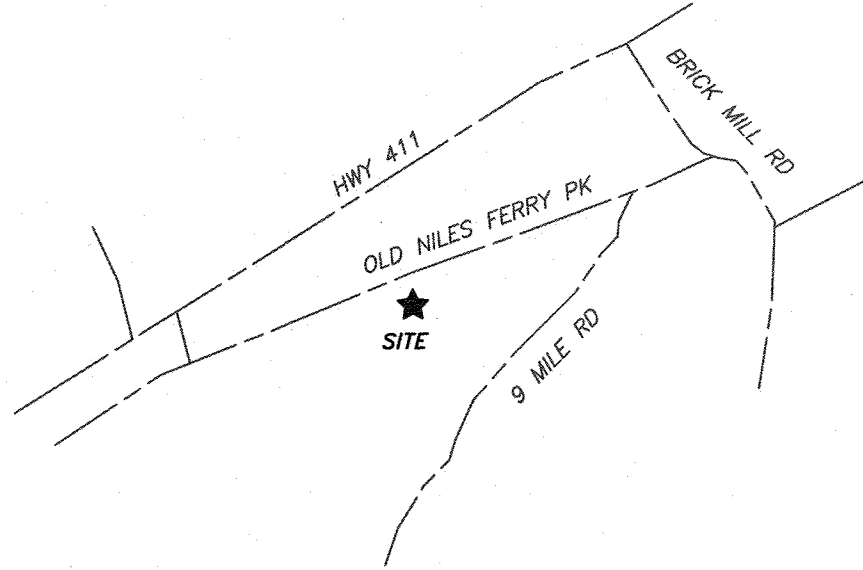
Lots: _____
are approved for standard individual subsurface sewage disposal system serving a maximum of _____ bedrooms.

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

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.

LEGEND:

EIR EXISTING IRON ROD
EIP EXISTING IRON PIPE
NIR NEW IRON ROD
Ac. ACRES
SF SQUARE FEET
WDB WARRANTY DEED BOOK
RB RECORD BOOK
PG PAGE
TYP TYPICAL
R/W RIGHT-OF-WAY
CL CENTERLINE
SC SEWER CLEANOUT
MH MANHOLE (EXISTING)
PP POWER POLE (PP)
FS FIXED STATION CP
WM WATER METER
BL BOUNDARY LINE
R/W ROAD RIGHT-OF-WAY LINE
CL ROAD CENTERLINE
E EDGE OF ROAD
E EDGE OF GRAVEL/ROAD
EL ELECTRIC LINE (OVERHEAD)
BL BUILDING CANOPY LINE
E EASEMENT



LOCATION MAP
NOT TO SCALE

LINE TABLE

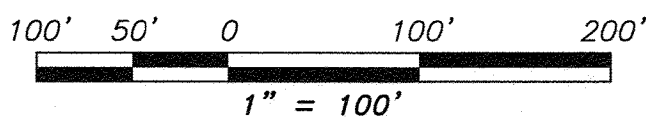
No.	Bearing	Len.
L1	N67°42'31"E	107.30'
L2	N67°42'31"E	30.00'
L3	N67°42'31"E	104.74'
L4	N67°42'31"E	50.67'
L5	S27°37'59"E	552.42'
L6	S65°12'38"W	173.73'
L7	S27°33'15"E	152.54'
L8	S49°20'00"W	196.41'
L9	N22°09'21"W	212.24'
L10	N22°09'21"W	256.75'
L11	N22°09'21"W	302.42'
L12	S27°44'49"E	227.90'
L13	S8°23'45"W	89.67'
L14	S60°49'59"W	70.78'
L15	N22°23'34"W	205.37'
L16	N27°37'49"W	107.55'
L17	N27°37'49"W	246.21'
L18	N22°23'34"W	206.79'
L19	N27°37'49"W	96.11'
L20	N27°37'49"W	256.50'
L21	N67°11'02"E	141.80'
L22	N67°44'34"E	117.32'

TOTAL ACREAGE:

5 LOTS - TOTAL ACREAGE: 4.831
DEDICATED RIGHT-OF-WAY TOTAL ACREAGE: 0.167

OWNER/CLIENT:
JEREMY S. CRYE & KARA M. CRYE
5704 OLD NILES FERRY PIKE
GREENBACK, TN 37742

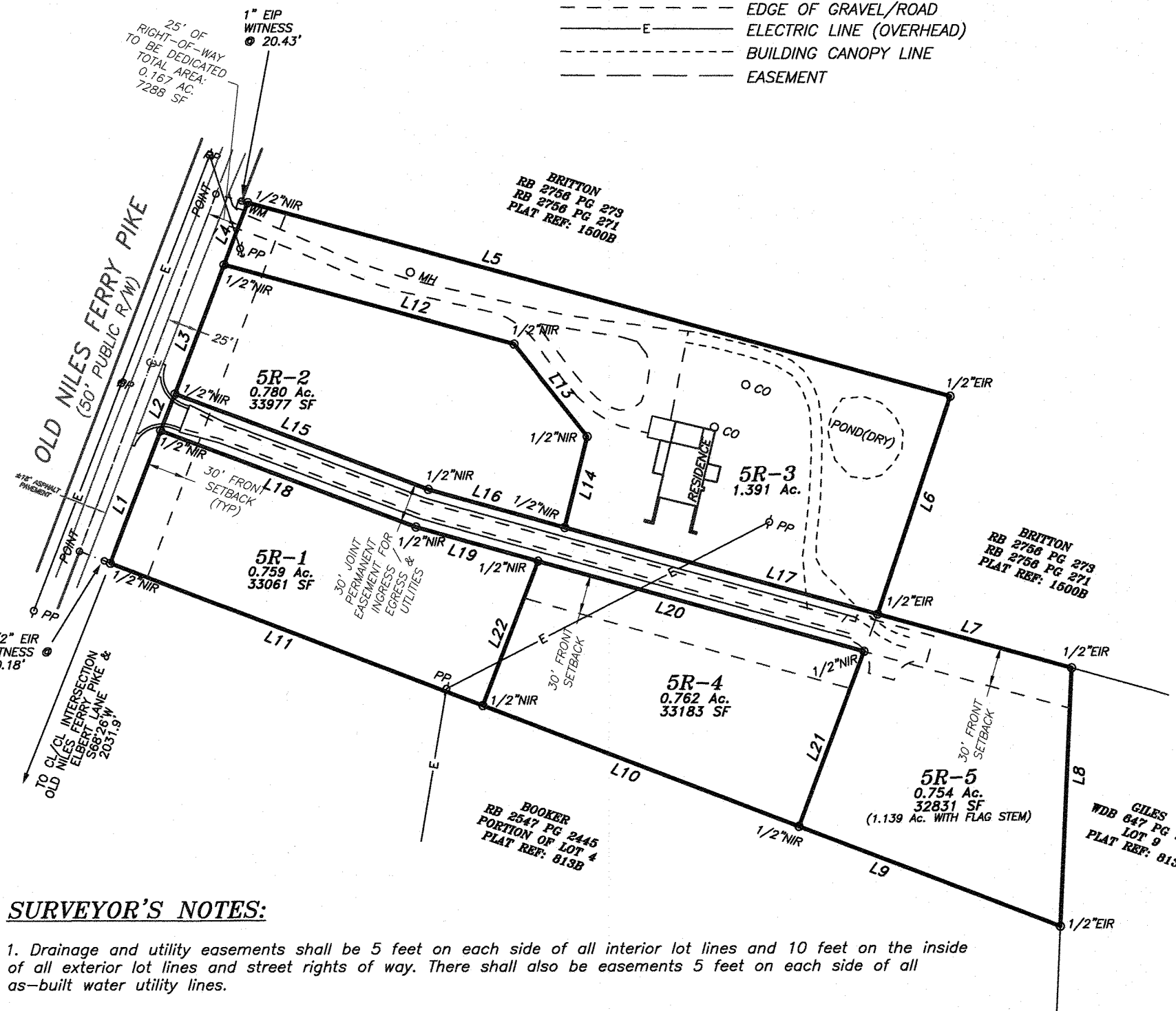
DISTRICT 1, BLOUNT COUNTY
WDB 2800 PG 2078
TAX MAP 99 PARCEL 44.10
PLAT REF. 813B



SURVEYOR'S CERTIFICATION:

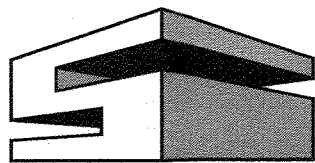
I hereby certify that this is a Category I survey, the ratio of precision of the unadjusted survey is 1: 10,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 1929 _____ Date _____



SURVEYOR'S NOTES:

- 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.
- 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" (area of minimal flood hazard), according to Flood Insurance Rate Map 47009C0250C, dated September 19, 2007.
- 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.
- Zoning: Blount County Rural District 1 (R-1).
- A subdivision of lots having exclusive access along the joint permanent easement (common driveway) is limited to no more than four lots maximum. The owners of lots 5R-1, 5R-2, 5R-4, and 5R-5 having access along the joint permanent easement (common driveway) shall be jointly responsible for the perpetual maintenance of the joint permanent easement, and all deeds for said lots shall specify such responsibility and mechanisms for maintenance.
- 1/2" new iron rods will be set at all internal lot corners.
- No other driveway access for lots 5R-1 or 5R-2 off Old Niles Ferry Road.
- Per the United States Postal Service (Tammy Martin - Greenback Post Master), the mailboxes for Ruby Way will need to be placed after 5709 Old Niles Ferry Pike before the entrance to Ruby Way. They will need to be in numerical order as follows 1124, 1128, 1132. The mailbox for 5700 Old Niles Ferry is to be placed after 5703 Old Niles Ferry Pike.



STERLING
ENGINEERING, INC.

LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING

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LOTS 5R-1 - 5R-5

FINAL SUBDIVISION PLAT

GOOLSBY PROPERTY

BLOUNT COUNTY, TN

JEREMY CRYE



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SHEET

FS

DESIGNED: **SDJ**

DRAWN: **SDC**

CHECKED: **CMR**

DATE: **09/10/2025**

SCALE: **1" = 100'**

DRAWING: **8215-FS**

PROJECT NO:
SEI#8215