

**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, alleys, walks, easements, parks and other open spaces to public or private use as noted.

Date \_\_\_\_\_  
 JACOB REDMOND

**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

**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 \_\_\_\_\_

**CERTIFICATE OF THE APPROVAL OF SANITARY SEWER**  
 I hereby certify that the SANITARY SEWER 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.

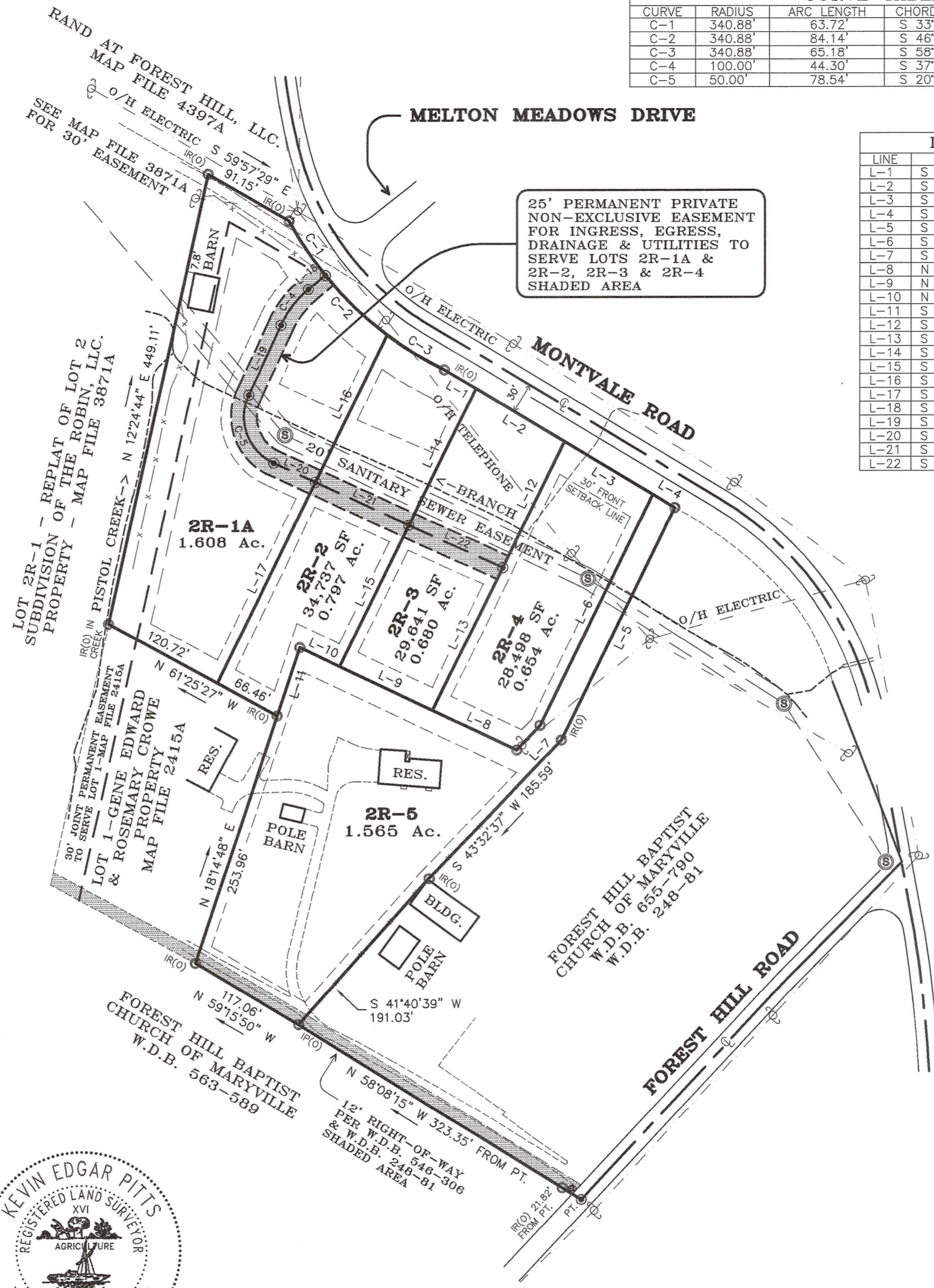
Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Position \_\_\_\_\_  
 City of Maryville



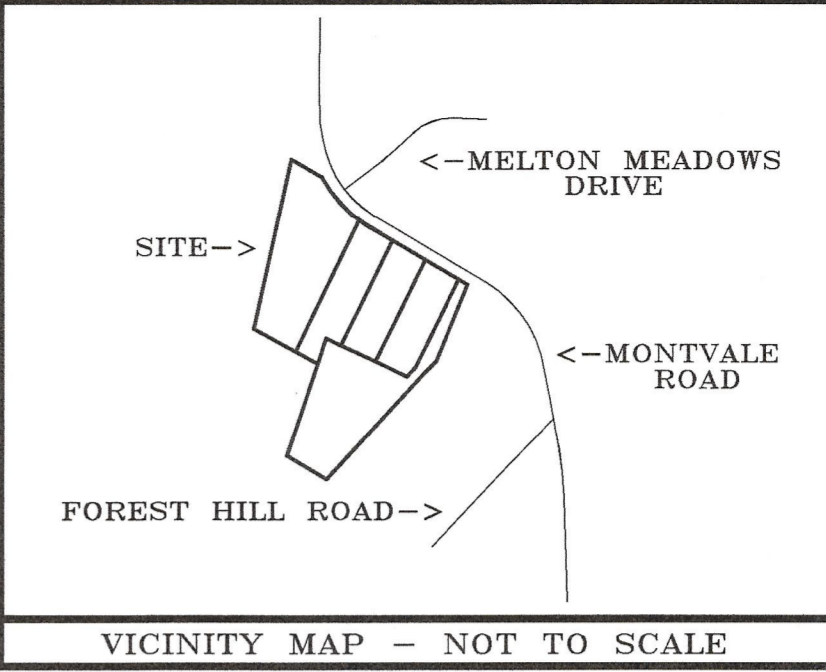
**CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, 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.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	340.88'	63.72'	S 33°36'03" E	63.63'
C-2	340.88'	84.14'	S 46°01'39" E	83.93'
C-3	340.88'	65.18'	S 58°34'36" E	65.08'
C-4	100.00'	44.30'	S 37°25'26" W	43.94'
C-5	50.00'	78.54'	S 20°16'07" E	70.71'

LINE	BEARING	DISTANCE
L-1	S 58°59'47" E	35.36'
L-2	S 58°59'47" E	100.39'
L-3	S 58°59'47" E	100.39'
L-4	S 58°59'47" E	25.10'
L-5	S 25°55'43" W	251.91'
L-6	S 25°55'43" W	250.26'
L-7	S 43°32'37" W	33.00'
L-8	N 64°38'20" W	90.02'
L-9	N 64°38'20" W	100.00'
L-10	N 64°38'20" W	43.06'
L-11	S 18°10'35" W	70.02'
L-12	S 25°55'43" W	136.98'
L-13	S 25°55'43" W	154.50'
L-14	S 25°55'43" W	147.95'
L-15	S 25°55'43" W	153.40'
L-16	S 25°55'43" W	159.40'
L-17	S 25°55'43" W	218.05'
L-18	S 50°06'58" W	21.31'
L-19	S 24°43'53" W	74.90'
L-20	S 65°16'07" E	44.70'
L-21	S 65°16'07" E	100.02'
L-22	S 65°16'07" E	100.02'



- NOTES:
- 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.
  - AS PER THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 4700902053C & 354C; EFFECTIVE DATE: SEPTEMBER 19, 2007) THIS PROPERTY IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - THIS PROPERTY IS ZONED: S (SUBURBANIZING).
  - SETBACK REQUIREMENTS: FRONT = 30 FEET, 10 FEET FROM DRIVEWAY EASEMENT SIDE = 10 FEET REAR = 20 FEET FOR PRINCIPAL STRUCTURE 5 FEET FOR ACCESSORY STRUCTURE
  - IRON ROD SET AT EACH CORNER, UNLESS OTHERWISE SHOWN HEREON.
  - RTK GPS WAS USED ON 100% OF THIS SURVEY. DATUM IS NAD 83 CORRS 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 0.053 FEET AT EACH CORNER.
  - 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.
  - DRIVEWAY ACCESS TO MONTVALE ROAD IS BY TDOT PERMIT ONLY.
  - LOTS 2R-1A & 2R-2 - 2R-4 SHALL HAVE VEHICULAR ACCESS FROM THE DESIGNATED 25 FOOT PERMANENT PRIVATE NON-EXCLUSIVE EASEMENT ONLY (SHADED AREA).



**RESUBDIVISION OF THE ROSEMARY CROWE PROPERTY**  
 DISTRICT 8, BLOUNT COUNTY, TENNESSEE  
 REF.: R.B. 2854-1285 & MAP FILE 4742B  
 TOTAL AREA = 5.354 Ac.

OWNER: JACOB REDMOND  
 1836 FOREST HILL ROAD  
 MARYVILLE, TN. 37803



<b>BLOUNT SURVEYS, INC.</b>		<b>LEGEND</b>		TAX MAP 080	DRAWN BY: SHEET: 1 OF 1
KEVIN EDGAR PITTS, RLS NO. 2324		IR(D) = OLD IRON ROD (FOUND)	IR(P) = OLD IRON PIPE (FOUND)	GROUP	FIELD WORK SCALE: 1"=100'
1710 W. LAMAR ALEXANDER PARKWAY		IR(N) = NEW IRON ROD (SET)	M.B.S.L. = MINIMUM BUILDING SETBACK LINE	PARCEL 007.03	BY: BC
MARYVILLE, TENNESSEE 37801					MAP CHECK
PHONE (865) 983-8484					BY: 12855

DATE: 05-06-26