

18X24

Phyllis Lee Crisp, Register
Blount County Tennessee
Rec #: 395785
Instrument #: 625878
Date: 15.00
State: 0.00
Clerk: 0.00
EDP: 2.00 9/15/2010 at 3:20 PM
Total: 17.00
Map File FILE Pgs 2850A-2850A

- 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: S (SUBURBANIZING DISTRICT).
 - 4) SETBACK REQUIREMENTS: FRONT = 30 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) THE GARAGE & BLDGS. ON LOT 2 EXTEND ACROSS THE MINIMUM BUILDING SETBACK LINE HEREIN ESTABLISHED. THESE NON-CONFORMING STRUCTURES ARE PERMITTED AND APPROVED BY THE MARYVILLE PLANNING COMMISSION, BUT WHEN THESE STRUCTURES ARE REMOVED, THEN THE MINIMUM BUILDING SETBACK LINE REQUIREMENTS, AS SHOWN HEREON, SHALL BE MET.

LINE	DIRECTION	DISTANCE
L-1	S 07°11'00" E	26.84'
L-2	N 03°49'27" W	37.83'
L-3	N 45°55'46" E	52.09'

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CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plot shown hereon has been found to comply with the subdivision regulations of the Maryville 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.

9/15/2010
Date
Phyllis Lee Crisp
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 Maryville Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Maryville Subdivision Regulations.

04-14-10
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 the 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.

5-13-10
Date
John W. Rogers
Owner

CERTIFICATION OF STORMWATER UTILITIES
I hereby certify that stormwater improvements including all drainage structures and appurtenances as shown hereon have been installed in an acceptable manner and according to the specifications of the Maryville Regional Planning Commission, Subdivision Regulations, Zoning and Land Use Ordinance and Public Works Standards and other adopted documents.

9/14/10
Date
Cristle M. Lusk
City of Maryville Engineering

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 plot 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 plot are in conformance with the E-911 System.

4-15-10
Date
Anne M. Johnson
E-911 Authority

CERTIFICATE OF THE APPROVAL OF UTILITIES WATER
I hereby certify that the improvements have been installed in an acceptable manner and according to the specifications of the Maryville Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

4-15-10
Date
Ray M. Cannon
Position

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

4-15-2010
Date
Ann L. Co. 4-15-2010
County Highway Superintendent

CERTIFICATE OF THE APPROVAL OF UTILITIES ELECTRIC
I hereby certify that the improvements have been installed in an acceptable manner and according to the specifications of the Maryville Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

9/3/10
Date
Ann L. Co. 9-3-10
Position

Approval is hereby granted for lots 1 defined as **JOHN W. ROGERS PROPERTY**, 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.

Hay M. Johnson 4-19-10
Date
Director, Environmental Health
Blount County Health Department

Lots: 1
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.

LOT 2 - JOHN W. ROGERS PROPERTIES
In accordance with the policies of the Tennessee Department of Environment and Conservation, the Blount County Health Department has not evaluated the existing subsurface sewage disposal system (SSD) on the property represented by this plat. In approving this plat for recordation, the Blount County Environmental Health Department makes no representation as to the performance of the existing SSD system, or its future operation.

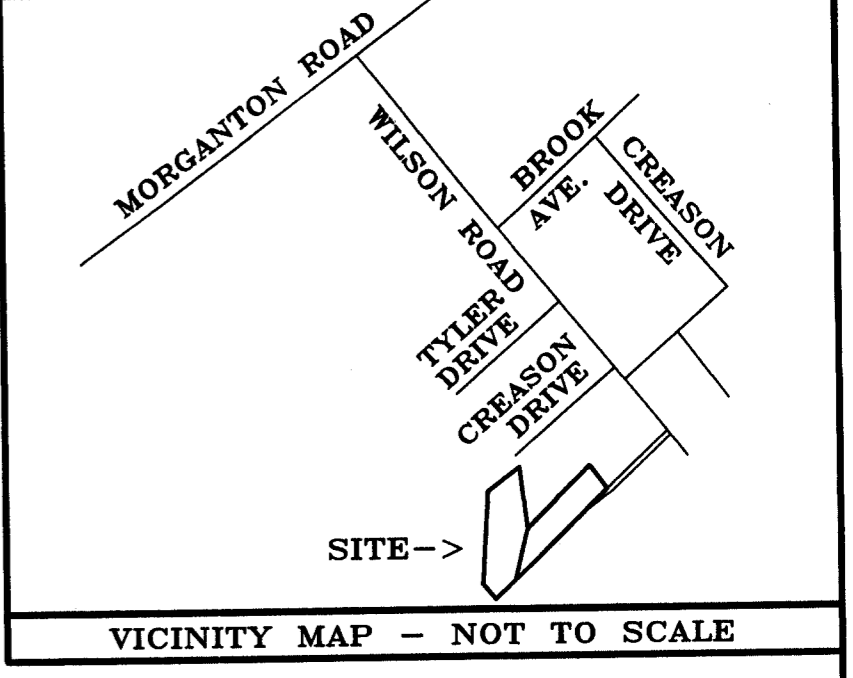
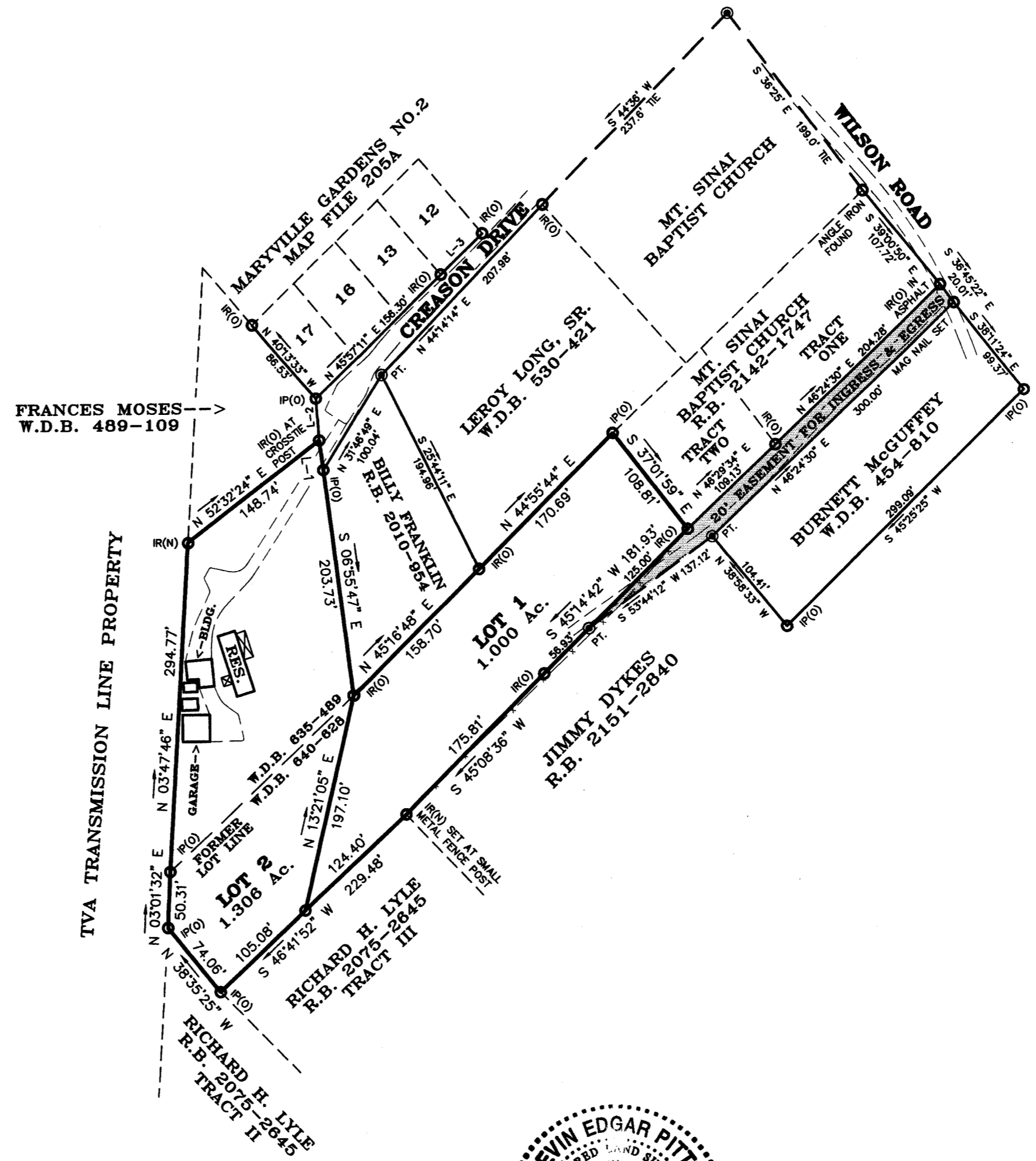
Hay M. Johnson 4-19-10
Date
Director of Environmental Health
Blount County Health Department

REPAIR AREA AVAILABLE

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 II 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. KEVIN EDGAR PITTS, FLS NO. 2824 1710 W. LAMAR ALEXANDER PARKWAY P.O. BOX 4366, PHONE (865) 988-8484 MARYVILLE, TENN 37802-4366 FAX # (865) 984-8132	LEGEND IRFD = OLD IRON ROD (FOUND) IPFD = OLD IRON PIPE (FOUND) IRSD = NEW IRON ROD (SET) M.B.S.L. = MINIMUM BUILDING SETBACK LINE	TAX MAP 57D GROUP A PARCEL 20.02	DRAWN BY: KP FIELD WORK BY: TH MAP CHECK BY: KT	SHEET: 1 OF 1 SCALE: 1"=100' JOB NO.: 10419
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DATE: 04-14-10

2850A