

**BLOUNT COUNTY, TENNESSEE**

**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.

*[Signature]* 10/21/22  
Secretary, Planning Commission Date

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my 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.

*Troy N. Galyon* 9.22.22  
Troy N. Galyon Date  
*Sarah C. Dixon* 9/22/22  
Sarah C. Dixon Date

**CERTIFICATION OF THE APPROVAL OF WATER UTILITIES**

I hereby certify that the water improvements have been installed in an acceptable manner and according to the specifications of the Blount County Regional Land Development Regulations in the Subdivision shown hereon.

*[Signature]* 9/27/22  
Manager, South Blount County Utility District Date

**CERTIFICATION OF THE ELECTRICAL UTILITY SERVICE**

The property shown on this subdivision plat is within the service area of the Maryville Electric Dept. Utility.

The following condition(s) apply:

Lots 1-2 are served by existing powerlines.

Lots \_\_\_\_\_ are/will be serviced 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.

*[Signature]* 9/27/22  
Signature/Title 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 Blount County Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Regional Subdivision Regulations.

*[Signature]* 9/22/22  
Registered Land Surveyor Date

**CERTIFICATION OF APPROVAL OF ROAD NAMES AND PROPERTY NUMBERS (E-911)**

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.

*[Signature]* 10-3-22  
Signature Date

**SURVEYOR'S NOTES:**

1. Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 7 1/2 feet on each side of as-built sewer utility lines.
2. Front Building setback shall be 30 feet from all street rights-of-way and joint permanent easements, unless otherwise noted in restrictions. All other setbacks shall be in accordance with the Zoning Ordinances.
3. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
4. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
5. This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Map 47009C0232C, dated September 19, 2007.
6. 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.
7. The Blount County Highway Department must be contacted prior to construction of a drive way access.
8. Subject to a utility easement in favor of South Blount Utility District as recorded in Record Book 2509, Page 149.

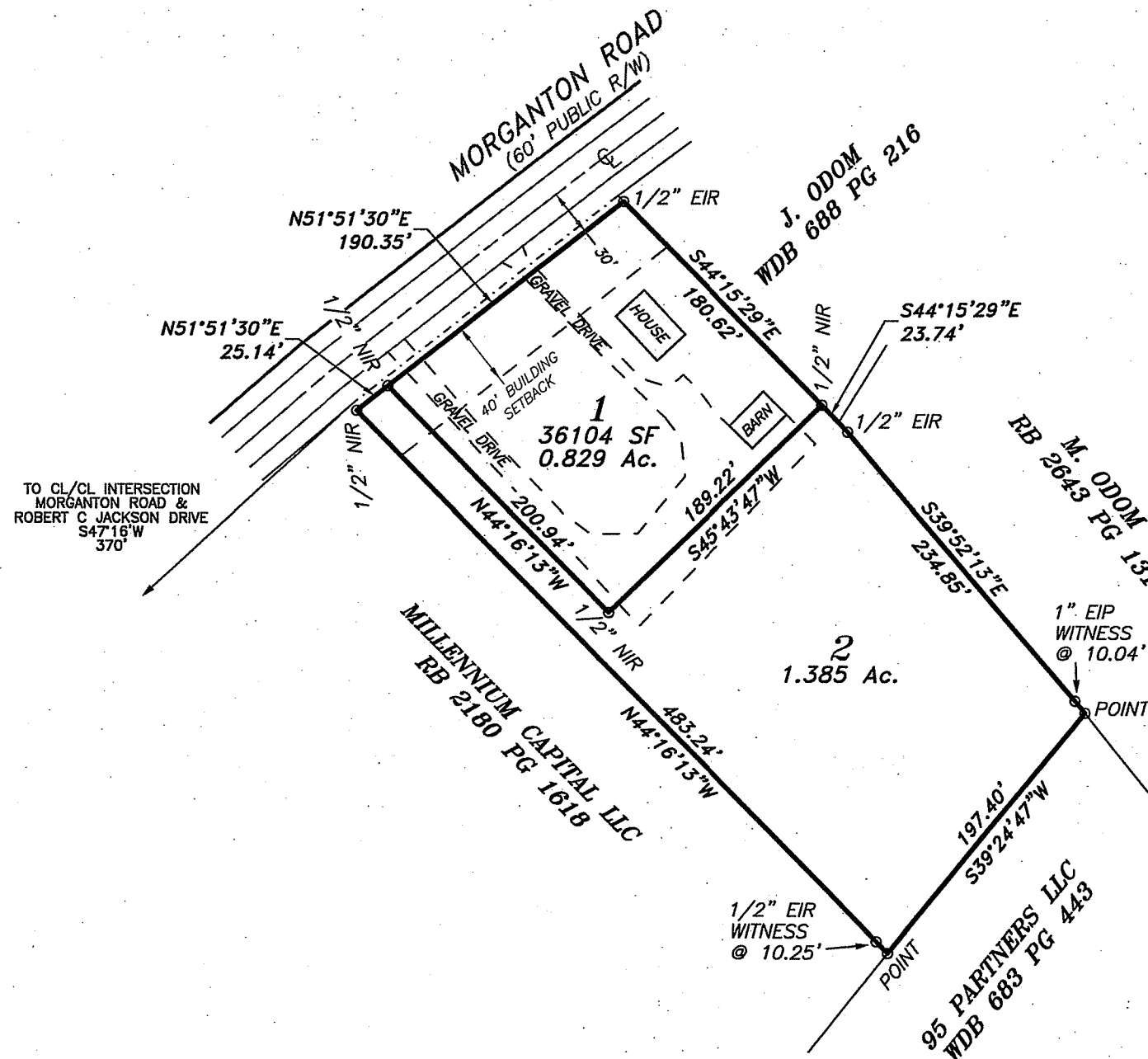
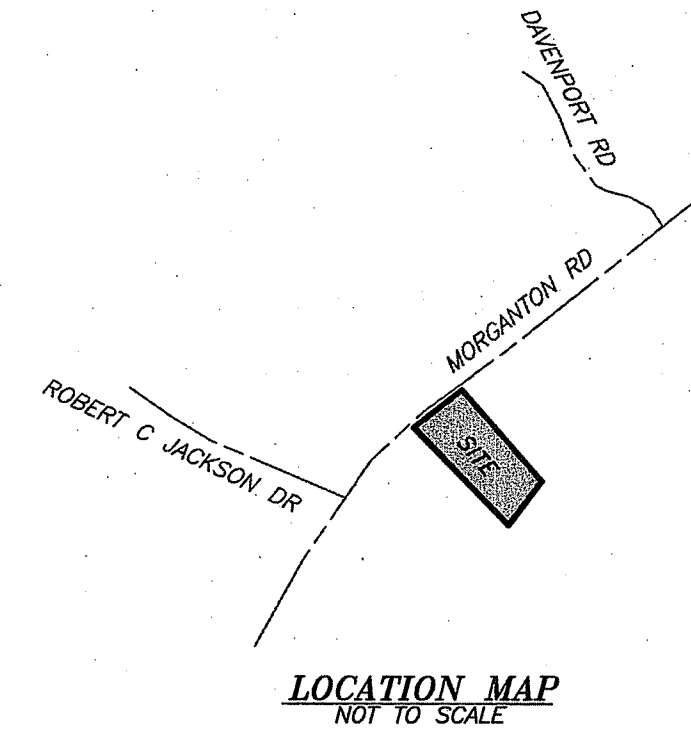
**CITY OF MARYVILLE, TENNESSEE**

**CERTIFICATION OF THE APPROVAL OF STREETS**

I hereby certify that the streets and other improvements have been installed in an acceptable manner and according to the specifications of the Maryville Subdivision Regulations and Public Works Standards in the subdivision shown hereon.

*[Signature]* 9/29/22  
Maryville City Engineer Date

Phyllis Lee Crisp, Register  
Blount County Tennessee  
Rec #: 633322  
Rec'd: 15.00 Instrument #: 952092  
State: 0.00  
Clerk: 0.00 Recorded  
Other: 2.00 10/25/2022 at 9:35 AM  
Total: 17.00 in  
Map File FILE Pgs 4367B-4367B



**LEGEND:**

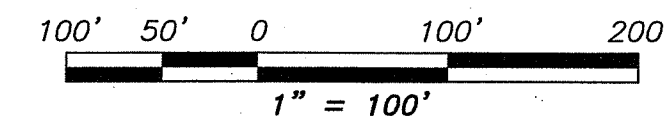
- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- NIR NEW IRON PIPE
- Ac. ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- RB RECORD BOOK
- PG PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ROAD CENTERLINE
- EDGE OF ROAD
- EDGE OF GRAVEL/ROAD
- PREVIOUS LOT LINE

**OWNERS:**

TROY N GALYON & SARAH C. DIXON  
2036 MORGANTON RD  
MARYVILLE, TN 37801

DISTRICT 19, BLOUNT COUNTY  
RB 2712 PG 2228  
TAX MAP 57 PARCEL 29.01  
PLAT REF: SPB 3 - PAGE 50

2 LOTS - 2.214 Ac. TOTAL  
R/W DEDICATED - 1077 SF(0.025 Ac.)



**SURVEYOR'S CERTIFICATION:**

I hereby certify that this is a Category I survey, the ratio of precision of the unadjusted survey is 1: 10,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

*[Signature]* 9.22.22  
Tennessee R.L.S. # 1929 Date

**BLOUNT COUNTY HEALTH DEPARTMENT**

Approval is hereby granted for lot 2, defined as, Final Subdivision Plat, Galyon Property, Blount County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or 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 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.

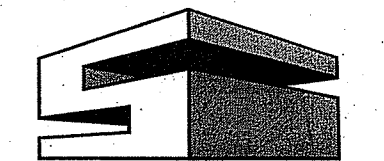
Lot 2 is approved for standard individual subsurface sewage disposal system serving a maximum of 3 bedrooms.

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

The shaded areas on Lot 2 are reserved for field line use only. Any disturbances in these areas may void the approval.

For Lot 1: 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. The Blount County Environmental Health Department makes no representation as to the performance of the existing SSD system, or its future operation.

*[Signature]* 10-26-22  
Director, Environmental Health, Blount Co. Health Department Date



SINCE 1979

**STERLING ENGINEERING, INC.**

**LAND SURVEYING  
CIVIL ENGINEERING  
CONSULTING  
LAND PLANNING**

1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401

P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878

PHONE: 865-984-3905  
FAX: 865-981-2815  
www.sterling.us.com

**FINAL SUBDIVISION PLAT**  
**GALYON PROPERTY**  
**MORGANTON RD, MARYVILLE, TN 37801**



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SHEET

**FS**

DESIGNED:  
DRAWN: **CEG**  
CHECKED: **CMR**  
DATE: **9/22/22**  
SCALE: **1" = 100'**  
DRAWING: **2554CC-FS**  
PROJECT NO: **SEI#2554-CC**

4367B