

VICINITY MAP

LINE	BEARING	DISTANCE
L1	N 55°51'50" E	73.09'
L2	S 23°44'50" E	66.13'
L3	S 39°27'00" E	58.18'
L4	N 88°04'05" E	71.77'
L5	S 52°54'25" E	54.67'
L6	N 07°19'17" E	25.00'
L7	S 52°54'25" E	70.33'
L8	S 37°08'24" W	5.00'
L9	S 48°15'16" W	5.10'
L10	N 47°25'00" E	169.19'
L11	N 15°58'43" W	83.77'
L12	N 82°40'43" W	122.92'



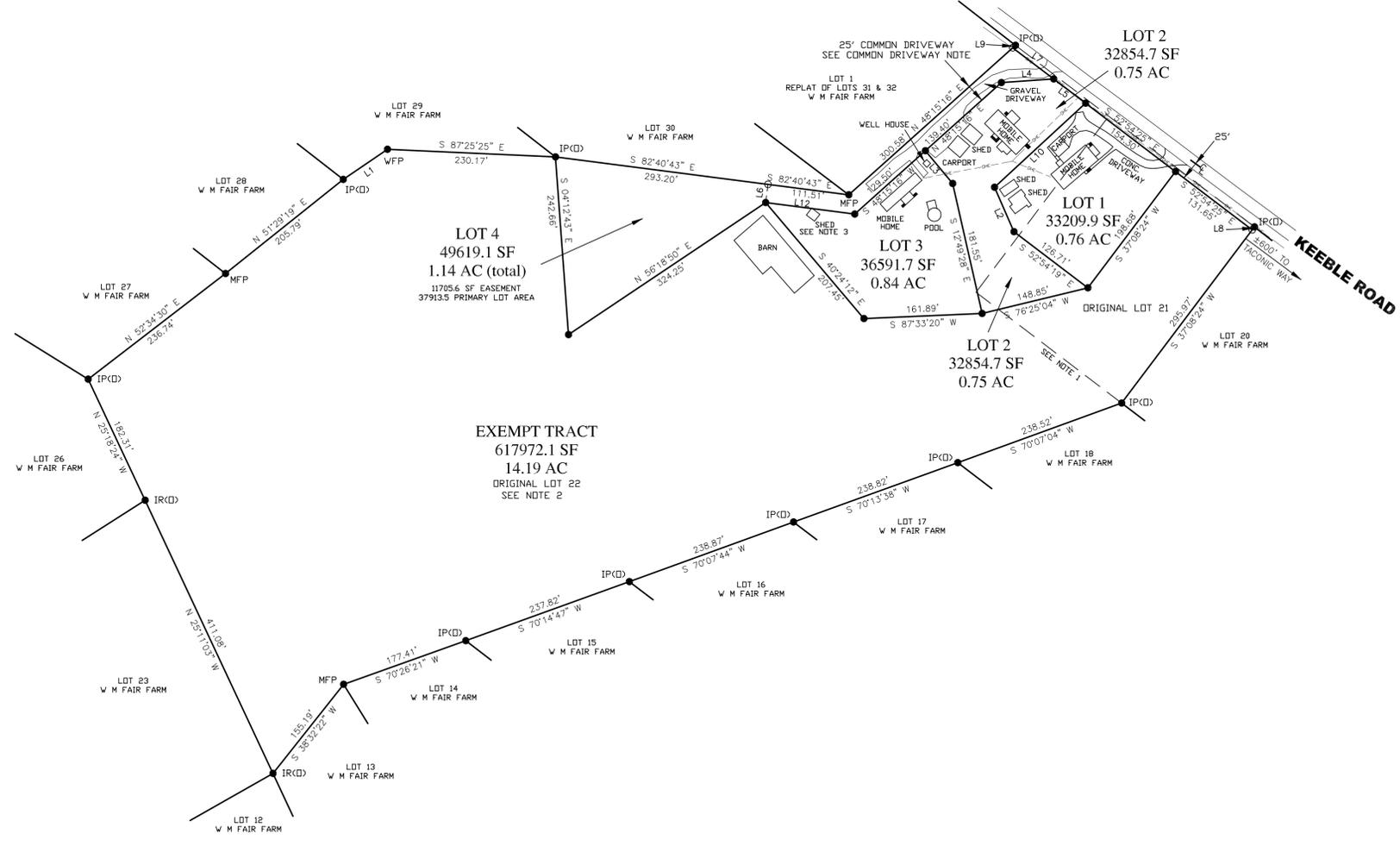
**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL RIGHTS-OF-WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
 DATE: \_\_\_\_\_  
 OWNER/EXECUTRIX: TENA ROBERSON  
 WARRANTY DEED BOOK 267 PAGE 105

**CERTIFICATE OF APPROVAL OF ROAD NAMES AND PROPERTY NUMBERS (E-911)**  
 I CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC ROAD SHOWN ON THIS SUBDIVISION PLAT ARE CORRECT, (2) THE NAME OF ANY NEW ROADS, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAME 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

**BLOUNT COUNTY HEALTH DEPARTMENT**  
 Approval is hereby granted for lot(s) 4 defined as the TEFFETELLER PROPERTY 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 an 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 \_\_\_\_\_ Date \_\_\_\_\_  
 Blount Co. Health Department  
 House size, location and design will determine the actual number of bedrooms for which a permit may be issued.  
 Lot(s) 4 are approved for standard individual subsurface sewage-disposal system serving a Minimum of 3 bedrooms.  
 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.  
 This lot(s) 1-3 have not been evaluated, pursuant to this plat review, for an SSD system and plot approval does not constitute approval of this lot or any existing or future SSDS system.

**OWNER/CONTACT**  
 TENA ROBERSON  
 2245 VELCH ROAD  
 SODDY DAISSY, TN 37379  
 (423) 322-5618

**ZONING BUILDING SETBACKS**  
 ZONING: R-1  
 BUILDING SETBACKS:  
 FRONT - 30'  
 SIDE - 10'  
 REAR - 20' PRINCIPAL STRUCTURE  
 5' ACCESSORY STRUCTURE  
 7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES. 15' ALONG ALL EXTERIOR LOT LINES.



**STANDARD SEPTIC NOTE**  
 THE OWNER AND/OR DEVELOPER OF ANY LOT, IN DEVELOPING THE LOT INTO BUILDING, WHETHER PRIMARY STRUCTURE OF 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 USE.

**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

**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 SPECIFICATION, AND ACCORDING TO THE SPECIFICATIONS OF THE BLOUNT COUNTY PLANNING COMMISSION'S SUBDIVISION REGULATIONS, EXCEPT AS NOTED HEREON, OR PROPER PROVISION HAVE BEEN MADE FOR THEIR INSTALLATION.  
 DATE: \_\_\_\_\_  
 COUNTY HIGHWAY SUPERINTENDENT

**ELECTRICAL UTILITY SERVICE**  
 THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT IS WITHIN THE SERVICE AREA OF \_\_\_\_\_  
 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: \_\_\_\_\_  
 POSITION: \_\_\_\_\_

**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.  
 DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 POSITION: \_\_\_\_\_

**EXEMPT PLAT APPROVAL (LOT 1 ONLY)**  
 THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE MINIMUM SUBDIVISION REGULATIONS BASED ON THE PROVISIONS OF SECTION 13-3-401 & 13-4-201 OF TENNESSEE CODE ANNOTATED, BECAUSE (A) NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED, AND (B) ALL RESULTANT TRACTS ARE OVER FIVE (5) ACRES IN SIZE. CERTIFICATION WHICH DEMONSTRATES COMPLIANCE WITH OTHER APPLICABLE STATE LAWS AND LOCAL ORDINANCES ARE PROPERLY AFFIXED AND THE BOUNDARY OF THE SURVEY HAS BEEN CHECKED FOR ACCURACY.  
 SIGNATURE(S): \_\_\_\_\_  
 DATE: \_\_\_\_\_

**CERTIFICATE OF ACCURACY**  
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA.  
 FEMA FLOOD MAP REFERENCE NUMBER: 47009C 0175 C  
 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

**COMMON DRIVEWAY NOTE:**  
 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 3, 4 AND 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.

**NOTES**  
 1. ALL STANDARD UTILITY AND DRAINAGE EASEMENTS ASSOCIATED WITH THE PROPERTY LINE SHOWN TO BE REMOVED WILL ALSO BE REMOVED.  
 2. EXEMPT TRACT AS SHOWN ON THIS MAP IS GREATER THAN 5 ACRES AND HAS FRONTAGE ON AN APPROVED COUNTY ROAD. IT IS THEREFORE EXEMPT FROM PLANNING COMMISSION APPROVAL AND ITS CERTIFICATION IS NOTED.  
 3. THIS SHED IS WITHIN THE SETBACK FOR LOT 3 AND IS NONCONFORMING. IF IT IS MOVED OR REPLACED IN THE FUTURE IT MUST MEET ALL SETBACK REQUIREMENTS PER BLOUNT COUNTY ZONING.

**LEGEND**  
 ● IR(D) DENOTES AN IRON ROD OLD  
 ● DENOTES AN IRON ROD NEW  
 ● IP(D) DENOTES AN IRON PIPE OLD  
 ● MFP DENOTES A METAL FENCE POST  
 ● WFP DENOTES A WOODEN FENCE POST  
 ○ DENOTES A CALCULATED POINT  
 --- DENOTES PROPERTY LINE TO BE REMOVED  
 ⊕ DENOTES A SEPTIC FLAG

- NOTES**
- SETBACKS TO MEET CURRENT ZONING REGULATIONS.
  - PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS, NOTATIONS, SETBACKS, RESTRICTIONS, COVENANTS, RIGHT OF WAYS, ZONING ORDINANCES, SUBDIVISION REGULATIONS AND LEASE AGREEMENTS AS RECORDED IN THE COUNTY REGISTER OF DEEDS.
  - THE PREPARER OF THIS PLAT SURVEYOR MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY HEREIN DESCRIBED, THIS PLAT HAVING BEEN PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.
  - SURVEYOR MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE, NO TITLE SEARCH WAS PERFORMED.
  - ALL (PORTIONS) OF THIS SURVEY WERE PERFORMED USING SURVEY GRADE GNSS INSTRUMENTS.
  - INSTRUMENTS USED MULTI-FREQUENCY CARLSON BRX7 GNSS RECEIVERS.
  - GNSS FIELD PROCEDURE: REAL TIME KINEMATIC (RTK)
  - RELATIVE POSITIONAL ACCURACY H: 0.05' V: 0.09'
  - INFORMATION SHOWN BELOW FOR THE BASE STATION USED IS TAKEN FROM THE TDOT WEBSITE:  
 STATION - TN 101 NAD83(2011) (EPOCH 2010.0) NAVD88  
 NORTHING = 566959.7453(usfs) LATITUDE N 35 31 37.94880  
 EASTING = 2691949.2683(usfs) LONGITUDE W 89 33 29.17204 W  
 ELLIPSOID HEIGHT = 258.987(m)
  - GEOTIFF USED FOR PROJECT = GEOTIFF. SCALE FACTOR NOT APPLIED

635 WALL STREET, SUITE 4  
 PO BOX 6699  
 SEVIERVILLE, TN 37864-6699  
 OFFICE (865) 453-1258

LOTS 1 - 4  
**TEFFETELLER PROPERTY & EXEMPT TRACT**  
 WARRANTY DEED BOOK 267 PAGE 105  
 RESUBDIVISION OF  
 LOTS 21 & 22  
 W. M. FAIR FARM  
 THIRTEENTH CIVIL DISTRICT  
 BLOUNT COUNTY, TENNESSEE  
 JANUARY 21, 2026