

NOTES

1. PURPOSE OF PLAT: TO SUBDIVIDE PARCEL INTO TWO (2) LOTS.
2. TOTAL AREA: 74,152 SQ. FT. ± OR 1.70 ACRES.
3. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
4. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
5. 31. BOUNDARY ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBTAINED ON/BEWEEN SEPTEMBER 8, 2025, UTILIZING TOPCON HIPER-1X GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATIONS WERE DERIVED USING A VARS NETWORK OF TDOOT GNS STATIONS REFERENCED TO NAD83(2011), GEDD 18.
6. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47009C0275C, DATED 09/19/2007.
7. THIS SURVEY WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
8. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, (NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, DIAL 811 FOR A ONE CALL CENTER.
9. 7.1. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTERS OFFICE OF BLOUNT COUNTY, TENNESSEE (ROBC).
10. 7.1. DEED REFERENCE(S): WARRANTY DEED BOOK 554, PAGE 342
11. SUBJECT PROPERTY IS CURRENTLY ZONED "S", SUBURBANIZING DISTRICT. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT BLOUNT COUNTY PLANNING DEPARTMENT: 865-681-9301.
12. 30' FRONT SETBACK
13. 10' SETBACK OFF OF ACCESS EASEMENT
14. ALL OTHER SETBACKS AS PER BLOUNT COUNTY ZONING.
15. 10' UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES.
16. 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.
17. IN ACCORDANCE WITH THE POLICIES OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION, THE BLOUNT COUNTY HEALTH DEPARTMENT HAS NOT EVALUATED THE EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM (SDS) ON THE PROPERTY REPRESENTED BY THIS PLAT. THE BLOUNT COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MAKES NO REPRESENTATION AS TO THE PERFORMANCE OF ANY EXISTING OR FUTURE SDS SYSTEM, OR ITS FUTURE OPERATION.
18. THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON LOT 4, NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES.

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 a rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

Date _____ 20____

JOYCE EYER

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.

Date _____, 20____ County Highway Superintendent _____

CERTIFICATE OF APPROVAL FOR RECORDING

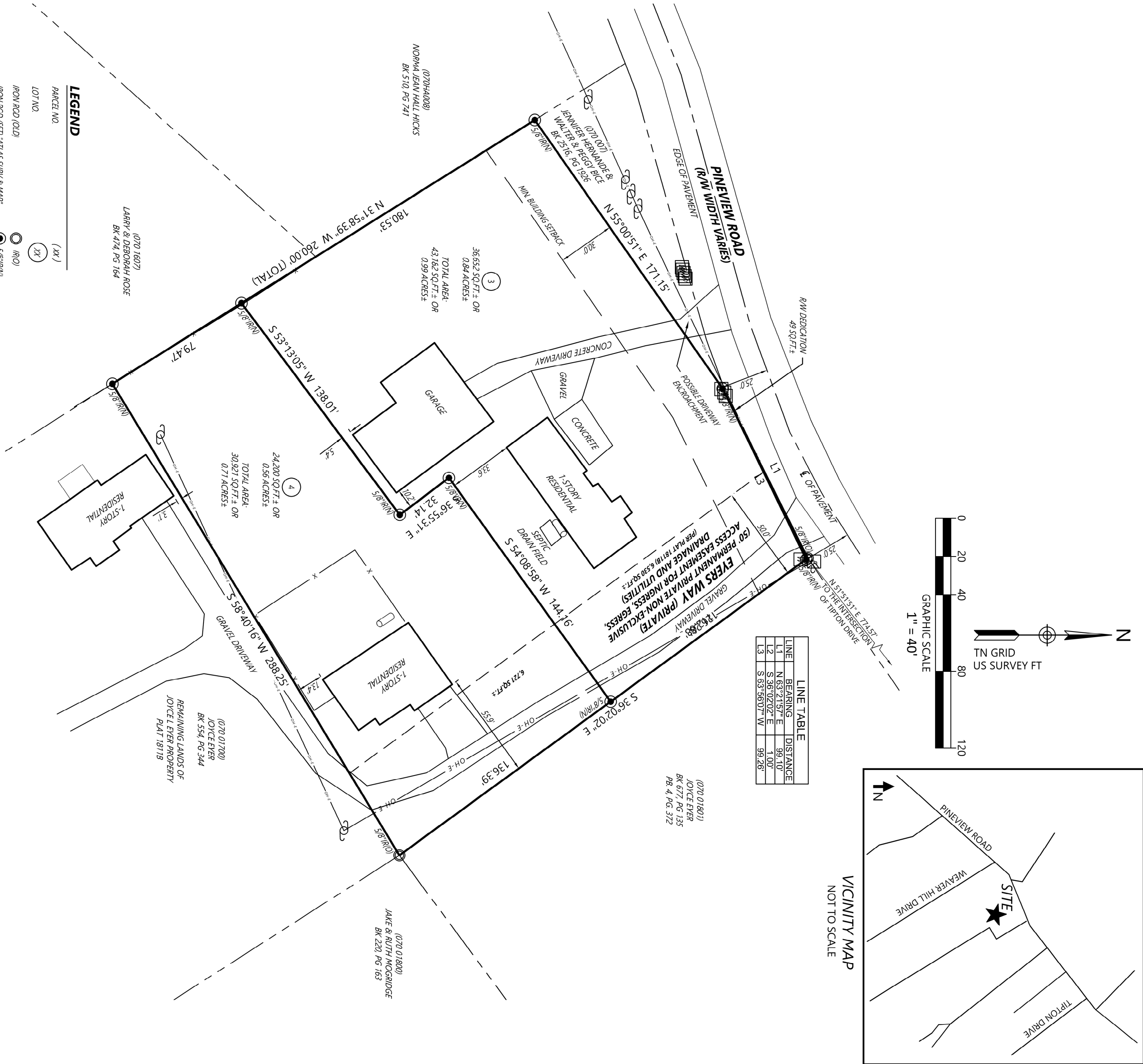
I hereby certify that the subdivision plat hereon has been found to comply with the Subdivision Regulations for the Blount County Planning Region, with the exception of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved by that body for recording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

Date _____, 20____ Secretary, Planning Commission

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 _____, 20____ E-911 Authority _____




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 _____, 20____

LEAH M. METCALF, TN RLS # 3430

	11/06/2025	PRELIMINARY DRAFT FOR REVIEW	LMM	CMM
NO.	DATE	DESCRIPTION	BY	CHK

SUBDIVISON OF LOTS 3 & 4 OF THE JOYCE L EYER PROPERTY

TAX MAP 070, PARCEL 017.03
MARYVILLE, BLOUNT COUNTY, TENNESSEE



TLAS
SURVEY & MAPPING, LLC

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JOYCE L EYER
3328 PINEVIEW ROAD
MARYVILLE, TN 37803
865-387-1603

DATE
DECEMBER 18, 2025
PROJECT NUMBER
251032
SHEET NUMBER
1 OF 1