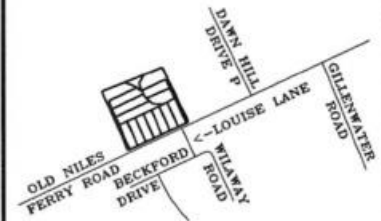


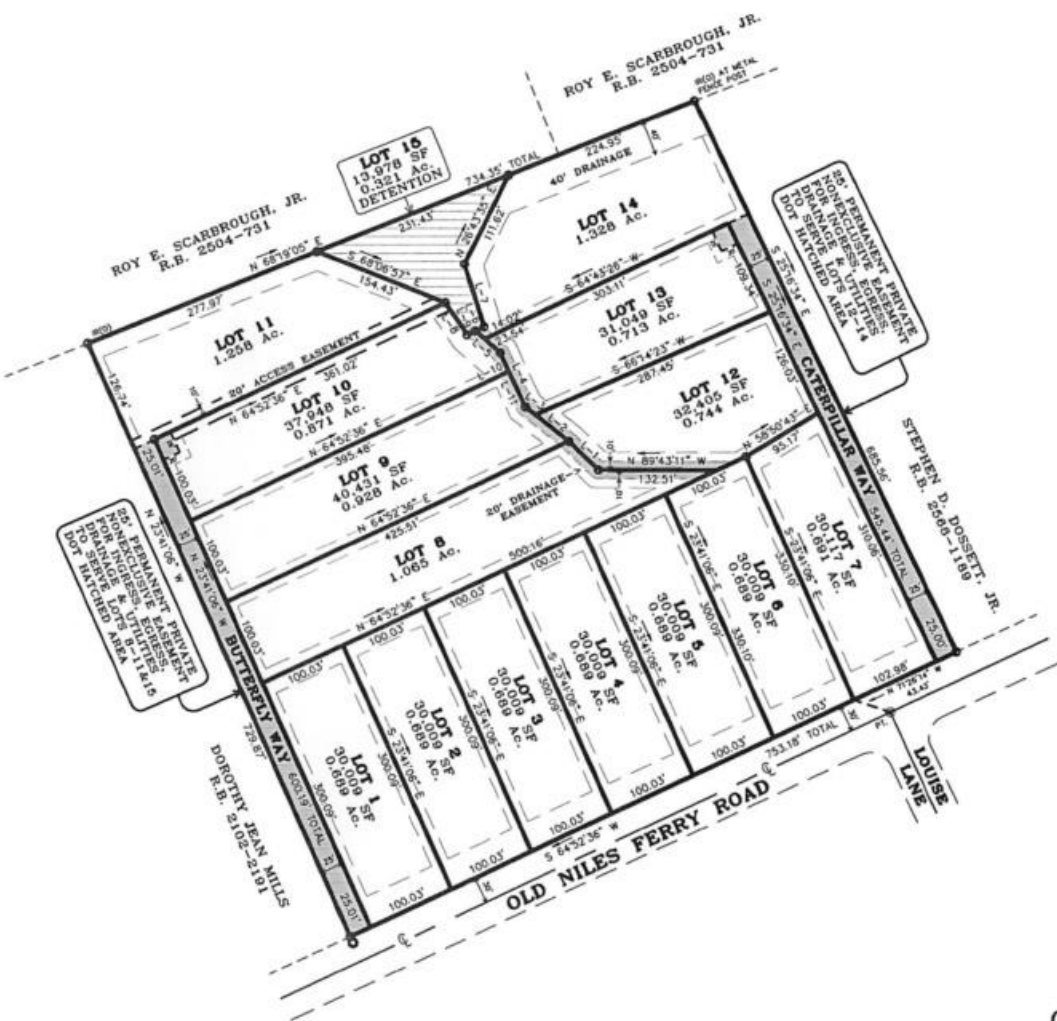
- NOTES:
- 1) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED. THE SURVEYOR, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
  - 2) EASEMENTS AND 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 ADJUTL UTILITIES.
  - 3) THIS PROPERTY IS ZONED: R-1 (RURAL DISTRICT 1).
  - 4) SETBACK REQUIREMENTS: FRONT = 30 FEET  
SIDE = 10 FEET  
REAR = 30 FEET FOR PRINCIPAL STRUCTURE  
5 FEET FOR ACCESSORY STRUCTURE
  - 5) IRON ROD SET AT EACH CORNER, UNLESS OTHERWISE SHOWN HEREON.



VICINITY MAP - NOT TO SCALE



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | DIRECTION     | DISTANCE |
| L-1        | N 45°32'24" W | 46.15'   |
| L-2        | N 51°29'55" W | 47.85'   |
| L-3        | N 51°29'55" W | 14.89'   |
| L-4        | N 24°46'21" W | 57.03'   |
| L-5        | N 49°07'15" W | 37.56'   |
| L-6        | N 64°52'36" E | 10.95'   |
| L-7        | N 17°09'50" W | 73.45'   |
| L-8        | S 34°03'16" E | 43.16'   |
| L-9        | N 64°52'36" E | 10.12'   |
| L-10       | S 24°46'21" E | 23.06'   |
| L-11       | S 24°46'21" E | 43.97'   |



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 REPRESENTS 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 A ACCURACY SPECIFICATIONS, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:30,000, OR LESS THAN 1/10 OF A FOOT PER CORNER OR SMALL LOTS.

**PRELIMINARY PLAT**  
**LOTS 1-15**  
**CONOR COVE SUBDIVISION**  
DISTRICT 1, BLOUNT COUNTY, TENNESSEE  
REF.: R.B. 2530-2450 - MILLS  
TOTAL AREA = 12.075 Ac.  
DEVELOPERS: MOSES INVESTMENT GROUP  
5537 OLD NILES FERRY ROAD  
MARYVILLE, TN. 37801

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft

|                                 |  |                 |  |                |  |                       |  |
|---------------------------------|--|-----------------|--|----------------|--|-----------------------|--|
| <b>BLOUNT SURVEYS, INC.</b>     |  | <b>LEGEND</b>   |  | <b>TAX MAP</b> |  | <b>DATE: 10-29-23</b> |  |
| KEVIN EDGAR PITTS, PLS NO. 2324 |  | GROUP           |  | 100            |  | DRAWN BY: SHEET       |  |
| 1710 N. LAMAR ALEXANDER PARKWAY |  | PARCEL          |  | 57             |  | 1 OF 1                |  |
| MARYVILLE, TENNESSEE 37801      |  | SCALE: 1"=100'  |  | 1"=100'        |  | 12/20/23              |  |
| PHONE (865) 983-8484            |  | MAP CHECKED BY: |  | 12/20/23       |  |                       |  |