

CITY OF MARYVILLE, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision shown herein has been found to comply with the subdivision regulations for the Maryville Planning Region, with the exception of such variations, 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.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein 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.

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 herein, provided the maker 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 Control Department.

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 herein, provided the maker 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 Control Department.

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein 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 STORMWATER UTILITIES

I hereby certify that stormwater improvements including all drainage structures and appurtenances as shown herein have been installed in an acceptable manner and according to the specifications of the Maryville Regional Planning Commission, Subdivision Regulations, Land Development and Public Works Standards and other adopted documents.

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 have been installed according to County specification; 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.

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

SURVEYOR'S NOTES:

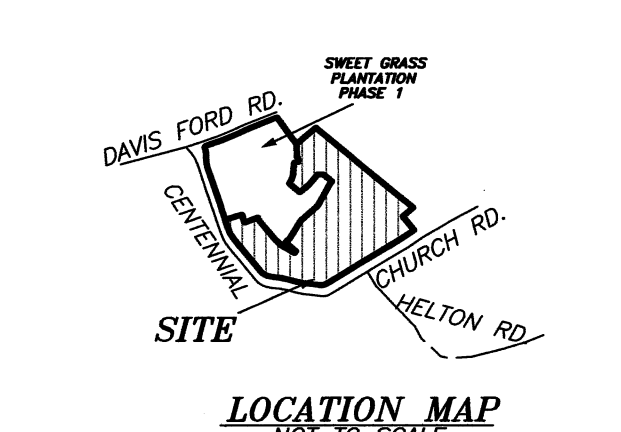
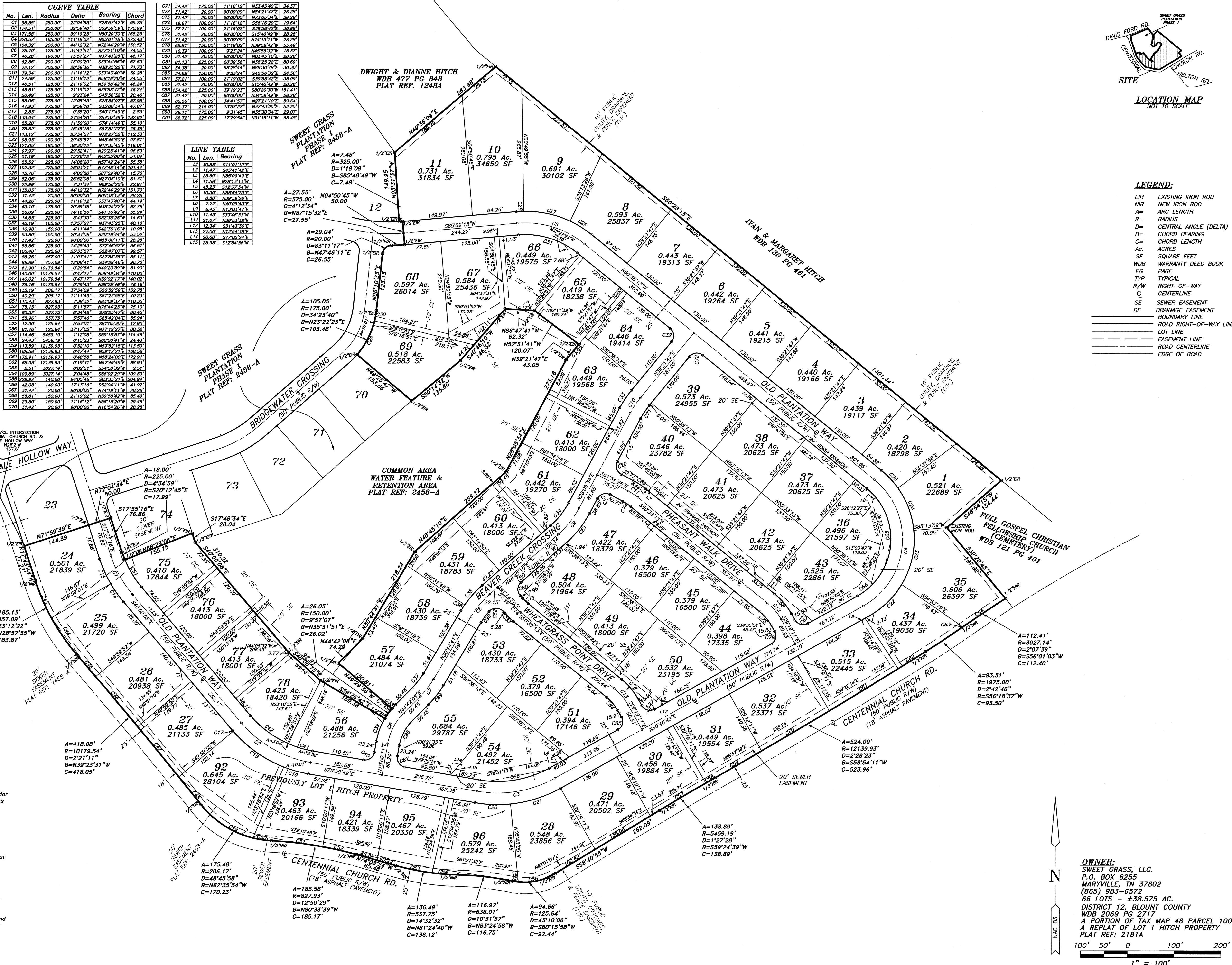
- 1. 1/2" new iron rods will be set at all internal lot corners.
2. Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 7 1/2 feet on each side of as-built sewer utility lines.
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. 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.
6. The Surveyor has made no attempt to assess the subject property for possible wetlands.
7. 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.
8. 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.

CURVE TABLE

Table with columns: No., Len., Radius, Delta, Bearing, Chord. Contains curve data for various lots.

LINE TABLE

Table with columns: No., Len., Bearing. Contains line data for various lots.



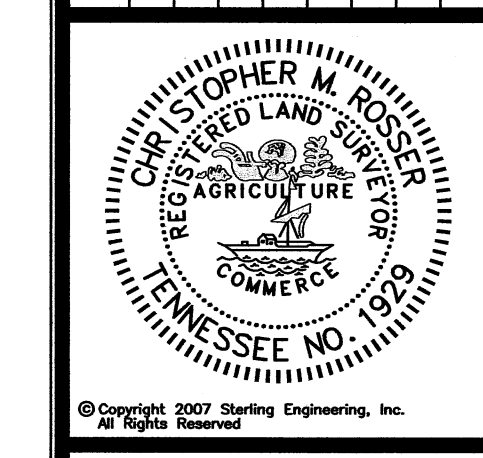
- LEGEND:
DIR EXISTING IRON ROD
NIR NEW IRON ROD
A= ARC LENGTH
R= RADIUS
D= CENTRAL ANGLE (DELTA)
B= CHORD BEARING
C= CHORD LENGTH
AC= ACRES
SF= SQUARE FEET
WDB WARRANTY DEED BOOK
PG PAGE
TYP TYPICAL
R/W RIGHT-OF-WAY
CL CENTERLINE
SE SEWER EASEMENT
DE DRAINAGE EASEMENT
BOUNDARY LINE
ROAD RIGHT-OF-WAY LINE
LOT LINE
EASEMENT LINE
ROAD CENTERLINE
EDGE OF ROAD

OWNER: SWEET GRASS, LLC.
P.O. BOX 6255
MARYVILLE, TN 37802
(865) 983-6572
66 LOTS ± 38.575 AC.
DISTRICT 12, BLOUNT COUNTY
WDB 2069 PG 2717
A PORTION OF TAX MAP 48 PARCEL 100
A REPLAT OF LOT 1 HITCH PROPERTY
PLAT REF: 2181A

STERLING ENGINEERING, INC.
LAND SURVEYING
CIVIL ENGINEERING
ARCHITECTURE
LAND PLANNING
1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE 37801-3525
P.O. BOX 4878
MARYVILLE, TENNESSEE 37802-4878
PHONE: VOL.984-3905
FAX: VOL.981-2815
www.sterling-us.com

FINAL SUBDIVISION PLAT
SWEET GRASS PLANTATION
PHASE 2
CITY OF MARYVILLE
SWEET GRASS, LLC.

REVISIONS table with columns: NO., DATE, BY, DESCRIPTION.



DESIGNED: SDJ
DRAWN: CKP
CHECKED: CMR
DATE: 9/25/07
SCALE: 1" = 100'
DRAWING: 5259P2-FS
PROJECT NO: SEI#5259A

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