

CITY OF MARYVILLE, TENNESSEE
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the Maryville 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.

Owner _____ Date _____

CERTIFICATION OF THE APPROVAL OF WATER & SEWER UTILITIES

I hereby certify that the water improvements have been or will be installed in an acceptable manner and according to the specifications of the Maryville Regional Land Development Regulations in the Subdivision shown hereon, provided the developer makes proper provisions and pays the required fees to the City of Maryville pursuant to the "Rules, Regulations, Rates and Policies" of the City of Maryville Water Quality Department.

Engineer/Manager - Water Quality Control Department _____ Date _____

CERTIFICATION OF THE APPROVAL OF ELECTRIC UTILITIES

I hereby certify that the electrical improvements have been or will be installed in an acceptable manner and according to the specifications of the Maryville Regional Land Development Regulations in the Subdivision shown hereon, provided the developer makes proper provisions and pays the required fees to the City of Maryville pursuant to the "Rules, Regulations, Rates and Policies" of the City of Maryville Electric Department.

Manager, Electrical Department _____ 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 Maryville Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Maryville Regional Subdivision Regulations.

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 Regional Subdivision Regulations in the subdivision shown hereon.

Maryville City Engineer _____ Date _____

CERTIFICATION 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 (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

CERTIFICATION OF HIGHWAY DEPARTMENT

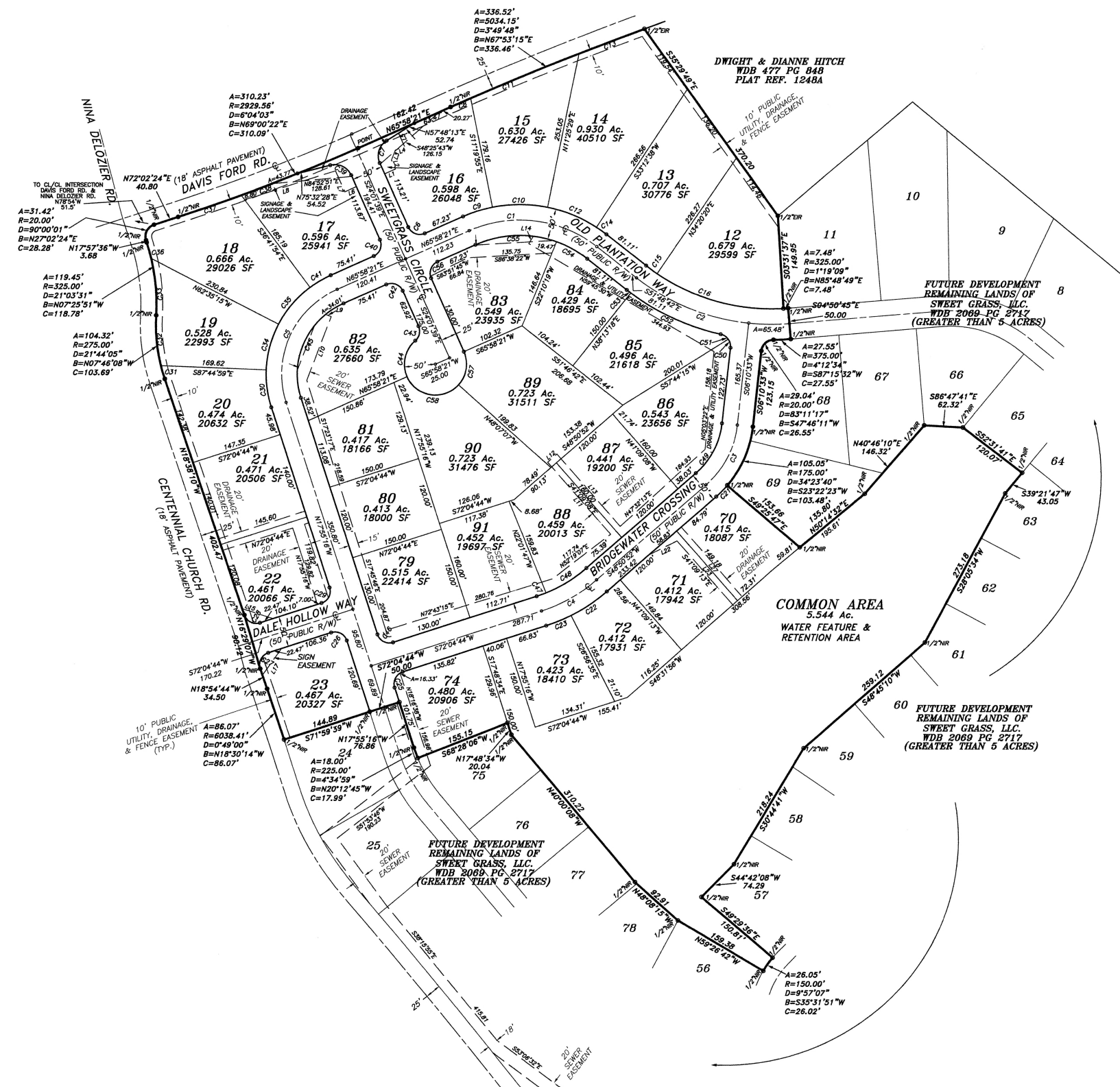
This subdivision lies along an existing County road. The improvements related to streets to be installed according to County specifications; and according to the specification of the Planning Commission's Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

Signature _____ Date _____

BLOUNT COUNTY HIGHWAY DEPARTMENT MUST BE CONTACTED PRIOR TO CONSTRUCTION OF THE DRIVE WAY ACCESS.

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 7 1/2 feet on each side of as-built sewer utility lines.
- 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.
- 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.
- Boundary lines shown were taken from a previous survey by Sterling Engineering, Inc., Project Number 5259, dated 6/21/05.
- The Surveyor has made no attempt to assess the subject property for possible wetlands.
- Located in Flood Zone "X" (areas outside of 500 year flood plain) according to Flood Insurance Rate Map, Community Panel Number 470356 0040 B, dated June 3, 1991.
- No lots shall have direct vehicle access to Davis Ford Road or Centennial Church Road and shall only have access through roads internal to the development.
- All common areas shown hereon shall be maintained by the Sweet Grass Property Owner's Association, Inc. without recourse to the City of Maryville or Blount County.



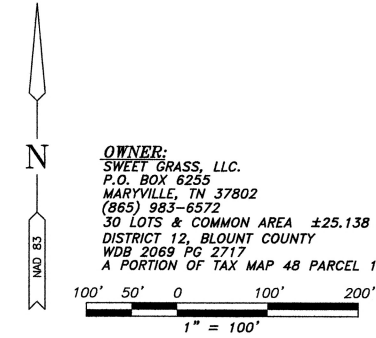
LINE TABLE

No.	Len.	Bearing
L1	19.26'	N65°49'05"E
L2	15.93'	N24°10'55"W
L3	17.19'	N07°49'09"E
L4	10.27'	N65°49'05"E
L5	21.63'	N65°49'05"E
L6	20.13'	S82°49'06"W
L7	36.87'	N24°10'55"W
L8	15.32'	S72°26'54"W
L9	8.86'	S67°12'49"E
L10	110.01'	S20°42'11"W
L11	154.38'	N41°09'08"W
L12	20.00'	N42°50'52"E
L13	154.77'	S41°09'08"E
L14	19.88'	N25°00'00"E
L15	22.02'	N72°02'22"W
L16	35.50'	S72°26'54"W
L17	39.88'	S35°27'55"W
L18	50.47'	N67°27'22"E
L19	31.42'	N07°49'09"E
L20	20.00'	N07°49'09"E
L21	31.76'	N07°49'09"E
L22	31.17'	N07°49'09"E
L23	31.42'	N07°49'09"E
L24	31.42'	N07°49'09"E
L25	31.42'	N07°49'09"E
L26	31.42'	N07°49'09"E
L27	31.42'	N07°49'09"E
L28	31.42'	N07°49'09"E
L29	31.42'	N07°49'09"E
L30	61.61'	N07°49'09"E
L31	22.46'	N07°49'09"E
L32	81.88'	N07°49'09"E
L33	92.80'	N07°49'09"E
L34	76.85'	N07°49'09"E
L35	76.07'	N07°49'09"E
L36	26.85'	N07°49'09"E
L37	102.52'	N07°49'09"E
L38	96.62'	N07°49'09"E
L39	40.71'	N07°49'09"E
L40	31.42'	N07°49'09"E
L41	36.70'	N07°49'09"E
L42	31.42'	N07°49'09"E
L43	25.62'	N07°49'09"E
L44	84.05'	N07°49'09"E
L45	183.03'	N07°49'09"E
L46	31.42'	N07°49'09"E
L47	16.14'	N07°49'09"E
L48	76.47'	N07°49'09"E
L49	81.00'	N07°49'09"E
L50	14.62'	N07°49'09"E
L51	14.58'	N07°49'09"E
L52	180.69'	N07°49'09"E
L53	8.03'	N07°49'09"E
L54	56.62'	N07°49'09"E
L55	133.51'	N07°49'09"E
L56	31.42'	N07°49'09"E
L57	57.52'	N07°49'09"E
L58	89.56'	N07°49'09"E

CURVE TABLE

No.	Len.	Radius	Delta	Bearing	Chord
C1	217.29'	200.00'	62°14'57"	N82°41'11"W	208.78'
C2	283.08'	350.00'	43°04'03"	S73°18'44"E	256.83'
C3	111.72'	150.00'	42°41'00"	N67°30'57"E	109.15'
C4	102.74'	250.00'	23°32'46"	N60°18'20"E	102.02'
C5	219.63'	150.00'	83°53'37"	S24°01'33"W	200.53'
C6	31.42'	20.00'	90°00'00"	N89°01'38"W	28.28'
C7	41.42'	25.00'	81°45'29"	N87°30'57"E	37.89'
C8	35.50'	50.34'	124°15'	N66°10'28"E	35.50'
C9	49.86'	225.00'	124°14'	S72°19'13"W	49.79'
C10	89.36'	225.00'	22°45'24"	N89°01'38"W	88.78'
C11	188.53'	503.41'	208°44'	N67°26'52"E	188.52'
C12	20.00'	225.00'	214°09'	N87°40'57"W	85.04'
C13	154.77'	503.41'	116°49'	N89°09'45"E	112.49'
C14	19.88'	225.00'	50°00'	N54°17'02"W	19.87'
C15	22.02'	325.00'	35°25'	N53°41'11"W	22.02'
C16	214.79'	325.00'	37°21'57"	N74°35'36"W	210.90'
C17	22.02'	225.00'	81°45'29"	N87°30'57"E	22.02'
C18	31.42'	20.00'	90°00'00"	N89°01'38"W	28.28'
C19	31.76'	20.00'	90°00'00"	N89°01'38"W	28.53'
C20	31.17'	20.00'	89°02'27"	N87°30'57"E	28.11'
C21	31.42'	20.00'	90°00'00"	S73°04'44"E	28.28'
C22	31.42'	20.00'	90°00'00"	S73°04'44"E	28.28'
C23	43.30'	225.00'	81°45'29"	N87°30'57"E	43.28'
C24	31.42'	20.00'	90°00'00"	N89°01'38"W	28.28'
C25	31.42'	20.00'	90°00'00"	N89°01'38"W	28.28'
C26	31.42'	20.00'	90°00'00"	N89°01'38"W	28.28'
C27	31.76'	20.00'	90°00'00"	N89°01'38"W	28.53'
C28	31.17'	20.00'	89°02'27"	N87°30'57"E	28.11'
C29	31.42'	20.00'	90°00'00"	S73°04'44"E	28.28'
C30	61.61'	175.00'	20°10'16"	S07°50'07"E	61.29'
C31	22.46'	275.00'	44°04'49"	N16°17'46"W	22.46'
C32	81.88'	275.00'	17°03'16"	N65°25'43"W	81.25'
C33	92.80'	325.00'	32°21'50"	S73°04'44"E	92.49'
C34	76.85'	175.00'	22°08'46"	S14°49'53"W	76.24'
C35	76.07'	175.00'	22°08'46"	S40°21'25"W	76.40'
C36	26.85'	325.00'	44°15'01"	N13°38'40"W	26.64'
C37	102.52'	225.00'	208°44'	N67°26'52"E	102.52'
C38	96.62'	225.00'	153°21'	N68°59'32"E	96.61'
C39	40.71'	225.00'	80°25'53"	S64°14'36"E	37.45'
C40	31.42'	20.00'	90°00'00"	S07°50'07"E	28.28'
C41	36.70'	175.00'	12°42'10"	N02°30'18"W	36.69'
C42	31.42'	20.00'	90°00'00"	S89°01'38"W	28.28'
C43	25.62'	20.00'	73°23'54"	S12°40'18"W	23.90'
C44	84.05'	50.00'	73°23'54"	S12°40'18"W	89.79'
C45	183.03'	125.00'	83°53'37"	N24°01'33"W	182.11'
C46	31.42'	20.00'	90°00'00"	N82°55'16"E	28.28'
C47	16.14'	225.00'	47°34'	S70°01'27"W	16.13'
C48	76.47'	225.00'	17°28'21"	S68°14'00"W	76.10'
C49	81.00'	125.00'	42°41'00"	N67°30'57"E	80.86'
C50	14.62'	20.00'	41°53'49"	S14°48'22"E	14.30'
C51	14.58'	20.00'	41°53'49"	S66°38'16"E	14.26'
C52	180.69'	375.29'	24°28'08"	S65°18'41"E	180.48'
C53	8.03'	253.69'	148°59'	S51°45'42"E	8.03'
C54	56.62'	175.00'	16°32'14"	S81°02'49"E	56.37'
C55	133.51'	175.00'	43°42'43"	N87°49'42"E	130.30'
C56	31.42'	20.00'	90°00'00"	N89°01'38"W	28.28'
C57	57.52'	50.00'	62°54'30"	N85°55'27"E	54.40'
C58	89.56'	50.00'	114°05'28"	S81°04'23"E	83.11'

LEGEND:
A = ARC LENGTH
R = RADIUS
D = CENTRAL ANGLE (DELTA)
B = CHORD BEARING
C = CHORD LENGTH
Ac = ACRES
SF = SQUARE FEET
WDB = WARRANTY DEED BOOK
PG = PAGE
R/W = RIGHT-OF-WAY
CL = CENTERLINE
--- BOUNDARY LINE
--- ROAD RIGHT-OF-WAY LINE
--- LOT LINE
--- EASEMENT LINE
--- ROAD CENTERLINE
--- EDGE OF ROAD



I hereby certify that this is Category I survey, and the ratio of precision of the unadjusted survey is 1: 10,000, as shown hereon.
Tennessee R.L.S. # 1929 _____ Date _____

STERLING
ENGINEERING, INC.
LAND SURVEYING
CIVIL ENGINEERING
ARCHITECTURE
LAND PLANNING
1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: VOL-984-3905
FAX: VOL-981-2815
www.sterling-us.com

FINAL SUBDIVISION PLAT LOTS 12-23, 70-74, & 79-91
SWEET GRASS
PLANTATION - PHASE 1
SWEET GRASS, LLC.
CITY OF MARYVILLE

REVISIONS
DATE BY

OWNER:
SWEET GRASS, LLC.
P.O. BOX 6255
MARYVILLE, TN 37802
(865) 553-6572
30 LOTS & COMMON AREA ±25.138 AC.
DISTRICT 12, BLOUNT COUNTY
WDB 2069 PG 2717
A PORTION OF TAX MAP 48 PARCEL 100

FS

DESIGNED: **SDJ**
DRAWN: **CKP**
CHECKED: **CMR**
DATE: **1/5/07**
SCALE: **1" = 100'**
DRAWING: **5259P1-FS**
PROJECT NO: **SEI#5259A**