

24X36

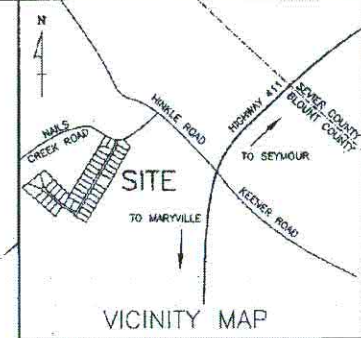
NORTH RECONCILED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (N.A.D. 83)

Electrical Utility Division
The property shown on this subdivision plat is within the service area of the City of Blount County, Tennessee.

Approved by local health officer:
SAWYER'S GREEN
Blount County, Tennessee

NOTE:
Some lots may not accommodate a basement dwelling.
Some lots will require front entry garages.

DRIVEWAY ACCESS NOTE:
LOT 25 DRIVEWAY TO ACCESS NAILS CREEK ROAD
LOTS 26 AND 27 DRIVEWAYS TO ACCESS SAWYER'S GREEN TRAIL (NO DRIVEWAY ACCESS TO NAILS CREEK ROAD).



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, TENNESSEE, REGIONAL PLANNING COMMISSION; AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

GENERAL NOTES
1. SETBACKS SHALL CONFORM TO THE BLOUNT COUNTY ZONING ORDINANCE.
2. THERE IS A 7.5 FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE INSIDE OF ALL SIDE AND REAR LOT LINES.
3. THERE SHALL BE NO DRIVEWAY ACCESS TO NAILS CREEK ROAD FOR LOTS 28 AND 27.

10/11/05
Charles E. Johnson
Blount County Register

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

The shaded areas on LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 are reserved for field line use only. Any disturbances in these areas may void the approval.

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN. (FEMA MAP 470355 0050 B)

THE PROPERTY OWNERS ASSOCIATION FOR SAWYER'S GREEN PHASE 1 (AND FUTURE PHASES) SUBDIVISION AS REGISTERED SEPARATE FROM THIS PLAT SHALL KEEP CLEAR AND MAINTAIN THE AREA IDENTIFIED AS "SIGHT DISTANCE EASEMENT" ALONG NAILS CREEK ROAD FROM ANY PERMANENT VEGETATION OTHER THAN GRASS OR SOFT TO BE MOVED REGULARLY; NO OTHER PLANTED MATERIALS OR ANY PERMANENT OR TEMPORARY STRUCTURES OR SIGNS ABOVE GROUND OF ANY KIND ARE PERMITTED IN THE SIGHT DISTANCE EASEMENT, EXCEPT FOR THE SUBDIVISION SIGN LOCATED WITHIN THE SIGN EASEMENT ON LOT 26.

This subdivision has been a public utility. The improvements hereto are to be maintained according to County Ordinance No. 11-2005. Any other provisions have been made for this subdivision.

THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY 1 STANDARDS UNDER MY SUPERVISION AND DIRECTION AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.



TAX REF.: TAX MAP 12 PORTION OF PARCEL 68 DEED REF.: D.B. 110 PG. 513

REV.: 10/06/2005 REVISED PER PLANNING STAFF COMMENTS

SAWYER'S GREEN PHASE 1

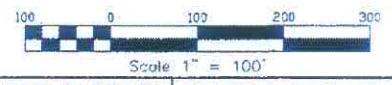
13TH CIVIL DISTRICT BLOUNT CO., TN
AZIMUTH ENGINEERING, INC.
Engineers - Surveyors - Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-5191

BLOUNT COUNTY PLANNING COMMISSION

TOTAL ACRES 43.35 ± TOTAL LOTS 41
ACRES NEW ROAD 3.55 MILES NEW ROAD 0.58
DEVELOPER CHARLES JOHNSON CIVIL DISTRICT 13TH
SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

LINE TABLE
LINE | DIRECTION | DISTANCE
L1 | S11°27'00" W | 61.16
L2 | N11°27'00" E | 60.72
L3 | S89°51'00" W | 52.10
L4 | N87°13'00" E | 68.40
L5 | N43°30'00" W | 50.90
L6 | N23°00'00" E | 16.97
L7 | N23°00'00" W | 38.71

CURVE TABLE
CURVE | RADIUS | LENGTH | CHORD | BEARING
C1 | 190.00 | 20.88 | 20.68 | S90°37'10" E
C2 | 30.00 | 39.54 | 38.74 | S26°18'40" E
C3 | 200.00 | 89.10 | 88.41 | S74°47'00" W
C4 | 25.00 | 39.24 | 38.96 | S82°00'00" W
C5 | 275.00 | 13.86 | 13.80 | N51°33'21" W
C6 | 275.00 | 43.73 | 43.69 | N45°13'21" W
C7 | 50.00 | 19.81 | 19.68 | N08°55'12" W
C8 | 50.00 | 52.78 | 50.00 | N49°58'12" W
C9 | 50.00 | 71.03 | 65.21 | S58°22'00" W
C10 | 50.00 | 80.78 | 74.45 | S33°02'45" E
C11 | 40.00 | 59.50 | 58.81 | S92°52'51" E
C12 | 325.00 | 25.45 | 25.44 | S43°14'36" E
C13 | 325.00 | 42.82 | 42.80 | N49°11'36" W
C14 | 35.00 | 19.21 | 19.38 | N18°07'00" W
C15 | 250.00 | 97.23 | 96.82 | N25°51'30" E
C16 | 250.00 | 14.28 | 14.28 | N13°05'00" E
C17 | 30.00 | 41.42 | 38.22 | N51°01'00" E



CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY GIVE THIS PLAN OF SUBDIVISION WITH ANY/COURT FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DESIGN ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

10-11-05
Charles E. Johnson
Blount County Register

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR BLOUNT COUNTY, 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 BLOUNT COUNTY REGISTER.

11/19/05
Blount County Planning Commission

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES
I HEREBY CERTIFY THAT STREETS UTILITIES AND HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR (2) THAT A SECURITY BOND BY THE AMOUNT OF \$10,000 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

10-11-05
Blount County Health Officer

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR SEWERAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.

10-11-05
Blount County Health Officer

CERTIFICATION OF THE APPROVAL OF ROAD NAMES & PROPERTY NUMBERS (E-911)
THIS IS TO CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS PLAT ARE CORRECT (2) THE NAMES OF ANY NEW ROADS WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAMES AND (3) THE PROPERTY NUMBERS OF THE LOTS SHOWN ON THIS PLAT ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

10-11-05
Blount County Planning Commission

2224A

- LEGEND
• IRON PIN (found)
• 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
□ FENCE POST
* FIRE HYDRANT
▨ PERMANENT DRAINAGE EASEMENT
▨▨▨▨ 15' EASEMENT FOR INGRESS/EGRESS TO DRAINAGE EASEMENT

NOTE: The drainage detention basin(s) shown on this plat shall be maintained as designed for drainage detention by a property owners association registered separate from this plat.