

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.

Signature(s) _____ Date _____
Johnnie Sexton

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES
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.

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

Registered Surveyor _____ Date _____

CERTIFICATION OF REMAINING ACREAGE
I hereby certify that the remaining land acreage is greater than five acres and that said remaining acreage meets the road frontage requirements per the Louisville Zoning Ordinance and per the Louisville Subdivision Regulations.

Registered Surveyor _____ Date _____

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.

Signature _____ Date _____

Position _____

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS
Subdivision is approved for subsurface sewage disposal. Owner/developer shall obtain from the commission/health authority or representative a permit for each lot prior to any construction on the property. The permit shall establish the maximum size dwelling and the specific location of the primary and the secondary disposal areas. Owner/developer shall not do any construction or mutilation (cutting or filling) of the so designated primary and secondary disposal areas without the prior approval of the Blount County Environmental Health Department.

Date _____

Blount County Department of Enironmental Health

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.

Signature _____ Date _____

Position _____

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.

E-911 Authority _____ Date _____

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

Secretary, Planning Commission _____ Date _____

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. ALL IRON PINS SET SHOULD BE CAPPED WITH "SNODERLY RLS#2988" ON CAP.
4. THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY. INCLUDED IN THE SUBDIVISION PLAT IS THE DEDICATION OF 25' FROM THE CENTERLINE FOR RIGHT OF WAY FOR LITTLE DUG GAP ROAD,
5. THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD AREA AS DEFINED BY FEMA DFIRM MAP 47009C0120C EFFECTIVE DATE 9/19/2007.
6. EXISTING OVERHEAD POWER SUBJECT TO EXISTING EASEMENT.
7. ADDRESSES ASSOCIATED WITH PROPERTY ARE 3061, 3065,, AND 3113.
8. JAMES SEXTON PASSED AWAY NOVEMBER 1, 2023 LEAVING JOHNNIE AS SOLE SIGNER FOR PLAT.
9. FRONT BUILDING SETBACK IS 30', ALL OTHER SETBACKS PER BLOUNT COUNTY ZONING.
10. 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.

LEGEND

- IRON PIN FOUND (IPF)
- ⊙ IRON PIN SET (IPS)
- X— FENCE

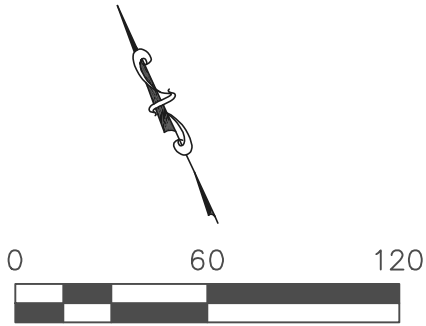


SHANE D SNODERLY, PE, RLS
4120 OLD NILES FERRY RD.
MARYVILLE, TN 37801
(865)705-7172

SHEET TITLE

SUBDIVISION PLAT
SEXTON PROPERTY
LITTLE DUG GAP RD.

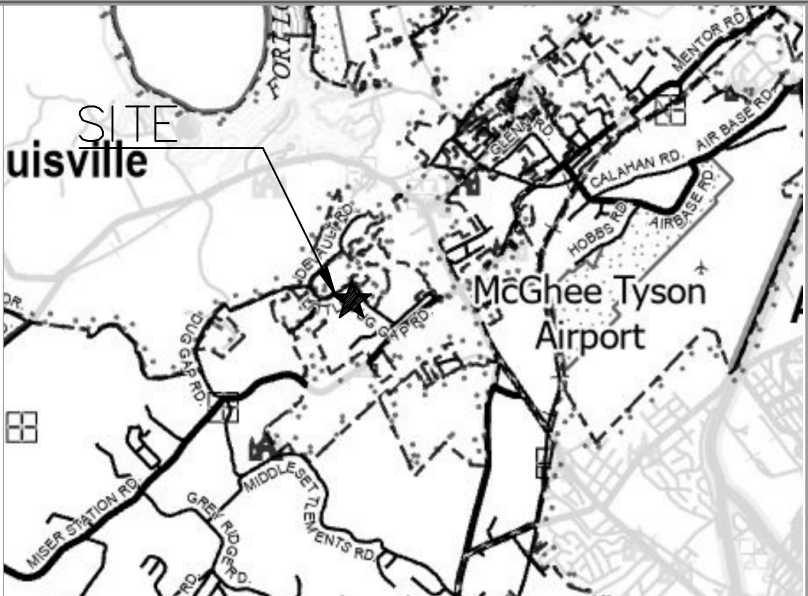
DISTRICT:10TH, COUNTY: BLOUNT, CLT MAP:25, PARCEL(S):212.03 ZONING: RESIDENTIAL(R-1)			
SCALE 1"=60'	JOB NO. 20-030	DATE 7/13/25	SHEET NO. 1/1
INSTRUMENT NUMBER(S): 597/315		DRAWN: DMG	



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 _____ #2988
Tenn. Reg. No. _____

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: 6/19/25
D) DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
E) PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
F) GEIOD MODEL: 2012
G) COMBINED GRID FACTOR: 0.999949103718



LOCATION MAP (N.T.S.)

OWNER(S)

JAMES (DECEASED) & JOHNNIE SEXTON
PO BOX 760
LOUISVILLE, TN 37777

1R-1
REMAINDER GREATER
THAN 5 AC

1R-2
2.12 AC

SEXTON

597/315

MAP 25 PARCEL 212.03

PLAT 4813B LOT 2

FLOOD ZONE AE

REGULATORY FLOODWAY
TVA FLOWAGE EASEMENT