

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.

Secretary, Planning Commission

Date

CERTIFICATION 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 rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

Deceased

Ronnie Jones

Date

Madeline F. Leonard, ESQ. (Kizer & Black, Attorneys, PLLC - Personal Representative of the Jones Estate) 08-18-25

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.

Registered Land Surveyor

Date

CERTIFICATION OF THE APPROVAL OF STREETS

This subdivision lies along an existing public County road. The improvements related to streets have been installed according to County specifications; and according to the specifications of the Blount County Planning Commission's Subdivision Regulations, except as noted herein; or proper provisions have been made for their installation.

County Highway Superintendent

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.

Blount County Health Department

For Lots 46R and 47R: 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.

LINE TABLE

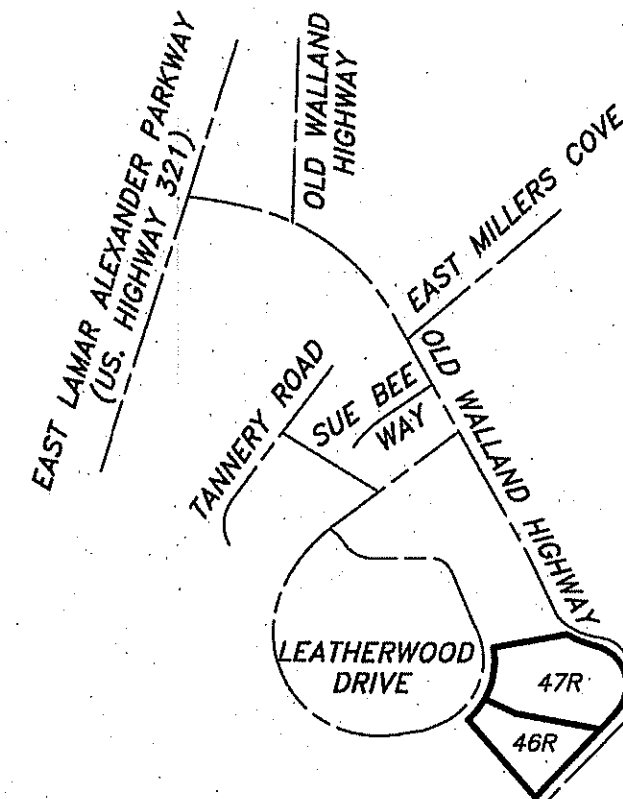
No.	Bearing	Len.
L1	N79°48'25"E	223.30'
L2	S44°02'06"W	66.43'
L3	S79°32'55"E	257.66'
L4	S65°33'07"E	100.92'
L5	S44°02'06"W	223.57'
L6	N41°06'56"W	305.94'

EASEMENT LINE TABLE

No.	Bearing	Len.
L7	N44°02'06"E	31.36'
L8	N8°49'08"W	88.85'
L9	N79°32'55"W	26.48'
L10	N8°49'08"W	61.17'

CURVE TABLE

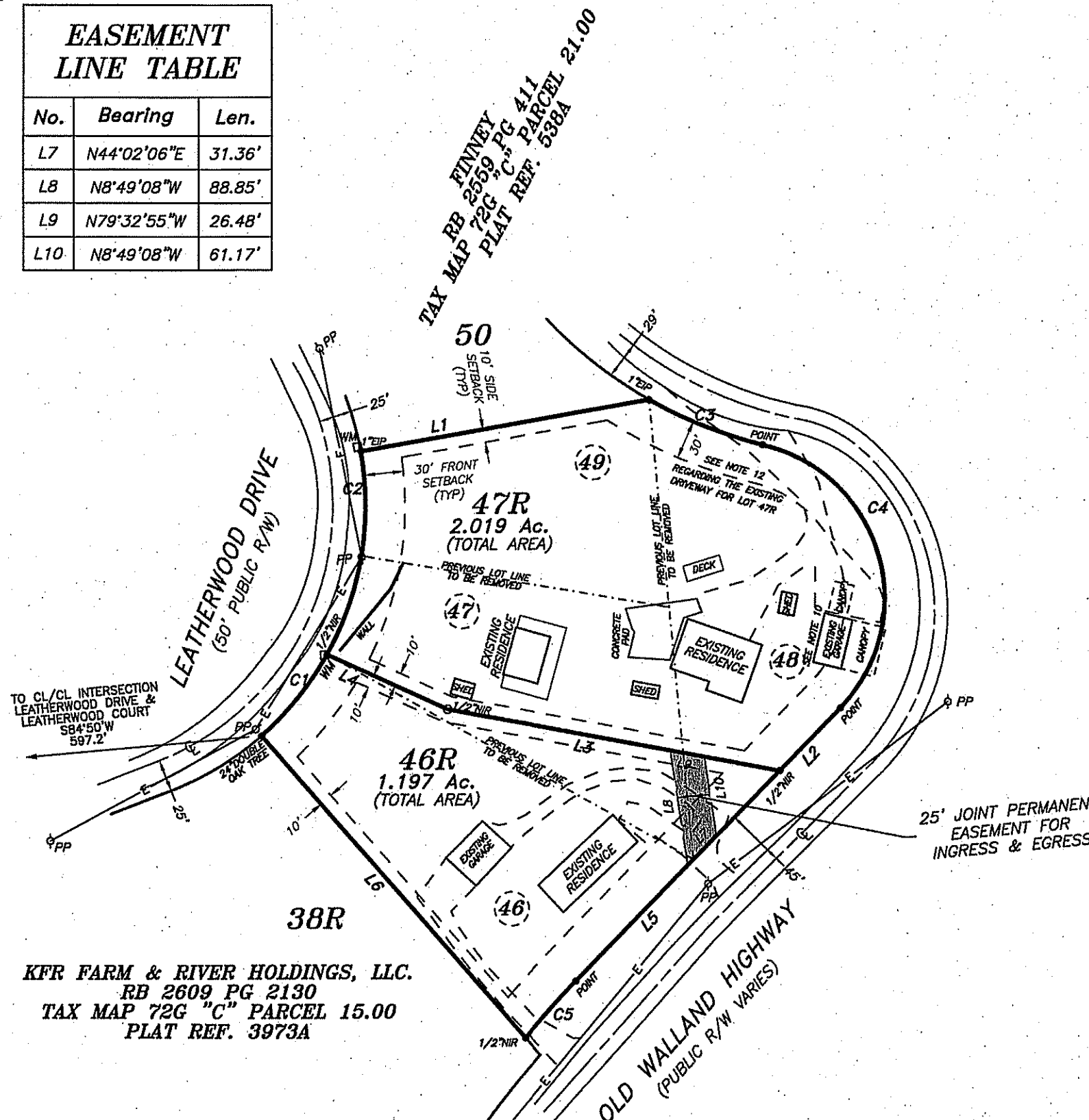
No.	Len.	Radius	Delta	Bearing	Chord
C1	79.89'	233.94'	19°34'	N38°50'49"E	79.50'
C2	159.78'	233.94'	39°08'	N9°29'51"E	156.69'
C3	93.53'	335.00'	16°00'	S68°16'56"E	93.22'
C4	253.42'	120.00'	121°00'	S16°27'54"E	208.89'
C5	57.89'	730.00'	4°33'	S41°45'47"W	57.87'



LOCATION MAP
NOT TO SCALE

LEGEND:

EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
NIR	NEW IRON ROD
A=	ARC LENGTH
R=	RADIUS
D=	CENTRAL ANGLE (DELTA)
B=	CHORD BEARING
C=	CHORD LENGTH
Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
MRB	MISC. RECORD BOOK
PG	PAGE
TYP	TYPICAL
R/W	RIGHT-OF-WAY
EM	ELECTRIC METER
PP	POWER POLE (PP)
BOUNDARY LINE	
ROAD RIGHT-OF-WAY LINE	
EASEMENT LINE	
BUILDING SETBACK LINE	
ROAD CENTERLINE	
EDGE OF ROAD	
PREVIOUS LOT LINE TO BE REMOVED	
GRAVEL DRIVE/ROAD	
ELECTRIC LINE (OVERHEAD)	



KFR FARM & RIVER HOLDINGS, LLC.
RB 2609 PG 2130
TAX MAP 72G "C" PARCEL 15.00
PLAT REF. 3973A

SURVEYOR'S NOTES:

- 1/2" new iron rods will be set at all internal lot corners.
- 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 10 feet on each side of as-built sewer utility lines.
- 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.
- 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.
- 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.
- Located in Flood Zone "X" (area of minimal flood hazard), according to Flood Insurance Rate Map 47009C0285C, dated September 19, 2007.
- 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.
- Blount County Zoning: Rural District 1 (R-1)
- Purpose of this plat is to replat lots 46 through 49 into 2 lots.
- The existing garage encroaching into the building setback on Lot 47R is non-conforming to Blount County Planning Regulations. In the event the structure is removed any new structure shall conform to Blount County building setbacks.
- A subdivision of lots having exclusive access along the joint permanent easement (common driveway) is limited to no more than four lots maximum. The owners of lots 46R & 47R having access along the joint permanent easement (common driveway) shall be jointly responsible for the perpetual maintenance of the joint permanent easement, and all deeds for said lots shall specify such responsibility and mechanisms for maintenance.
- Lot 47R shall have driveway access only off of the joint permanent easement across Lot 46R or off Leatherwood Drive. No driveway access for Lot 47R shall be allowed along Old Walland Highway. The previous driveway access for Lot 47R to Old Walland Highway has been eliminated and a ditch has been installed. The old driveway shall not be reopened or relocated along Old Walland Highway and the ditch must remain along the county road per the Blount County Planning Commission approval of this plat.

Phyllis Lee Crisp, Register
Blount County Tennessee
Rec #: 682011 Instrument #: 3015270
Rec'd: 15.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 17.00
8/20/2025 at 12:20 PM
Map File FILE Pgs 4810B-4810B

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.

Tennessee R.L.S. # 1929 Date 8-18-25

100' 50' 0 100' 200'
1" = 100'



SINCE 1979

STERLING
ENGINEERING, INC.

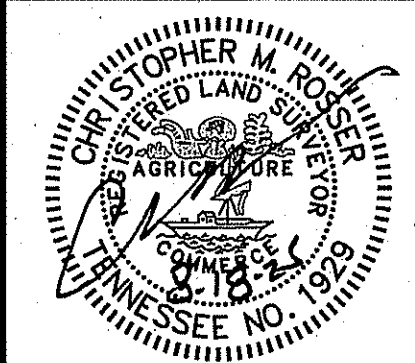
LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
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37802-8401

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37802-4878

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

REPLAT OF LOTS 46 - 49 INTO LOTS 46R & 47R
LEATHERWOOD ESTATES
SUBDIVISION
5506-5508 OLD WALLAND HIGHWAY, WALLAND, TN 37886



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SHEET

FS

DESIGNED:
DRAWN: **SDC**
CHECKED: **CMR**
DATE: **5/12/25**
SCALE: **1" = 100'**
DRAWING: **8287-FS**
PROJECT NO: **SEI#8287**