

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.

Secretary, Planning Commission

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.

Registered Surveyor

(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.

RODNEY McNABB

TAMMY J. McNABB

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 \_\_\_\_\_

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

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

Approval is hereby granted for lots 2-5 defined as Rodney McNabb Property, 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  
Blount County Health Department

Date \_\_\_\_\_

Lots: 2-5  
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.

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.

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

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.

LINE TABLE			
LINE	BEARING		DISTANCE
L-1	N 31°49'50"	E	21.25'
L-2	N 37°49'24"	E	84.4'
L-3	N 44°32'50"	E	44.45'
L-4	N 44°32'50"	E	42.18'
L-5	N 59°31'44"	E	77.20'
L-6	N 44°57'40"	E	33.68'
L-7	N 44°57'40"	E	97.18'
L-8	N 50°42'32"	E	53.28'
L-11	S 46°35'09"	E	35.00'
L-12	S 46°35'09"	E	25.00'
L-13	S 43°24'51"	W	25.00'
L-14	N 46°35'09"	W	25.00'
L-15	S 43°24'51"	W	75.00'
L-16	N 46°35'09"	W	35.00'
L-17	S 43°24'51"	W	90.89'
L-18	N 77°27'30"	W	115.20'
L-19	S 15°06'37"	W	59.95'
L-20	S 46°29'52"	E	25.23'
L-21	S 18°48'56"	E	17.77'
L-22	S 05°02'10"	W	69.52'
L-23	S 21°52'54"	W	18.97'
L-24	S 21°52'54"	W	61.72'
L-25	S 50°59'14"	E	100.30'
L-26	N 38°31'39"	E	14.80'

## 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: 470090C2050C; EFFECTIVE DATE: SEPTEMBER 19, 2007) THIS PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE

5) 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  
(TDO 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 0.03 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.

TN STATE PLANE NAD83


FINAL PLAT  
LOTS 2-5  
RODNEY McNABB PROPERTY  
REPLAT OF LOT 2R-2  
DAVID WAYNE LEE PROPERTY  
DISTRICT 4, BLOUNT COUNTY, TENNESSEE  
REF.: R.B. 2725-827 & MAP FILE 4365B  
TOTAL AREA = 6.071 Ac.  
OWNERS: RODNEY & TAMMY J. McNABB  
116 CEDAR CREST LANE  
FRIENDSVILLE, TN. 37737  
GRAPHIC SCALE



( IN FEET )  
inch = 100 ft.

DATE: 11-01-23

**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  
RETRACT JOINT

TAX MAP

TAX MAP \_\_\_\_\_  
GROUP \_\_\_\_\_  
PARCEL PA \_\_\_\_\_  
( )

DRAWN BY:

KP
FIELD WORK
BY: BC
MAP CHECK
BY: