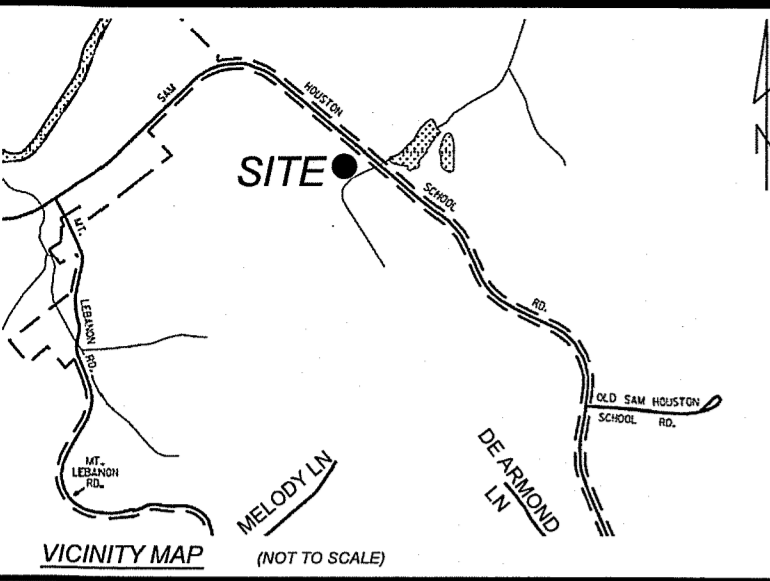


18x24



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 this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public use as noted.

7-19-19 Date Eric Seaton Owner
 7-19-19 Date Yvonne D. Seaton Owner
 7-30-19 Date Debra Seaton Blaylock Owner
 7/31/19 Date Scarlett Seaton Mumpower Owner

Certificate of Survey Accuracy

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Alcoa Municipal/Regional Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations for Alcoa, Tennessee. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

06/03/19 Date James J. Lewis Jr. Registered Surveyor
 No. 1885

Certificate of Approval of Water

I hereby certify that water improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

09/06/2019 Date Local Utilities Approving Agent
 City of Alcoa
 Utility Provider

Certificate of Approval of Electric

I hereby certify that electric improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

8-6-19 Date Michelle Collins City of Alcoa Approving Agent, Electric

Certificate of Approval of Streets

I hereby certify that street improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

8-6-2019 Date Megan Brown City of Alcoa Approving Agent, Public Works and Engineering
 OR County Road Commissioner

Certificate of Approval of Street Names

I hereby certify that (1) the names of existing public roads shown on this subdivision plat in the subdivision shown hereon are correct, (2) the names of any new road, 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.

8-6-19 Date Mary Small E-911 Authority

Certificate of Approval for Recording

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

8/14/19 Date Secretary, Planning Commission

Certification of the Approval of Blount County Health Department

Approval is hereby granted for lots # 1 defined as Blount County Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Lots # 1 have an existing dwelling and subsurface sewage disposal system. The duplicate area is approved serving a maximum of Three bedrooms.

This lot # 2 has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.

House size, location and design will determine the actual number of bedrooms for which a permit may be issued.

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.

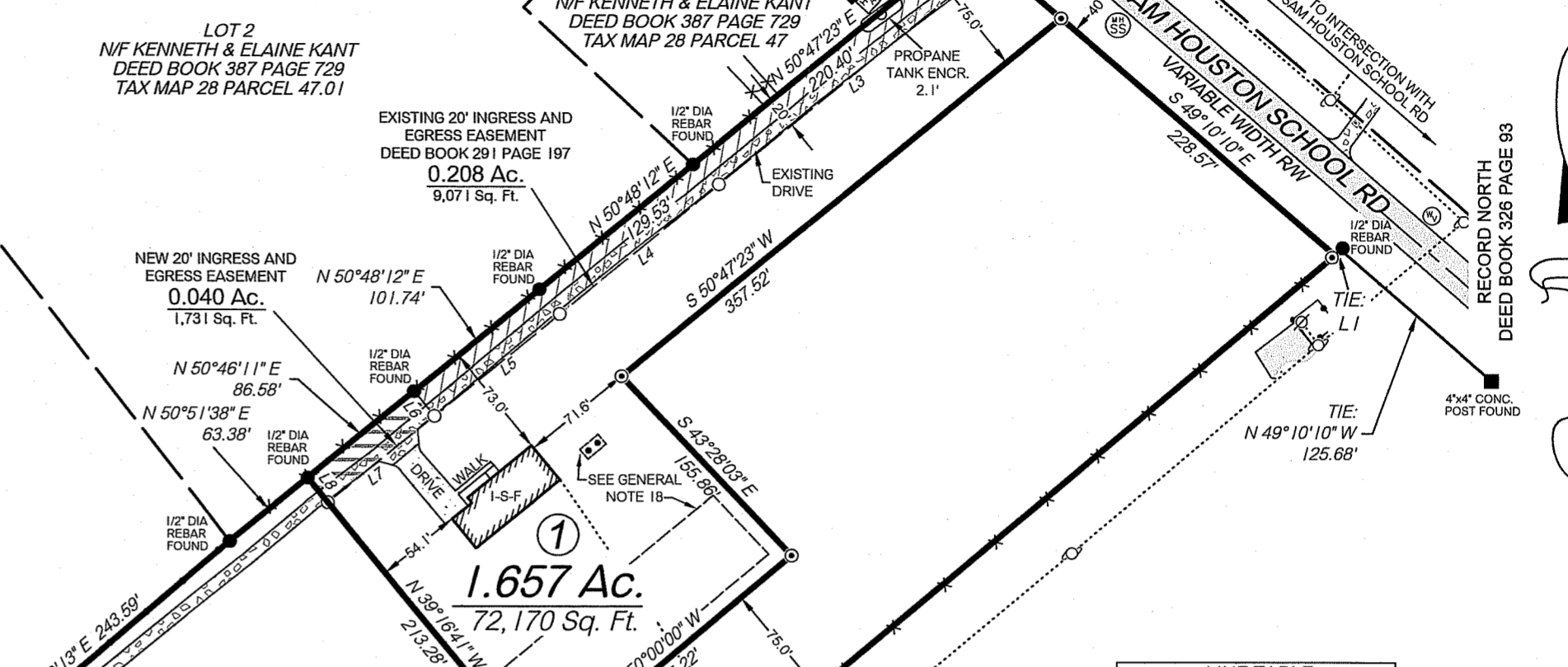
Prior to any construction of a structure, mobile, or permanent, the plans for the exact house/structure location must be approved and a SSD system permit issued by the Division of Environmental Health. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or alteration of the soil conditions may void this approval.

Brian Wilson 8-8-19 Date
 Director, Environmental Health
 Blount Co. Health Department

GENERAL NOTES

- PROPERTY MAY BE ENCUMBERED BY OR BENEFIT FROM WRITTEN OR PRESCRIPTIVE EASEMENTS OTHER THAN THOSE SHOWN HEREON, IF ANY.
- DEED REFERENCES FOR ADJOINING PARCELS WERE OBTAINED FROM THE TAX ASSESSOR'S RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
- NO REPRESENTATION OR CERTIFICATION IS MADE AS TO THE LOCATION OR EXISTENCE OF ANY UTILITY STRUCTURES OR EASEMENTS EXCEPT AS SHOWN.
- EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATION OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL OR OTHERWISE, IS BEYOND THE SCOPE OF THIS SURVEY.
- TITLE TO THE PROPERTY SURVEYED MAY INCLUDE RIGHTS IN LAND WHICH UNDERLIES ADJOINING PUBLIC RIGHTS-OF-WAY, AND THIS SURVEY IS SUBJECT TO ANY EXACT DETERMINATION OF THE LIMITS OF THE PUBLIC USE.
- NO REPRESENTATION OR CERTIFICATION IS MADE AS TO WHETHER THIS PROPERTY IS IN COMPLIANCE WITH ANY APPLICABLE COVENANTS, CONDITIONS, RESTRICTIONS, REGULATIONS, ORDINANCES, OR BUILDING SETBACKS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY REFLECT ALL RIGHTS AND ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT PROPERTY.
- PROPERTY INFORMATION:
 CURRENT BLOUNT COUNTY ZONING: "R-1" - RURAL DISTRICT 1
 TOTAL PARCEL AREA: 12.728 ACRES INTO 2 LOTS
- BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" AS SHOWN ON FEMA FIRM MAP 47009C0141C DATED SEPTEMBER 19, 2007. BASED ON THIS INFORMATION, THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- UNLESS OTHERWISE INDICATED, ALL NEW MONUMENTS ARE 3/4" REBAR, 24 INCHES IN LENGTH, WITH A PLASTIC CAP STAMPED "LANDTECH".
- DRAINAGE, CONSTRUCTION AND UTILITIES EASEMENTS SHALL BE TEN (10) FEET ON THE INSIDE OF ALL EXTERIOR LOT LINES AND STREET RIGHT-OF-WAY, AND FIVE (5) FEET ON EACH SIDE OF ALL INTERIOR LOT LINES. THERE SHALL BE EASEMENTS PER UTILITY PROVIDER'S SPECIFICATIONS FOR ALL AS-BUILT UTILITIES, UNLESS OTHERWISE NOTED.
- WHETHER OR NOT SHOWN HEREON, ANY EXISTING UTILITY TRANSMISSION LINES AND DRAINAGE STRUCTURES LOCATED ON OR CROSSING THE SUBJECT PROPERTY SHALL HAVE EASEMENTS AS REQUIRED. FOR EXISTING WATER AND SEWER MAIN LINES LOCATED ON THE SUBJECT PROPERTY, THERE SHALL BE EASEMENTS OF 5' ON EACH SIDE OF AS-BUILT WATER LINES AND 7.5' ON EACH SIDE OF AS-BUILT SEWER LINES.
- BUILDING SETBACK DISTANCES SHALL BE AS REQUIRED UNDER THE APPLICABLE BLOUNT COUNTY ZONING REGULATIONS OR ANY RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS, WHICHEVER IS GREATER.
- THE PURPOSE OF THIS PLAT IS TO CREATE SEPARATE LOTS FOR EACH EXISTING RESIDENTIAL DWELLING ON THE PROPERTY.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND AT TIME OF REDEVELOPMENT OR EXPANSION, UNLESS OTHERWISE APPROVED.
- SAM HOUSTON SCHOOL ROAD IS CLASSIFIED AS A MINOR COLLECTOR ON THE CITY OF ALCOA'S THOROUGHFARE PLAN, WHICH REQUIRES A DEDICATION OF RIGHT-OF-WAY TO BE 40 FEET FROM THE CENTERLINE OF THE ROADWAY.
- THIS PLAT REFLECTS AN EXPANSION TO THE EXISTING 20-FOOT INGRESS AND EGRESS EASEMENT ESTABLISHED IN DEED BOOK 291, PAGE 197, TO NOW EXTEND TO LOT 2.
- APPROXIMATE LOCATION OF SEPTIC TANK AND DISPOSAL FIELD PER HIGH INTENSITY SOIL MAP BY MITCHELL MYERS, LPSS DATED 5-16-19.

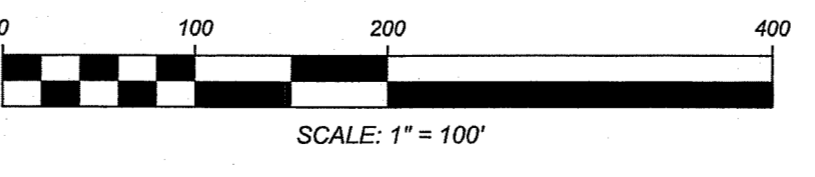
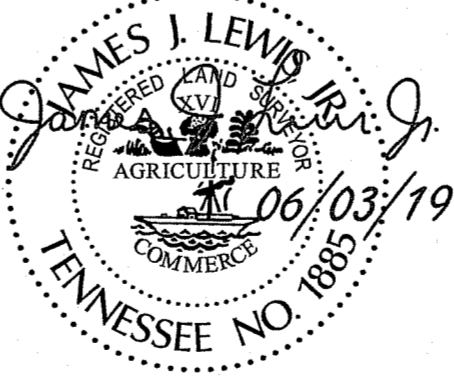
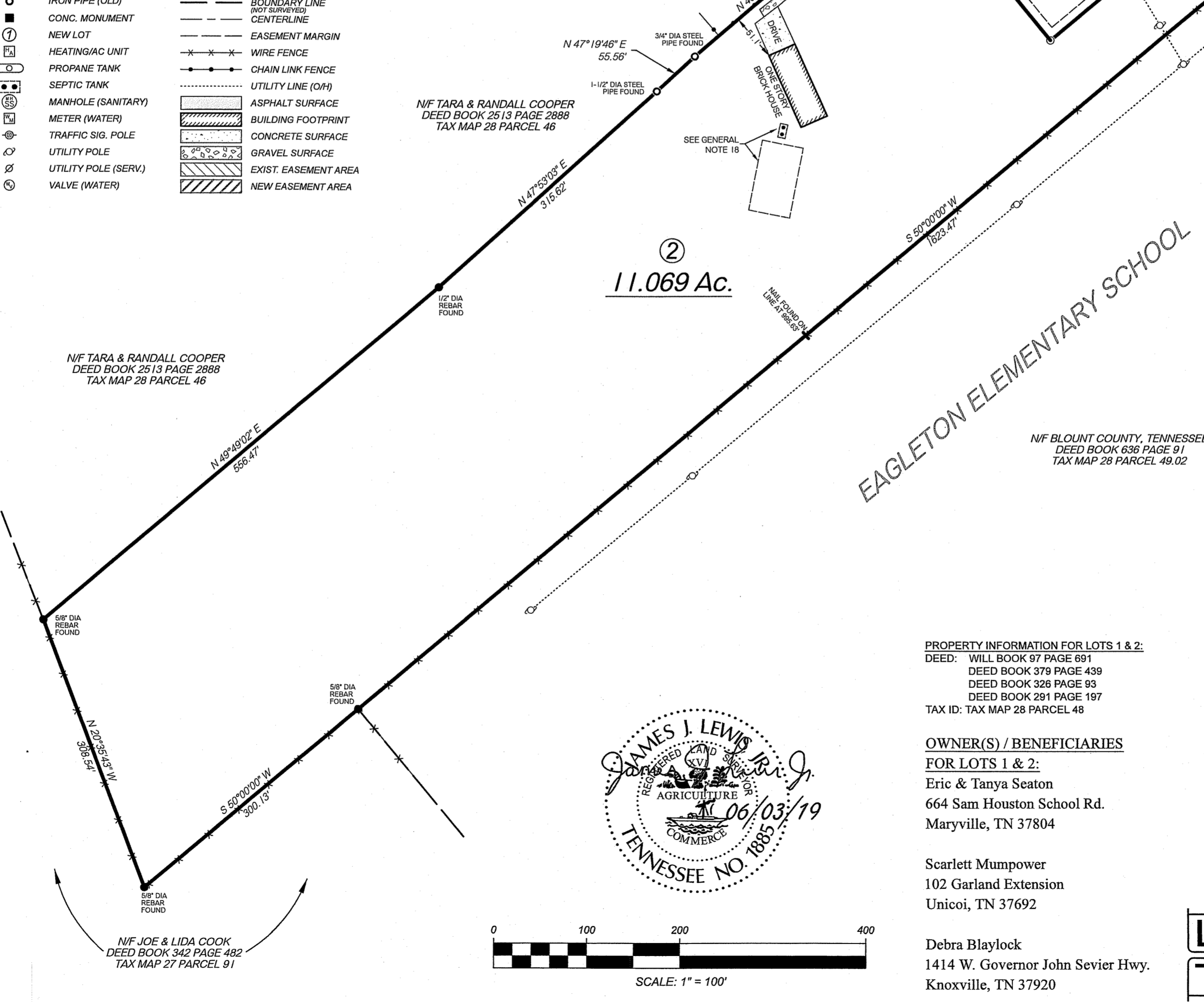
KENNETH J. KANT PROPERTY S/D



LINE	BEARING	DIST.
L1	N 50°00'00" E	5.06'
L2	N 50°47'23" E	5.08'
L3	S 50°47'23" W	223.92'
L4	S 50°48'12" W	129.53'
L5	S 50°48'12" W	101.74'
L6	N 39°12'48" W	20.00'
L7	S 50°46'11" W	86.56'
L8	N 39°16'41" W	20.00'

LEGEND

● IRON ROD (OLD)	— BOUNDARY LINE (SUBJECT PROPERTY)
○ IRON ROD (NEW)	— BOUNDARY LINE (SURVEYED)
○ IRON PIPE (OLD)	— BOUNDARY LINE (NOT SURVEYED)
■ CONC. MONUMENT	— CENTERLINE
① NEW LOT	- - - EASEMENT MARGIN
⊠ HEATING/AC UNIT	x x x x WIRE FENCE
⊞ PROPANE TANK	— CHAIN LINK FENCE
⊞ SEPTIC TANK	— UTILITY LINE (OH)
⊞ MANHOLE (SANITARY)	▨ ASPHALT SURFACE
⊞ METER (WATER)	▨ BUILDING FOOTPRINT
⊞ TRAFFIC SIG. POLE	▨ CONCRETE SURFACE
⊞ UTILITY POLE	▨ GRAVEL SURFACE
⊞ UTILITY POLE (SERV.)	▨ EXIST. EASEMENT AREA
⊞ VALVE (WATER)	▨ NEW EASEMENT AREA



PROPERTY INFORMATION FOR LOTS 1 & 2:
 DEED: WILL BOOK 97 PAGE 691
 DEED BOOK 379 PAGE 439
 DEED BOOK 326 PAGE 93
 DEED BOOK 291 PAGE 197
 TAX ID: TAX MAP 28 PARCEL 48

OWNER(S) / BENEFICIARIES
FOR LOTS 1 & 2:
 Eric & Tanya Seaton
 664 Sam Houston School Rd.
 Maryville, TN 37804

Scarlett Mumpower
 102 Garland Extension
 Unicoi, TN 37692

Debra Blaylock
 1414 W. Governor John Sevier Hwy.
 Knoxville, TN 37920

Phyllis Lee Crisp, Register
 Blount County Tennessee
 Rec #: 556058
 Rec'd: 15.00 Instrument #: 852731
 State: 0.00
 Clerk: 0.00 Recorded
 Other: 2.00 8/15/2019 at 9:45 AM
 Total: 17.00 in
 Map File FILE Pgs 3859A-3859A

FINAL PLAT OF THE
ESTATE OF SHERRILL E. &
WINELLA SEATON SUBDIVISION
 TAX MAP 28 PARCEL 48
 12th CIVIL DISTRICT
BLOUNT COUNTY, TENNESSEE
 DATE OF SURVEY: NOVEMBER 28, 2018

LAND & LAND ENGINEERING & SURVEYING
TECH 100 McCamey Road Knoxville, TN 37918
 865.978.6510 www.landtechco.com

3859A