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 or private use as noted.

Date: 10/2/24 Scott R.Barone
10/2/24 Owner Amy Barone
10/3/24 Dave Adamic
10.3.24 Julie Adamic

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 Sweetwater Planning Commission and that the monuments
have been placed as shown hereon, to the specifications of the Subdivision Regulations.

Date: 9/18/24
Registered Land Surveyor

CERTIFICATION OF THE APPROVAL OF UTILITIES
I hereby certify that the utilities have been installed in acceptable manner and according to specifications or that an acceptable security arrangement has been made with the planning commission to assure completion of all required improvements in case of default.

Date: 10/17/24
Public Works Director

BK/PG: CAB-P/48-48
24006551

1 POS:AL-PLAT LARGE	
ASHLEY BATCH: 116057	
10/17/2024 - 12:41:31 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, MONROE COUNTY
KIMBERLY ESTES BIVENS
REGISTER OF DEEDS

CERTIFICATION OF THE APPROVAL OF WATER AND SEWAGE SYSTEMS
I hereby certify that the public water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Department of Environment and Conservation, and are hereby approved as shown.

Date: 10/17/24
Superintendent, SUB

CERTIFICATION OF THE APPROVAL OF STREETS
I hereby certify that the streets and related facilities have been installed in an acceptable manner according to Sweetwater street specifications or that an acceptable security arrangement has been made with the planning commission to assure completion of all required improvements in case of default.

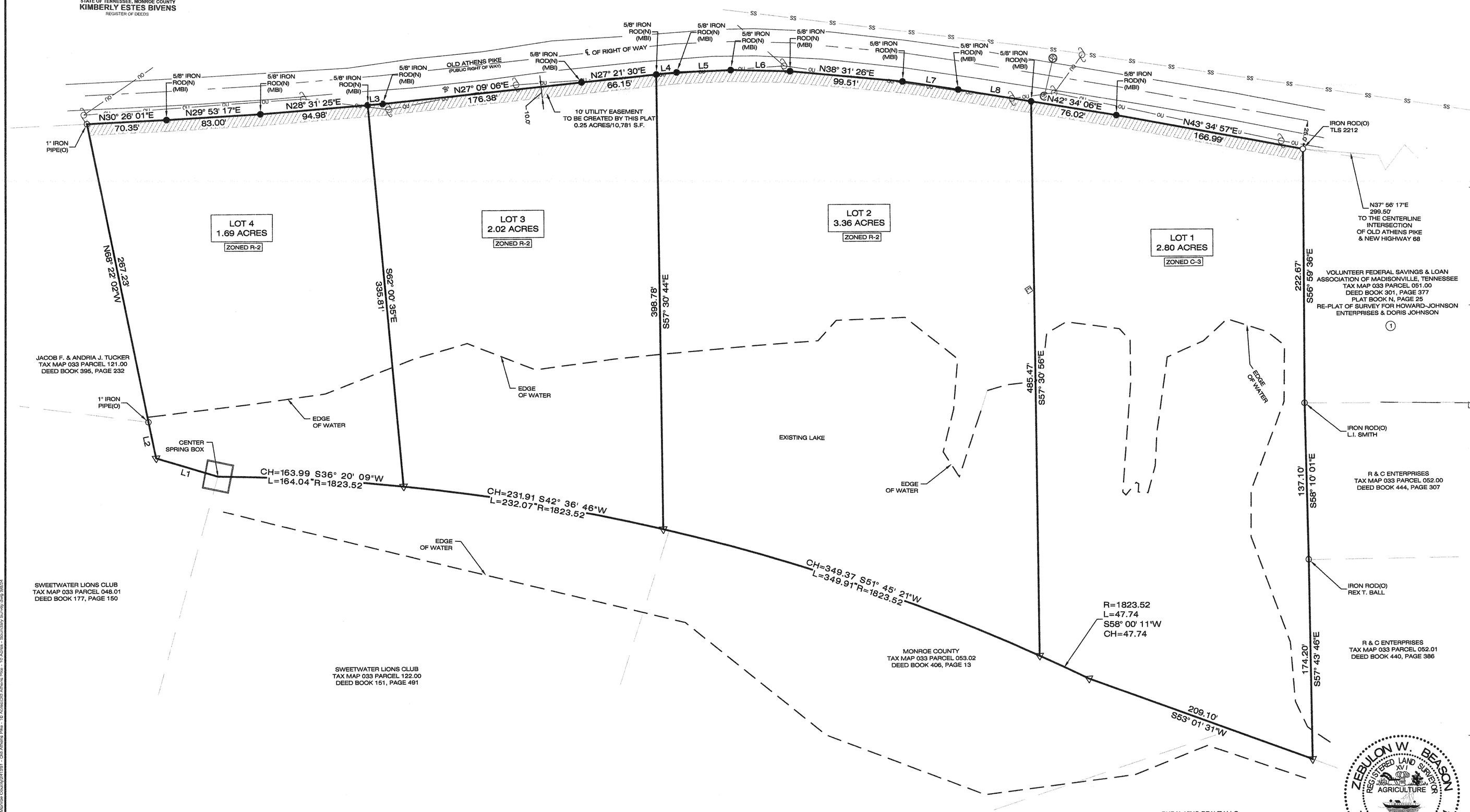
Date: 10-17-24
City Road Supervisor

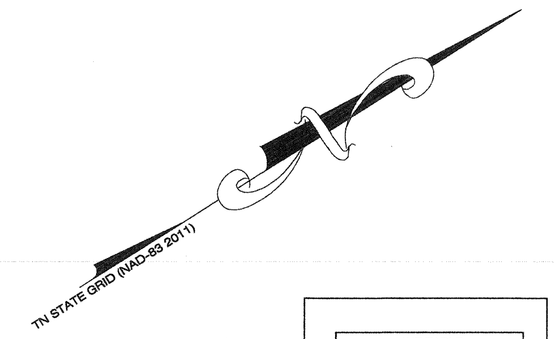
CERTIFICATE OF APPROVAL FOR STREET NAMES
I hereby certify that the street name(s) depicted on this plat have been approved and comply with the street name policies of Sweetwater.

Date: 10-17-24
E-911 Director

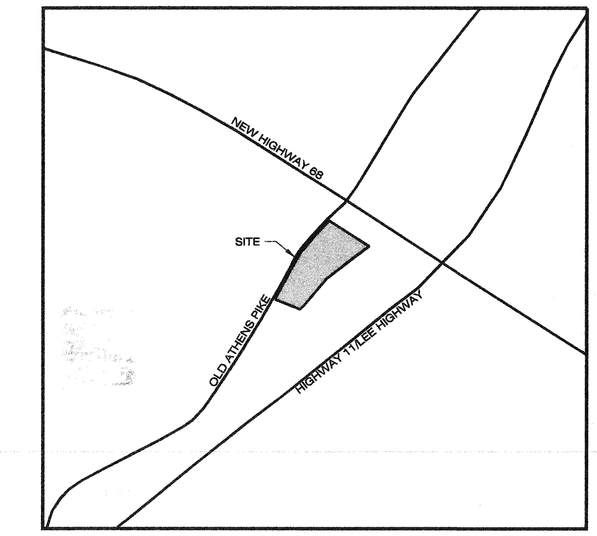
CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown heron has been found to comply with the .subdivision regulations for Sweetwater, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commision; and It has been approved for recording in the office of the County Register of deeds.

Date: 10/17/2024
Secretary, Sweetwater Regional Planning Commision





LINE TABLE		
LINE	LENGTH	BEARING
L1	56.70	S49°40'03"W
L2	32.33	N68°33'33"W
L3	13.16	N28°31'25"E
L4	18.15	N27°21'30"E
L5	47.70	N31°01'28"E
L6	52.20	N34°25'04"E
L7	49.40	N41°35'34"E
L8	65.11	N42°34'06"E



GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

GENERAL NOTES

G1 The purpose of this plat is to create 4 lots.
G2 Verify exact size, depth and location of all underground utilities prior to construction.
G3 Property subject to all applicable easements, setback and restrictions of record.
G4 Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
G5 This survey plat does not warrant title.
G6 Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
G7 By graphic plotting, this property lies in Zone X on FEMA Panel #47123C0128D, which bears an effective date of 2-3-10, and is not in a special flood hazard area.
G8 10' Utility Easement created by this plat runs adjacent with property line along the Old Athens Pike right of way.
G9 Total Lots = 4 Total area = 9.87 Acres.

UTILITY INFORMATION

U1 Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
U2 Verify exact size, depth and location of all underground utilities prior to design and / or construction.
U3 Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

ZONING INFORMATION

Z1 Property is zoned R-2 High Density Residential & C-3 General Commercial District.
Z2 Building Setbacks:
R-2 - Front: 30'
Side:12' one-story & two-story, 15' three-story
Rear: 15'

C-3 - Front: 35'
Side: 15'
Rear: 20'

Z3 Verify full zoning regulations by contacting local zoning agency.

legend

- unmonumented point
- xx (O) - monument (old)
- xx (N) - monument (new)
- utility pole
- OU — OU - overhead utility line
- gas valve
- GM - gas meter
- SS — SS - sanitary sewer line
- electric box

SURVEYOR'S CERTIFICATION

CERTIFICATE OF ACCURACY
I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1 : 10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and/or not apparent in the field may or may not be discovered by a title search by a title attorney.

A portion of the subject property was surveyed with RTK GPS observations using survey grade GPS receivers and conforms to redundancy and accuracy required to comply with rules set forth by Tennessee Board for Land Surveyors and Tennessee Code Annotated chapter 62.

ZEBULON W. BEASON REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 3144

9/18/24
Zebulon W. Beason, TN RLS #3144 Date

MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

811 Know what's below. Call before you dig.
In Tennessee call 811 or 1-800-351-1111

OWNER:
Barone Scott R ETALS
29276 Gandoll Ct
Murrieta, CA 92563

COPYRIGHT © MBI COMPANIES INC.

BLUE HOLE LAKE ESTATES

BOUNDARY SURVEY OF

OLD ATHENS PIKE
SWEETWATER, TN 37874

Monroe County, Tn
City of Sweetwater, Tn

District: 01
Tax Map 033 Parcel 102.01

Deed Ref(s).: Book 441, Page 85

Plat Ref.(s):

Crew Chief:	B. Pate
Drawn By:	B. Myhre
Appvd. By:	Z. Beason
Field date:	8-8-24
Drawing date:	8-19-24
Last Revision:	
Scale: 1" = 50'	
Job No. 241281	
SHEET NO.:	1 OF 1