

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) 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 or other open spaces to public or private use as noted.

_____,20____
Date Owner

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 said names are approved, and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 system.

_____,20____
Date
E-911 Authority

CERTIFICATION OF THE APPROVAL OF UTILITIES ELECTRICAL

I hereby certify that the electrical improvements have been installed in an acceptable manner and according to specifications of the Louisville Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

_____,20____
Date
Signature

Position

CERTIFICATION OF THE APPROVAL OF UTILITIES- WATER

I hereby certify that the water, sewer, or electricity improvements have been installed in an acceptable manner and according to specifications of the Louisville Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

_____,20____
Date
Signature

Position

Certification of the Approval of Streets

I hereby certify that streets and other related improvements shown have been installed according to the specifications of the Louisville Planning Commission's Subdivision Regulations, except as noted hereon or proper provisions have been made for their installation.

_____,20____
Date
Designated Engineer for Louisville

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Louisville, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

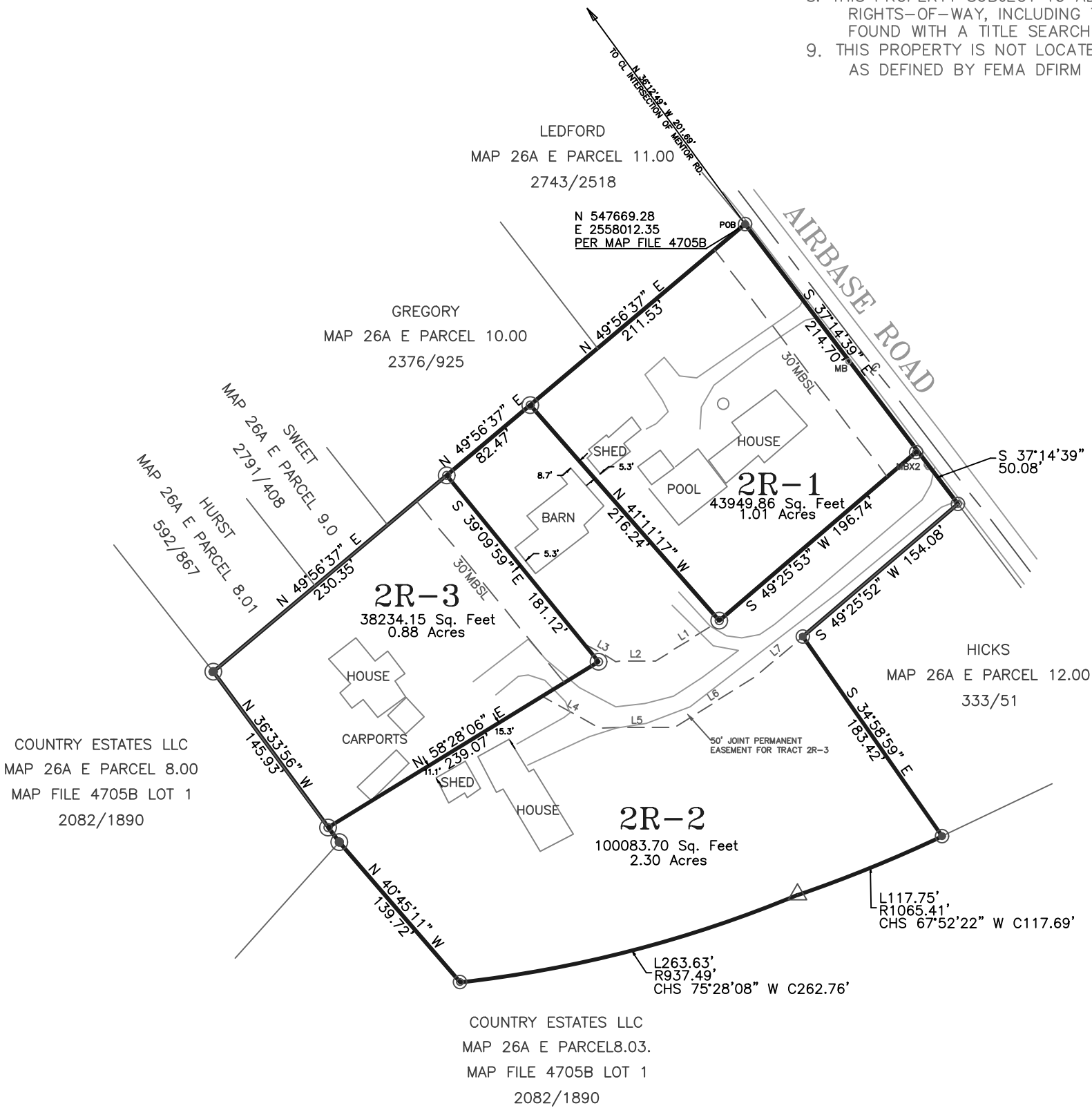
Date: _____,20____
Secretary, Planning Commission

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.

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 REPRESENTED BY THIS PLAT. THE BLOUNT COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MAKES NO REPRESENTATION AS TO THE PERFORMANCE OF ANY EXISTING OR FUTURE SSDS SYSTEM, OR ITS FUTURE OPERATION TO ANY CONSTRUCTION TO DETERMINE APPROPRIATE AREA TO BE RESERVED UNDISTURBED FOR SEPTIC FIELD USE.

NOTES:

1. NORTH DIRECTION BASED ON TENNESSEE STATE PLANE (GRID)
2. THIS SURVEY IS A PROFESSIONAL OPINION AND DOES NOT CONVEY OR WARRANT TITLE.
3. THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
4. ALL IRON PINS SET SHOULD BE CAPPED WITH "SNODERLY RLS#2988" ON CAP.
5. MINIMUM BUILDING SETBACKS PER ZONING - R-1: 30' FRONT, 30' REAR, 10' SIDES FOR MAIN STRUCTURES.
6. NONCONFORMING ACCESSORY STRUCTURES SHALL MEET SETBACKS WHEN/IF REMOVED/REPLACED IN THE FUTURE.
7. 10' UTILITY AND DRAINAGE EASEMENTS ARE HERBY RESERVED ALL ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF LOT LINES.
8. THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY, INCLUDING THE RIGHTS THAT MIGHT BE FOUND WITH A TITLE SEARCH.
9. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA AS DEFINED BY FEMA DFIRM MAP 47009C0110C.

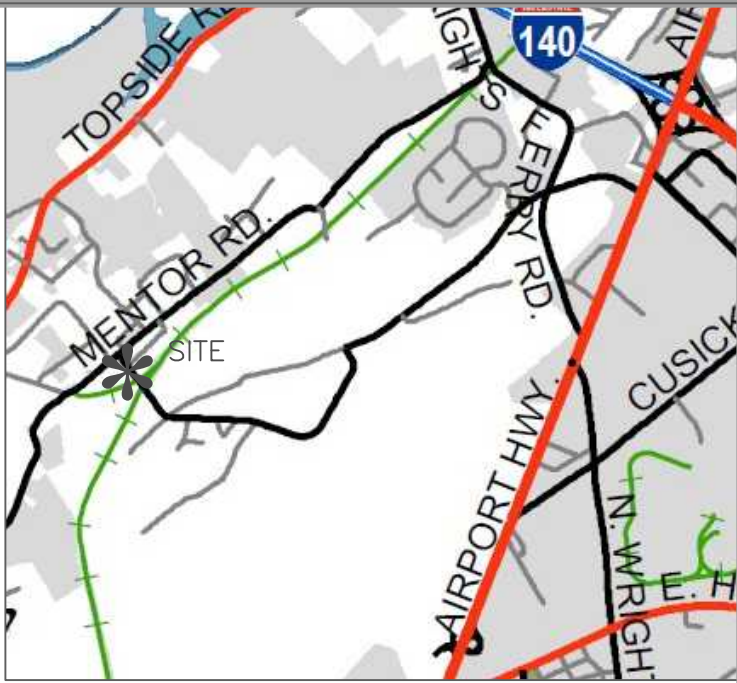


LINE	BEARING	DISTANCE
L1	N 57°30'28" E	57.05'
L2	N 89°50'41" E	29.94'
L3	N 60°50'36" W	27.51'
L4	S 60°50'36" E	48.96'
L5	N 89°50'41" E	57.51'
L6	N 57°30'28" E	75.08'
L7	N 49°25'53" E	43.28'

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 Louisville Planning commission and that the monuments have been placed as shown hereon to the specifications of the Louisville Subdivision Regulations.

_____,20____
Date
Registered Surveyor



I hereby certify that this is a category IV survey and the precision of all measurements meet the precision standards required otherwise by rules in Chapter 0820-03 of the State of Tennessee.

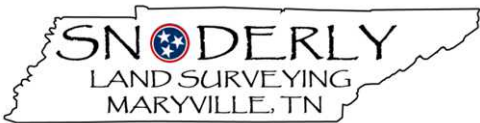
Surveyor
Tenn. Reg. No. #2988

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
A) TYPE OF SURVEY: REAL TIME KINEMATIC
B) POSITION ACCURACY: .05 FEET
C) DATE OF SURVEY: 8/13/26
D) DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
E) PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
F) GEIOD MODEL: 2012
G) COMBINED GRID FACTOR: 0.9999

OWNER(S)
COUNTRY ESTATES LLC
2453 AIRBASE RD
LOUISVILLE TN 37777

LEGEND

- | | | | |
|--|--------------------|--|------------------------|
| | UTILITY POLE | | FENCE LINE |
| | CORNER FOUND (IPF) | | PREVIOUS PROPERTY LINE |
| | IRON PIN SET (IPS) | | PK NAIL SET/MARK |



SHANE D SNODERLY, PE, RLS
4120 OLD NILES FERRY RD.
MARYVILLE, TN 37801
(865)705-7172

PROJECT:

FINAL PLAT-REPLAT LOT 2
COUNTRY ESTATES

DISTRICT:10, COUNTY: BLOUNT, CLT MAP:26A, GRP: E
PARCEL(S): 8.02
ZONING: L-R-1

SCALE 1"=100'	JOB NO. 26-053	DATE 8/26/26	SHEET NO. 1/1
RB2082 PG 1890 INSTRUMENT NUMBER(S) MAP FILE 4705B LOT 2		DRAWN: SDS	