

BLOUNT COUNTY, TENNESSEE
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.

Secretary, Planning Commission

Date

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.

Owner

Date

Owner

Date

CERTIFICATION OF THE APPROVAL OF WATER UTILITIES

I hereby certify that the water improvements have been or will be installed in an acceptable manner and according to the specifications of the Blount County Regional Land Developments Regulations in the Subdivision shown hereon, provided the developer makes proper provisions and pays the required fees to Blount County pursuant to the "Rules, Regulations, Rates and Policies" of Blount County Water Quality Department.

Engineer/Manager - Water Quality Control Department

Date

CERTIFICATION OF THE APPROVAL OF SANITARY SEWER UTILITIES

I hereby certify that the sanitary sewer improvements have been or will be installed in an acceptable manner and according to the specifications of the Blount County Regional Land Developments Regulations in the Subdivision shown hereon, provided the developer makes proper provisions and pays the required fees to the City of Maryville pursuant to the "Rules, Regulations, Rates and Policies" of Maryville Water Quality Control Department.

Engineer/Manager - Water Quality Control Department

Date

CERTIFICATION OF THE APPROVAL OF ELECTRIC UTILITIES

I hereby certify that the electrical improvements have been or will be installed in an acceptable manner and according to the specifications of the Blount County Regional Land Developments Regulations in the Subdivision shown hereon, provided the developer makes proper provisions and pays the required fees to Blount County pursuant to the Rules and regulations of the city pertaining to extension of electrical service.

Manager, Electrical Department

Date

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 Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Regional Subdivision Regulations.

Registered Land Surveyor

Date

CERTIFICATION 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 (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

Signature

Date

CERTIFICATION OF HIGHWAY DEPARTMENT

This subdivision lies along an existing County road. The improvements related to streets have been installed according to County specification; and according to the specification of the

Planning Commission's Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

Signature

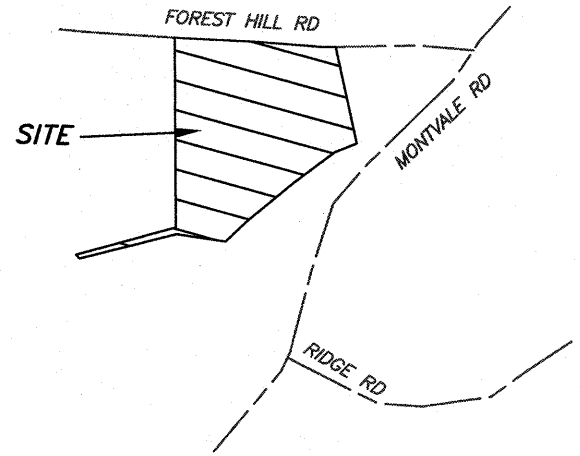
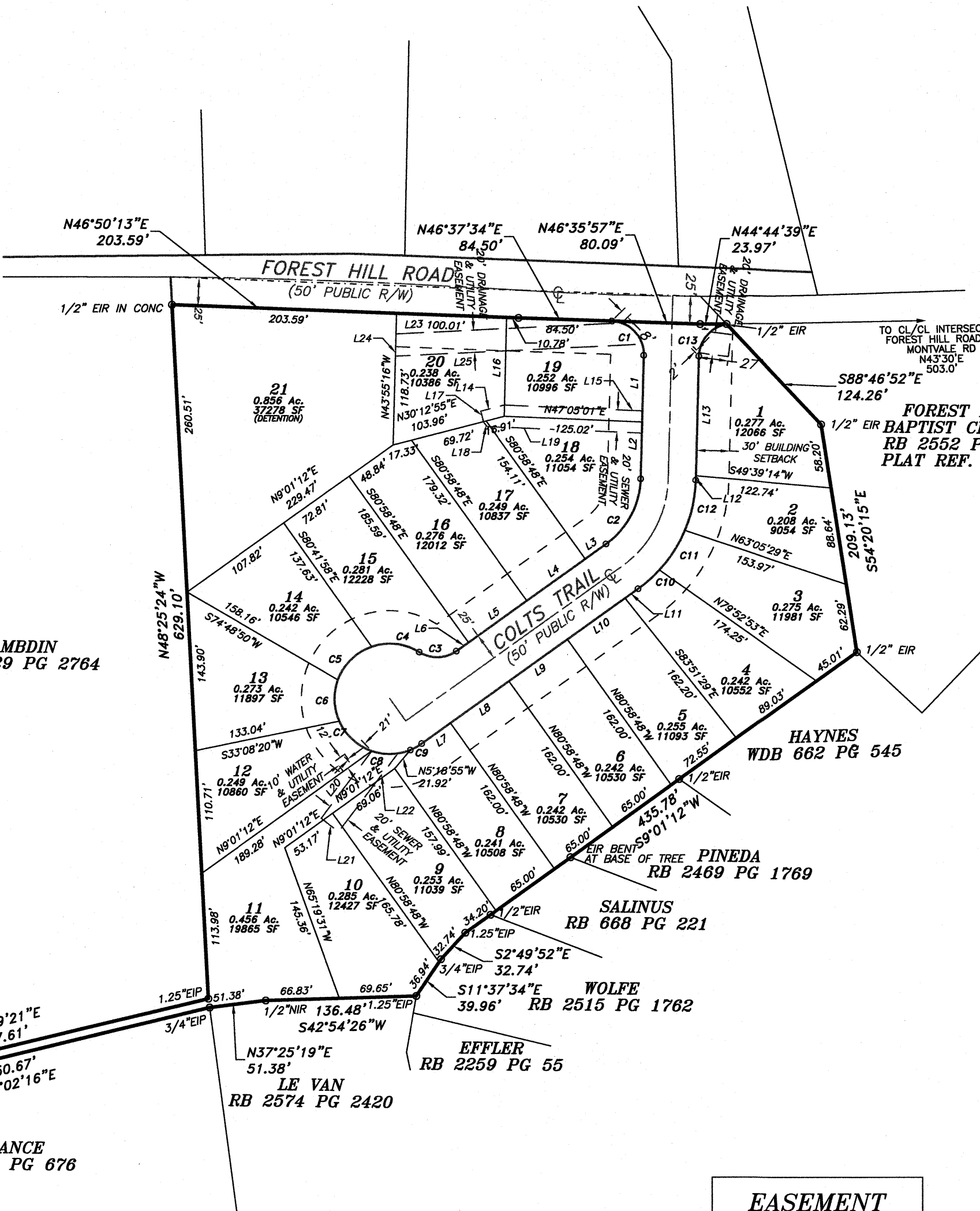
Date

CERTIFICATE OF PRIVATE ROADS

Roads within and leading to this subdivision are designated as private roads. Private road maintenance is the joint responsibility of property owners within the subdivision, and such maintenance responsibility shall be designated as part of separately registered documents specifying organization, responsibilities, and enforcement of maintenance by property owners involved. Such status of the private roads and private maintenance responsibility shall also be noted in each deed of property affected. Blount County does not accept the private roads as public ways, and assumes no maintenance responsibility for the private roads.

SURVEYOR'S NOTES:

- 1/2" new iron rods will be set at all internal lot corners.
- Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 10 feet on each side of as-built sewer utility lines.
- Front Building setback shall be 30 feet from all street rights-of-way and joint permanent easements, unless otherwise noted in restrictions. All other Setbacks shall be in accordance with the Zoning Ordinances.
- No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
- The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
- Information pertaining to underground utilities is based on field locations and measurements supplemented with existing utility maps provided by others. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider.
- Located in Flood Zone "X" (Area of minimal flood hazard), according to Flood Insurance Rate Map 47009C0253C and 47009C0254C, dated September 19, 2007..



LOCATION MAP
NOT TO SCALE

LEGEND:

- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- NIR NEW IRON ROD
- A= ARC LENGTH
- R= RADIUS
- D= CENTRAL ANGLE (DELTA)
- B= CHORD BEARING
- C= CHORD LENGTH
- Ac. ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- RB RECORD BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- C CENTERLINE
- 4 SIGN (POST)
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- LOT LINE
- PARCEL LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ROAD CENTERLINE

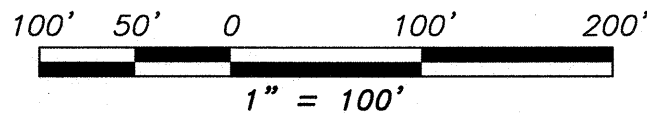
EASEMENT LINE TABLE

No.	Bearing	Len.
L14	S30°12'55"W	21.83'
L15	S47°05'01"W	125.35'
L16	N43°55'16"W	88.99'
L17	S59°47'05"E	10.18'
L18	S80°58'48"E	4.98'
L19	N47°05'01"E	140.56'
L20	N8°10'14"W	75.91'
L21	S81°49'46"W	20.00'
L22	S8°10'14"E	88.46'
L23	N41°56'46"E	204.90'
L24	N43°55'16"W	20.05'
L25	S41°56'46"W	223.93'

OWNER:

FOOTHILLS EXCAVATING, LLC.
1738 SIX MILE CEMETERY ROAD
MARYVILLE, TN 37803
865-724-1249

21 LOTS ±7.11 AC.
DISTRICT 8, BLOUNT COUNTY
WDB 2588 PG 2267
TAX MAP 80 PARCEL 147.00

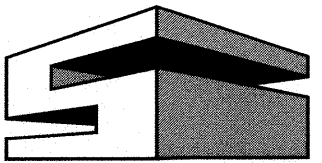


SURVEYOR'S CERTIFICATION:

I hereby certify that this is a Category 1 survey, the ratio of precision of the unadjusted survey is 1: 10,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 1929

Date



SINCE 1979

STERLING
ENGINEERING, INC.

LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401

P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878

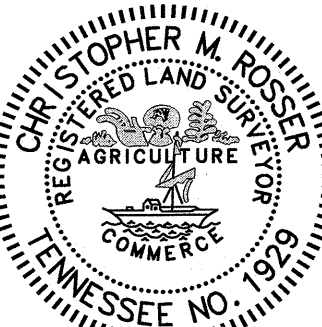
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling.us.com

LOTS 1-21

FINAL SUBDIVISION PLAT

GRACE'S WAY S/D

FOOTHILLS EXCAVATING, LLC. BLOUNT COUNTY, TN.



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SHEET

FS

DESIGNED: **SDJ**

DRAWN: **SDC**

CHECKED: **CMR**

DATE: **1/4/21**

SCALE: **1" = 100'**

DRAWING: **4389B-FS**

PROJECT NO: **SEI#4389**