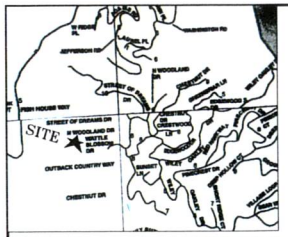


Vicinity Map

TOTAL ACRES = 48.343

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.70'	10.00'	89°58'07"	S 73°27'55" W	14.13'
C2	18.04'	80.00'	12°55'08"	S 38°21'22" E	18.00'
C3	15.70'	10.00'	89°58'07"	S 02°31'04" W	14.14'
C4	15.70'	10.00'	89°58'53"	S 87°48'56" E	14.14'
C5	108.72'	40.00'	155°45'14"	N 00°45'14" W	153.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 38°17'34" E	154.41'
L2	S 89°57'21" E	198.21'
L3	S 71°17'23" E	124.85'
L4	S 27°26'46" E	135.24'
L5	S 29°13'30" E	113.39'
L6	N 29°13'30" W	113.39'
L7	N 27°26'46" W	135.24'
L8	N 71°17'23" W	124.85'
L9	N 89°57'21" W	198.21'
L10	N 47°48'06" E	31.00'
L11	N 42°11'54" W	40.00'
L12	N 47°48'06" E	31.00'
L13	N 42°11'54" W	81.79'
L14	S 29°31'30" W	100.00'
L15	N 60°28'30" W	43.00'
L16	N 29°31'30" E	43.00'
L17	N 60°28'30" W	43.00'
L18	S 29°31'30" W	43.00'
L19	S 60°28'30" E	43.00'
L20	N 38°33'03" E	1100.13'

NOTES:

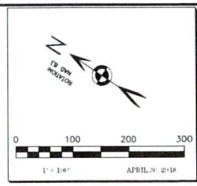
1. SETBACKS TO MEET CURRENT ZONING REGULATIONS.
2. PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS, NOTATIONS, SETBACKS, RESTRICTIONS, COVENANTS, RIGHTS OF WAYS, ZONING ORDINANCES, SUBDIVISION REGULATION AND LEASE AGREEMENTS AS RECORDED IN THE COUNTY REGISTER OF DEEDS.
3. SURVEYOR MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE. NO TITLE SEARCH WAS PERFORMED.
4. THE PREPARER OF THIS PLAT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY HEREIN DESCRIBED. THIS PLAT HAVING BEEN PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.
5. PORTIONS OF THIS SURVEY WERE PERFORMED USING SURVEY GRADE G.P.S. INSTRUMENTS.
6. INSTRUMENTS USED TOPCON PS ROBOTIC TOTAL STATION, AND HYPER SR G.P.S., R.T.K. RECEIVER. RTK DATA PROVIDED BY T.D.OT. CORPS STATIONS. GEOID USED FOR PROJECT = GEOID 2003
7. BASE STATION USED: HAG_83 (CORS96) POSITION (EPOCH 2002.0) Transformed from ITRF00 (epoch 1997.0)
   X = 580803.985 m latitude = 35 51 57.94887 N
   Y = -5147253.948 m longitude = 83 33 29.17304 W
   Z = 3716313.195 m ellipsoid height = 258.013 m

CERTIFICATION OF STREET NAMES

I CERTIFY THAT ALL STREET NAMES HAVE BEEN APPROVED BY THE SEVIER COUNTY EMERGENCY COMMUNICATIONS DISTRICT, ARE IN COMPLIANCE WITH E-911 SPECIFICATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.

DATE: _____

E-911 COORDINATOR



ZONING\BUILDING SETBACKS

ZONING
R-1

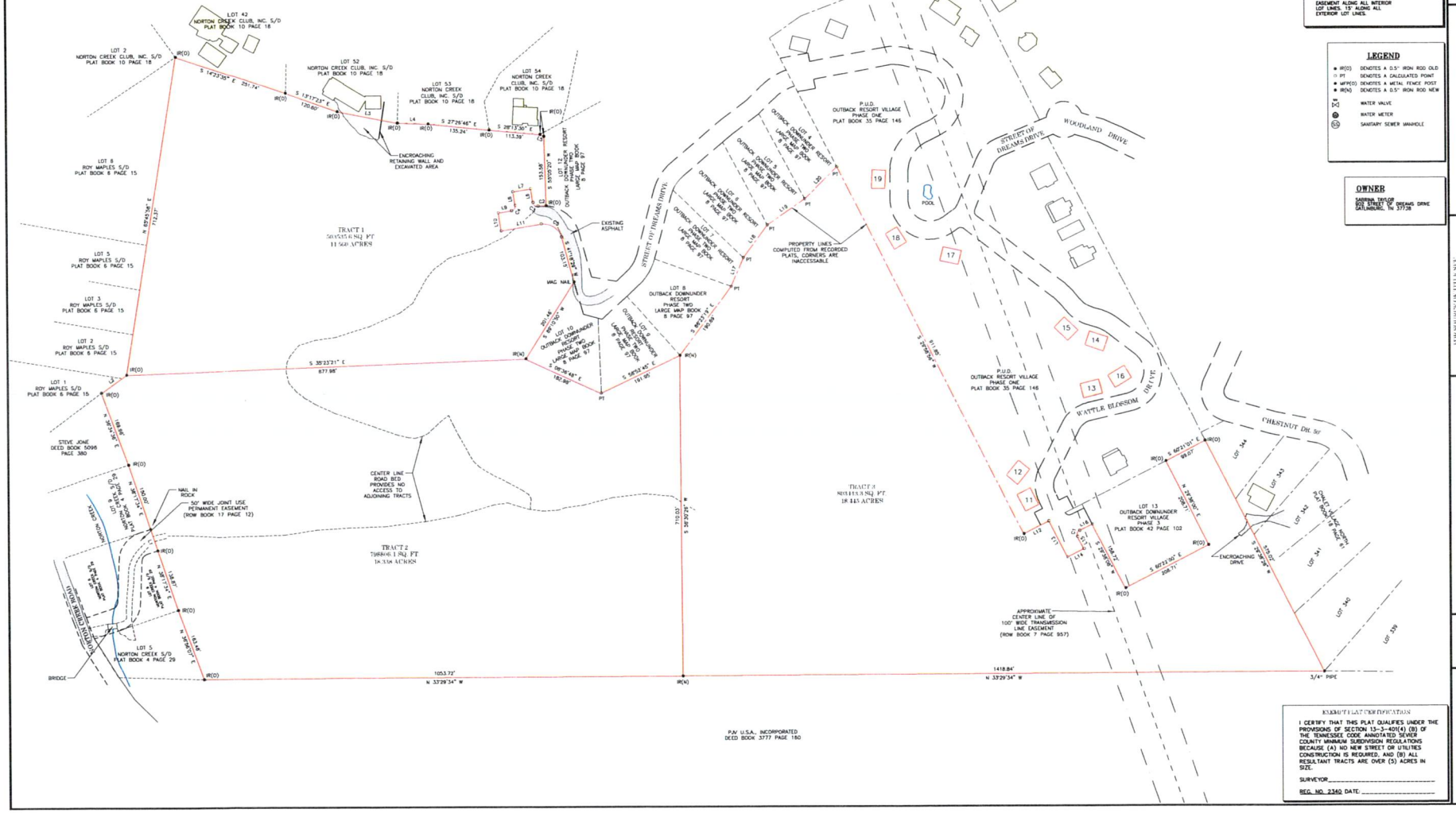
BUILDING SETBACKS
FRONT = 30'
SIDE = 15'
REAR = 25'
7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES, 15' ALONG ALL EXTERIOR LOT LINES.

LEGEND

- IR(O) DENOTES A 0.5" IRON ROD OLD
- PT DENOTES A CALCULATED POINT
- MFP(O) DENOTES A METAL FENCE POST
- IR(N) DENOTES A 0.5" IRON ROD NEW
- WV WATER VALVE
- WM WATER METER
- SS SANITARY SEWER MANHOLE

OWNER

SABRINA TAYLOR
609 STREET OF DREAMS DRIVE
GATLINBURG, TN 37738



EXEMPT PLAT CERTIFICATION

I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-402(4) (B) OF THE TENNESSEE CODE ANNOTATED SEWER COUNTY MINIMUM SUBDIVISION REGULATIONS BECAUSE (A) NO NEW STREET OR UTILITIES CONSTRUCTION IS REQUIRED, AND (B) ALL RESULTANT TRACTS ARE OVER (5) ACRES IN SIZE.

SURVEYOR_____

REG. NO. 2340 DATE: _____

THE LAND SURVEYORS, INC.
609 DRIVE, SUITE E
GATLINBURG, TN 37738
OFFICE (865) 436-6168
THELANDSURVEYORS@GMAIL.COM

PREPARED FOR
SABRINA TAYLOR

FOR SOURCES OF TITLE SEE
DEED BOOK 4721 PAGE 862

FOR MAP REFERENCE SEE
NONE RECORDED

PARCEL INFORMATION
TAX MAP 119 PARCEL 57.00

ELEVENTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND THE DESCRIBED PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP #, PANEL #, EFFECTIVE DATE: MAY 18, 2009.

I HEREBY CERTIFY THAT THIS PLAT ACCURATELY DEPICTS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE REGIONAL PLANNING COMMISSION, AND THAT OTHER MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. I FURTHER CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND I HEREBY CERTIFY THAT THIS IS A OUTDOOR CABLEWAY & MOVING HOOD, OR PROVISION OF TRANSPORTATION.

DATE: _____

REGISTERED LAND SURVEYOR
J. BRENNON GARRETT R.L.S. 2340
609 DRIVE, SUITE E
GATLINBURG, TN 37738
OFFICE (865) 436-6168
THELANDSURVEYORS@GMAIL.COM

BRENNON GARRETT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2340

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