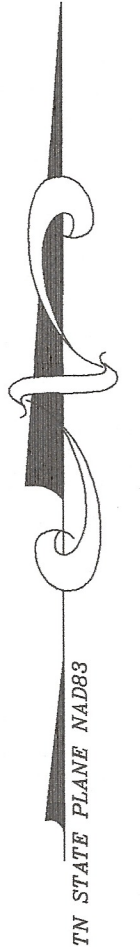
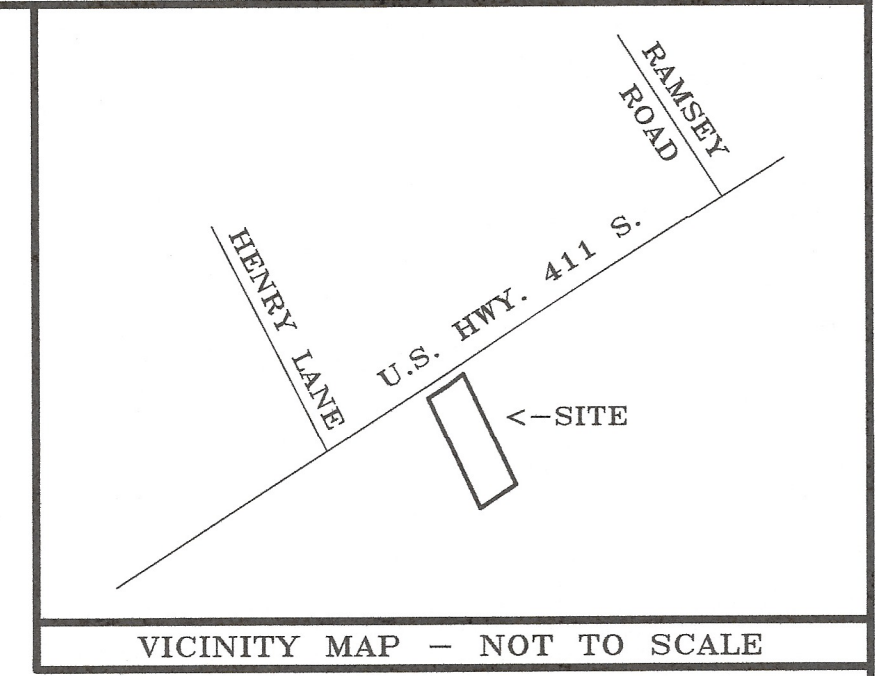
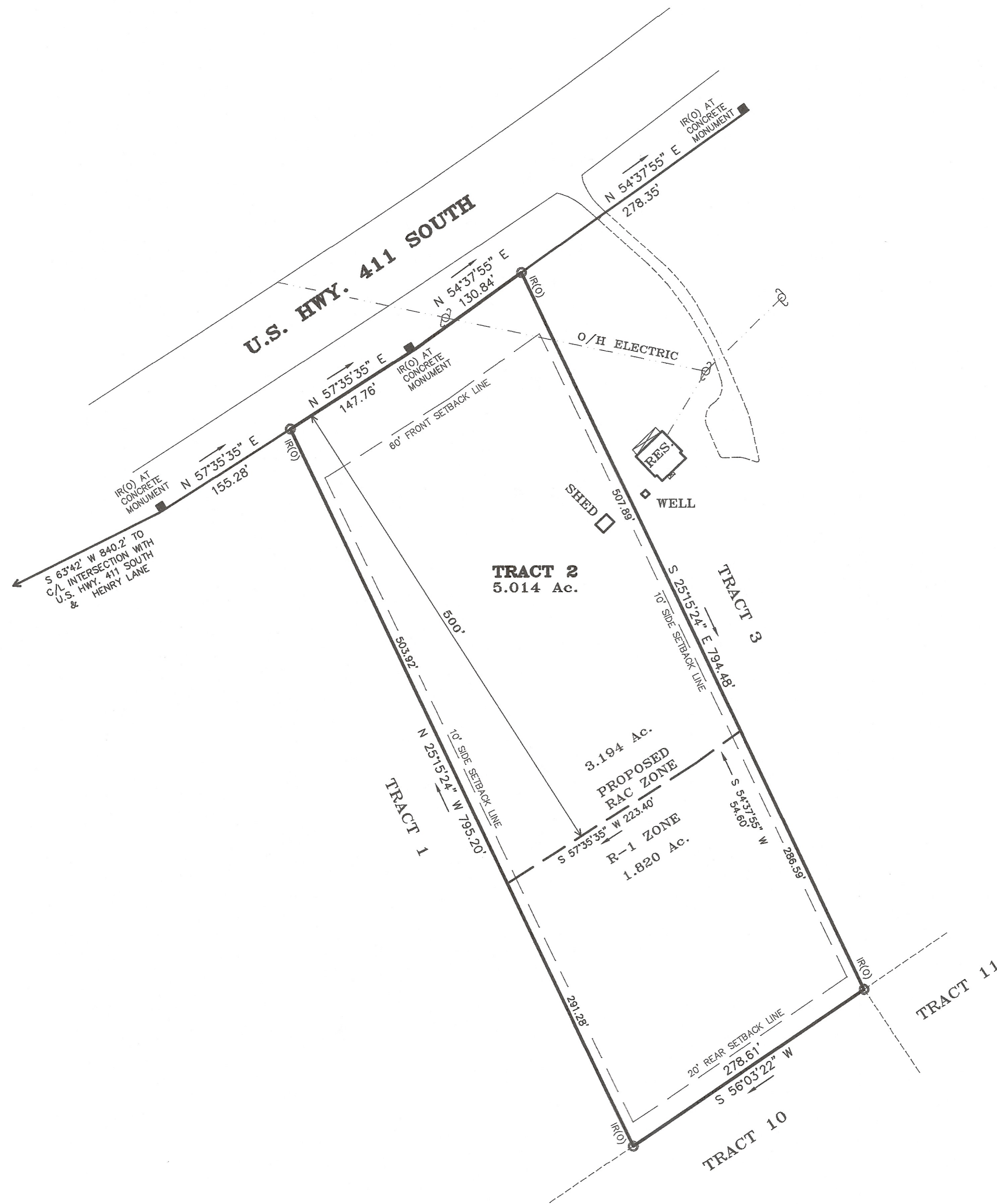
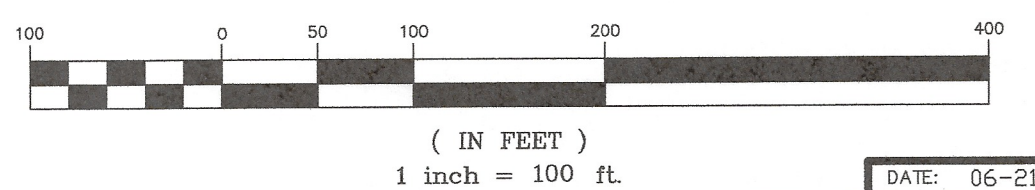


NOTES:

- 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: 47009C0250C; EFFECTIVE DATE: SEPTEMBER 19, 2007) THIS PROPERTY IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3) THIS PROPERTY IS ZONED: R-1 (RURAL DISTRICT 1).
- 4) SETBACK REQUIREMENTS: FRONT = 60 FEET
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 (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 0.05 FEET AT EACH CORNER.
- 7) DRIVEWAY ACCESS TO U.S. HWY. 411 SOUTH PER TDOT PERMIT ONLY.



REZONING REQUEST
SURVEY OF TRACT 2
DAVID TEX HILL ESTATE PROPERTY
 DISTRICT 1, BLOUNT COUNTY, TENNESSEE
 REF.: R.B. 2774-2323 - MAP FILE 4475A
 TOTAL AREA = 5.014 Ac.
 OWNERS: ALLSTATE ENTERPRISES, LLC.
 1680 WILDERNESS ROAD
 ROSE HILL, VA. 24281
 GRAPHIC SCALE



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.



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.

BLOUNT SURVEYS, INC.		LEGEND		TAX MAP 100	DRAWN BY: KP	SHEET: 1 OF 1
KEVIN EDGAR PITTS, RLS NO. 2324		IRPD = OLD IRON ROD (FOUND)	IRPD = OLD IRON PIPE (FOUND)	GROUP	BY: BC	SCALE: 1"=100'
1710 W. LAMAR ALEXANDER PARKWAY		IRPD = NEW IRON ROD (SET)	M.B.S.L. = MINIMUM BUILDING SETBACK LINE	PARCEL 009.02	MAP CHECK	JOB NO. 12574
MARYVILLE, TENNESSEE 37801						
PHONE (866) 983-8484						

DATE: 06-21-24