



TOTAL AREA
26.41 ACRES
1,150,403 sq. ft.

INCLUDES COMMON AREA AND R.O.W.

Total Building Lots: 90
Open Space Lots: 4

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.

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 Maryville Subdivision Regulations, except as noted herein; or proper provisions have been made for their installation.

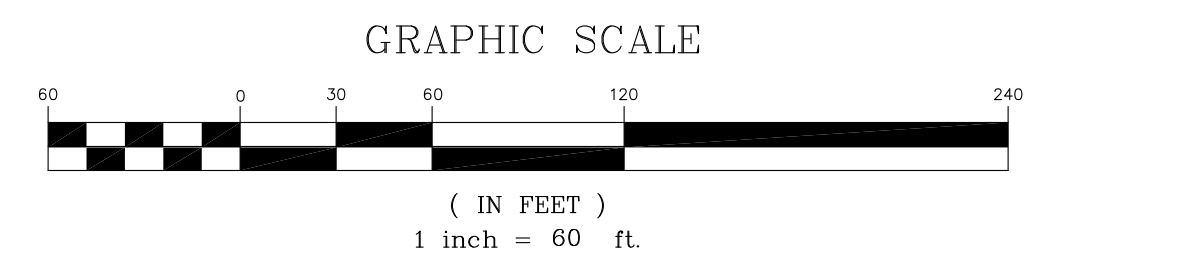
CERTIFICATION OF APPROVAL OF UTILITIES

I hereby certify that sanitary sewer improvements have been or will be installed in an acceptable manner and according to the specifications of the Maryville Subdivision Regulations in the subdivision shown hereon, provided the developer makes proper provisions and pays the required fees to the City of Maryville pursuant to the "Rules, Regulations, Rates and Policies" of the City of Maryville Sewer Department.

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.

CURVE TABLE				CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS	CURVE	BEARING	CHORD	RADIUS
C1	N84°02'07"W	217.99	150.00	C35	N60°01'53"W	6.43	50.00
C2	N32°08'40"W	92.72	300.00	C36	N29°41'08"W	44.87	50.00
C3	S67°32'19"E	238.65	150.00	C37	N17°38'04"E	35.28	50.00
C4	S17°15'32"W	159.42	150.00	C38	N62°56'20"E	41.70	50.00
C5	N35°26'35"W	139.50	770.00	C39	S87°54'09"E	7.87	50.00
C6	S03°56'30"W	35.10	25.00	C40	S78°11'33"W	47.44	75.00
C7	N86°42'47"W	36.01	25.00	C41	N16°26'31"E	34.29	25.00
C8	N04°21'35"E	35.36	25.00	C42	S37°14'46"E	35.36	25.00
C9	S85°38'25"E	35.36	25.00	C43	N14°45'14"E	35.36	25.00
C10	N85°38'25"W	35.36	25.00	C44	N64°56'55"E	31.69	175.00
C11	S04°21'35"W	35.36	25.00	C45	N78°11'08"E	49.16	175.00
C12	S45°07'30"W	414.11	667.58	C46	S85°37'59"E	49.16	175.00
C13	S47°52'08"W	130.62	568.75	C47	S69°43'38"E	47.69	175.00
C14	S50°49'11"W	455.08	568.75	C48	S53°34'30"E	50.65	175.00
C15	S55°11'56"W	35.61	175.00	C49	S37°44'14"E	45.78	175.00
C16	S08°22'13"W	44.67	175.00	C50	S22°31'53"E	46.83	175.00
C17	S76°02'33"W	1.87	175.00	C51	S34°04'30"E	82.35	125.00
C18	N62°45'09"E	35.18	75.00	C52	S86°46'37"E	137.87	125.00
C19	S62°30'56"W	23.05	50.00	C53	S14°11'10"E	4.01	175.00
C20	N85°31'27"W	31.95	50.00	C54	S10°28'27"E	15.61	175.00
C21	N49°23'32"W	30.07	50.00	C55	S00°05'46"E	50.65	175.00
C22	S37°57'18"E	15.84	75.00	C56	S16°11'30"E	49.16	175.00
C23	S51°31'06"E	19.59	75.00	C57	S32°26'59"W	49.17	175.00
C24	N52°40'02"W	38.73	175.00	C58	S44°56'33"W	26.96	175.00
C25	N41°52'19"W	27.11	175.00	C59	S05°28'58"E	40.66	125.00
C26	S49°57'48"W	2.63	125.00	C60	S26°37'05"W	96.54	125.00
C27	S86°08'32"W	145.44	125.00	C61	N39°18'14"W	34.75	745.00
C28	N47°51'22"W	45.24	125.00	C62	N35°27'09"W	65.38	745.00
C29	N36°59'52"W	7.93	525.00	C63	N31°35'30"W	34.99	745.00
C30	N33°34'35"W	54.75	525.00	C64	N40°30'13"W	3.79	795.00
C31	N28°43'23"W	34.16	525.00	C65	N38°21'39"W	55.67	795.00
C32	N36°08'24"W	21.39	475.00	C66	N34°20'31"W	55.81	795.00
C33	N30°51'16"W	66.20	475.00	C67	N31°7'18"W	28.92	795.00
C34	S45°17'50"E	47.44	75.00				



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.

Date _____ 20____

Owner(s) _____

The property owners are responsible for maintaining all onsite Stormwater Facilities located outside of the County Right of Way. Please refer to the previously recorded Maintenance Covenants referenced below.

Book _____ Page _____

SYMBOL LEGEND

FOUND MONUMENTATION (WITH SIZE AND TYPE)

SET MONUMENTATION (SEE NOTE 1)

LINE LEGEND

ST STORM SEWER LINE

SANITARY SEWER EASEMENT

BUFFER EASEMENT

CENTERLINE

DRAINAGE EASEMENT

Certification of the Approval of Streets

I hereby certify that the streets and other related improvements shown 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.

Date _____ 20____

County Highway Superintendent _____

Certification of 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;

or 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 _____ 20____

Signature _____

Title _____

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

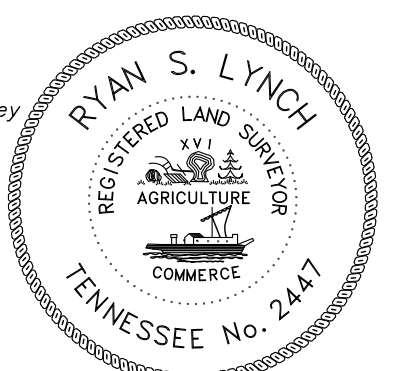
Certification of Accuracy

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 _____ 20____

Registered Surveyor _____

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK ROVER. DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED USING NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON IDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.



LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

REVISIONS	
DRAWN BY: M.STRANGE	1 Revise lots 1& 2 01102023
CHECKED BY: R. LYNCH	2 Revise utility easements 01302023
APPROVED BY: R.S.L.	3
SCALE: 1"=60'	4
DATE: 12/06/2022	5
	6

BALL HOMES LLC
3609 Walden Drive
Lexington, Kentucky 40517

CLOVER MEADOW
HWY 411 S
Maryville, Tennessee
District 6, Blount County, Tennessee

PROJECT NO.

4413