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

Date

AMBURN BUILDERS, LLC.

ELECTRICAL UTILITY SERVICE

The property shown on this subdivision plat is within the service area of the _____.
The following condition(s) apply:
O Lots _____ are served by existing powerlines.
O 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 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

CERTIFICATE OF APPROVAL OF STREETS

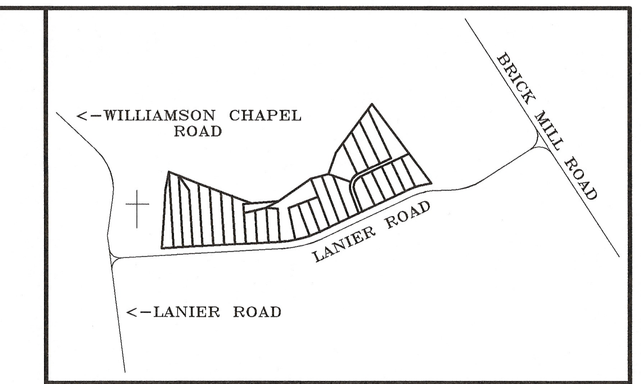
This subdivision lies along an existing public road. the improvements related to streets have been installed according to County specifications; and according to the specifications of the _____ BLOUNT _____ Planning Commission's Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

Date

County Highway Superintendent

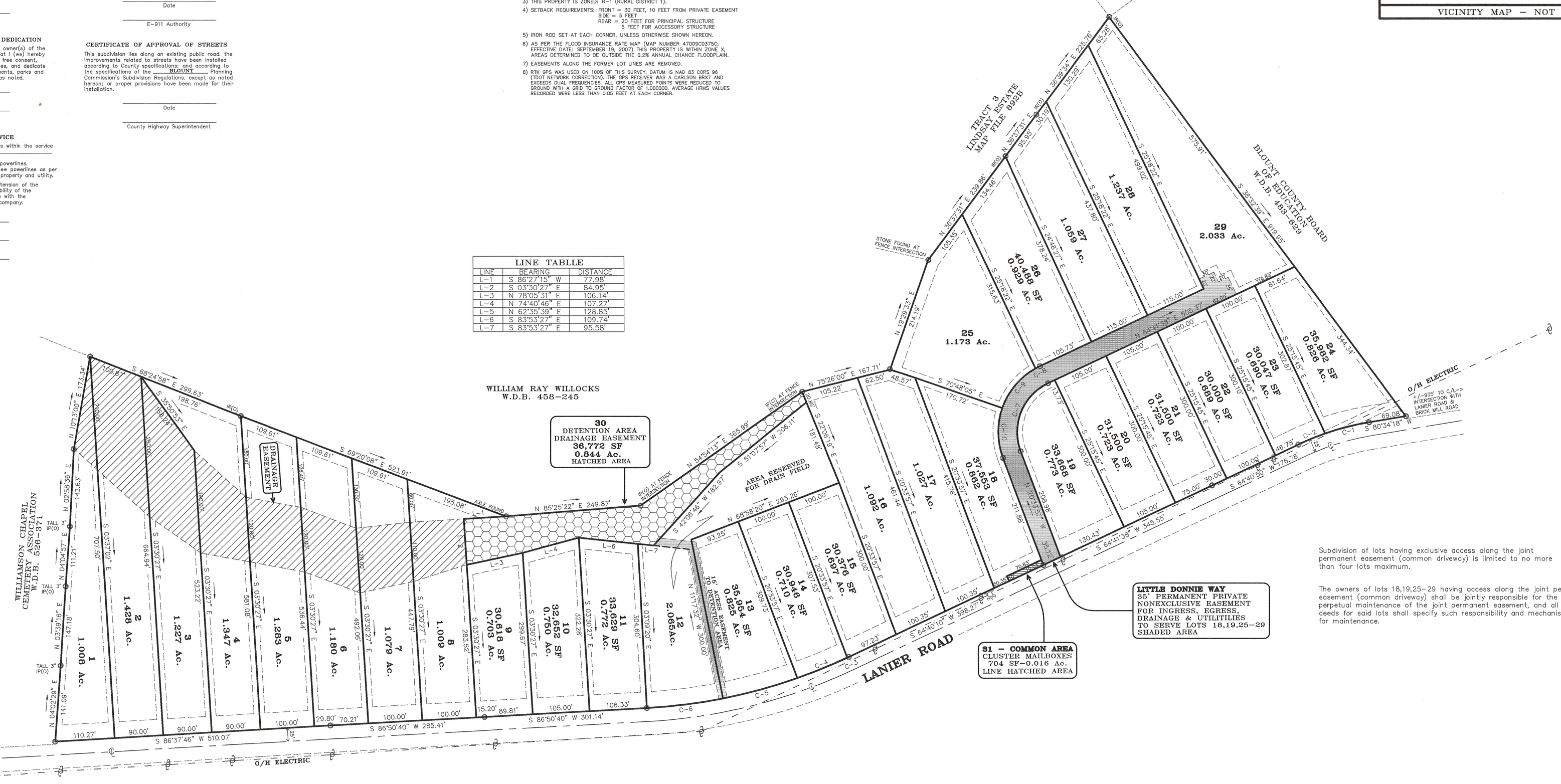
NOTES:

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) 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.
3) THIS PROPERTY IS ZONED: R-1 (RURAL DISTRICT 1).
4) SETBACK REQUIREMENTS: FRONT = 30 FEET, 10 FEET FROM PRIVATE EASEMENT
   SIDE = 5 FEET
   REAR = 20 FEET FOR PRINCIPAL STRUCTURE
   5 FEET FOR ACCESSORY STRUCTURE
5) IRON ROD SET AT EACH CORNER, UNLESS OTHERWISE SHOWN HEREON.
6) AS PER THE FLOOD INSURANCE RATE MAP (MAP NUMBER 47009C0375C; EFFECTIVE DATE: SEPTEMBER 19, 2007) THIS PROPERTY IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7) EASEMENTS ALONG THE FORMER LOT LINES ARE REMOVED.
8) RTK GPS WAS USED ON 100% OF THIS SURVEY. DATUM IS NAD 83 CORS 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.



VICINITY MAP – NOT TO SCALE

LINE TABLLE		
LINE	BEARING	DISTANCE
L-1	S 86°27'15" W	77.98'
L-2	S 03°30'27" E	84.95'
L-3	N 78°05'31" E	106.14'
L-4	N 74°40'46" E	107.27'
L-5	N 62°35'39" E	128.85'
L-6	S 83°53'27" E	109.74'
L-7	S 83°53'27" E	95.58'



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 18,19,25-29 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.

Approval is hereby granted for lots 1-29 defined as LITTLE DONNIE ESTATES, 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: 1-29 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.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	495.00'	84.05'	S 75°42'56" W	83.95'
C-2	495.00'	53.32'	S 67°45'56" W	53.29'
C-3	1,002.00'	3.12'	S 64°45'31" W	3.12'
C-4	1,002.00'	100.09'	S 67°42'33" W	100.05'
C-5	1,002.00'	142.30'	S 74°38'22" W	142.18'
C-6	1,002.00'	142.29'	S 82°46'34" W	142.17'
C-7	100.00'	148.81'	N 22°03'51" E	135.45'
C-8	135.00'	9.28'	S 62°43'32" W	9.27'
C-9	135.00'	97.92'	S 39°58'40" W	95.79'
C-10	135.00'	93.69'	S 00°41'01" E	91.82'

KEVIN EDGAR PITTS
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
TENNESSEE
TENNESSEE No. 2324

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 CATAGORY I & 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.

FINAL PLAT – LOTS 1-31
LITTLE DONNIE ESTATES
(FORMERLY TRACTS 5-10 LINDSAY ESTATE)

DISTRICT 1, BLOUNT COUNTY, TENNESSEE
REF.: R.B. 2658-2912 & MAP FILE 892B
TOTAL AREA = 31.03 Ac.
OWNER: AMBURN BUILDERS, LLC.
1101 ELMER LAMBERT LANE
MARYVILLE, TN. 37801

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BLOUNT SURVEYS, INC.
KEVIN EDGAR PITTS, RLS No. 2324
1710 W. LAMAR ALEXANDER PARKWAY
PHONE (865) 983-8464
MARYVILLE, TENNESSEE 37801

LEGEND
IR(D) = OLD IRON ROD (FOUND)
IP(D) = OLD IRON PIPE (FOUND)
IR(N) = NEW IRON ROD (SET)
M.B.S.L. = MINIMUM BUILDING SETBACK LINE

TAX MAP 123	DRAWN BY: KP	DATE: 11-01-22	SHEET: 1 OF 1
GROUP	FIELD WORK BY: BC		SCALE: 1"=100'
PARCEL 059.04	MAP CHECK BY:		JOB NO. 12358