

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	192.85'	54.23'	54.05'	N 47°59' W	16°06'47"
C2	192.85'	55.90'	55.71'	N 64°21' W	16°36'32"

LINE	BEARING	DISTANCE
L1	S 47°57' W	61.95'
L2	N 39°56' W	79.67'
L3	N 18°05' E	22.64'
L4	N 31°39' W	78.35'

Shirley Beaty  
Tax Map 067-034.00  
Will Book 99-8  
W.D. 473-430

James Crowe  
Tax Map 067-047.01  
W.D. 495-564  
3.9 acres +/-  
including 0.204 acres  
Zoned C-Commercial

0.204 Acres  
8901 Sq. Feet to  
be added to  
Parcel 047.01

1  
2.432 Acres  
105955 Sq. Feet

James Johnson  
Tax Map 067-046.00  
W.D. 356-218

2  
0.808 Acres  
35186 Sq. Feet

John Crowe  
Tax Map 067-048.01  
W.D. 490-793

Edward Krempleski  
Tax Map 067-048.00  
R.B. 2409-2201

## LEGEND

These standard symbols will be found in the drawing.

● 1/2" IRF Iron Rod Found

○ 1/2" IRS Iron Rod Set

W.D. Warranty Deed

R.B. Record Book

PP Power Pole

—E—E—E—E— Overhead Electric

— — — — — Centerline of Road

- - - - - Building Setback Line

January 1 Owner  
CROWE DORIS L  
1015 WILLIAM BLOUNT DR  
MARYVILLE TN 37801

- Notes:
- There is a 5' utility and drainage easement along all interior lot lines and a 10' utility and drainage easement along all exterior lot lines.
  - Front setback 30', all other setbacks per zoning.
  - In accordance with FEMA Rate Map 47009C0235C, effective on 09/19/2007 this property is not in a special flood hazard area.
  - Zoning S - Suburbanizing C - Commercial
  - 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.

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 specifications; and according to the specifications of the Blount County Planning Commission's Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

Date \_\_\_\_\_  
County Highway Superintendent

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.

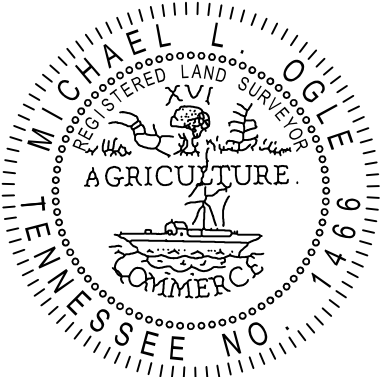
Date \_\_\_\_\_  
E-911 Authority

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 \_\_\_\_\_

**Certification of Electrical Utility Service**  
The property shown on this subdivision plat is within the service area of the \_\_\_\_\_  
The following condition(s) apply:  
Lots \_\_\_\_\_ are served by existing powerlines; or  
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 \_\_\_\_\_



PRELIMINARY  
FOR  
REVIEW ONLY

In accordance with the policies of the Tennessee Department of Environmental and Conservation, the Blount County Health Department has not evaluated the existing subsurface sewage disposal system (SSDS) on the property(s) represented by this plat. The Blount County Environmental Health Department makes no representation as to the performance of the existing SSD system, or its future operation.

Certificate of Accuracy

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10000 as shown hereon, and that the plan shown is a true and correct survey to the accuracy required by the Blount County Planning Commission Regulations, and that the monuments have been placed as shown heron to the specifications of the Blount County Subdivision Regulations and is in compliance with the current Tennessee Minimum Standards of Practice.

Michael L. Ogle  
Tennessee Registered Surveyor #1466  
235 John Bouldin Dr. - Maryville, Tn. 37801  
Phone (865) 981-3739

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.

Doris Crowe \_\_\_\_\_ Date \_\_\_\_\_

James Crowe \_\_\_\_\_ Date \_\_\_\_\_

Certificate of Approval for Recording  
I hereby certify that the subdivision plat 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

## A Subdivision of the Doris Crowe Property into Lots 1 and 2 and a lot line Adjustment with James Crowe

Civil Dist 19, Blount County Tn.  
Tax Map 067 Parcel 047.00  
Reference Deed 497 Book 451  
Scale 1" = 100' Date 05-15-2023  
Zoning S-Suburbanizing Lots 1 and 2  
Zoneing C- Commercial James Crowe Property  
3 Lots Total Area 7.140 Acres

