

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	512.25'	97.61'	97.46'	N 70°00'01" E
C2	233.91'	7.43'	7.43'	N 64°08'00" E
C3	121.15'	23.71'	23.33'	S 01°11'00" E
C4	364.00'	59.27'	59.20'	N 80°05'10" E
C5	495.48'	40.99'	40.98'	N 73°06'13" E
C6	1212.15'	9.31'	9.31'	S 04°28'00" W
C7	495.48'	181.35'	180.37'	N 60°10'05" W
C8	1079.35'	184.51'	184.28'	N 00°08'38" W

LINE	BEARING	DISTANCE
L1	S 27°49'57" E	35.15'
L2	S 34°43'59" E	22.44'
L3	S 55°28'44" E	50.00'
L4	N 77°19'23" E	66.00'

PUBLIC SEWER IS CURRENTLY NOT INSTALLED AT THESE LOTS. THE NEAREST PUBLIC SEWER IS 200' SOUTH ALONG VETERANS BOULEVARD. PUBLIC SEWER WILL BE EXTENDED TO LOTS 1, 2, 3 AND 4 AT THE PROPERTY OWNER'S EXPENSE WHEN THEY ARE DEVELOPED.

DATE: 1-24-17 *Muel Mills*  
UTILITY SYSTEM MANAGER

NOTE:  
1. LOTS 2, 3 & 4 ARE SUBJECT TO A SLOPE EASEMENT AS DESCRIBED IN INSTRUMENT BDK 1406 PAGE 470.  
2. LOT 4 WILL NOT QUALIFY FOR SETBACK VARIANCE.

TOTAL ACREAGE - 11.08

**OWNER**  
CINDY OWENS  
226 ESTATE DRIVE  
SEVIERVILLE, TN 37862  
(865) 209-9506

**ZONING BUILDING SETBACKS**  
ZONING LOT 1  
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.

**ZONING BUILDING SETBACKS**  
ZONING LOTS 2-4  
C-6 (PENDING)  
**BUILDING SETBACKS**  
COMMERCIAL 35' FROM CENTER LINE OF STREET, SIDE AND REAR PER BUILDING CODE  
RESIDENTIAL  
FRONT = 30'  
SIDE = 15'  
REAR = 25'  
7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES. 15' ALONG ALL EXTERIOR LOT LINES.

**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: 1-19-17  
E-911 COORDINATOR

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I CERTIFY THAT THIS PLAN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAN IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.  
DATE: 1-20-17  
SECRETARY, REGIONAL PLANNING COMMISSION

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I, WE, CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
DATE: 1-20-17  
OWNER: *Cindy Owens*  
OWNER

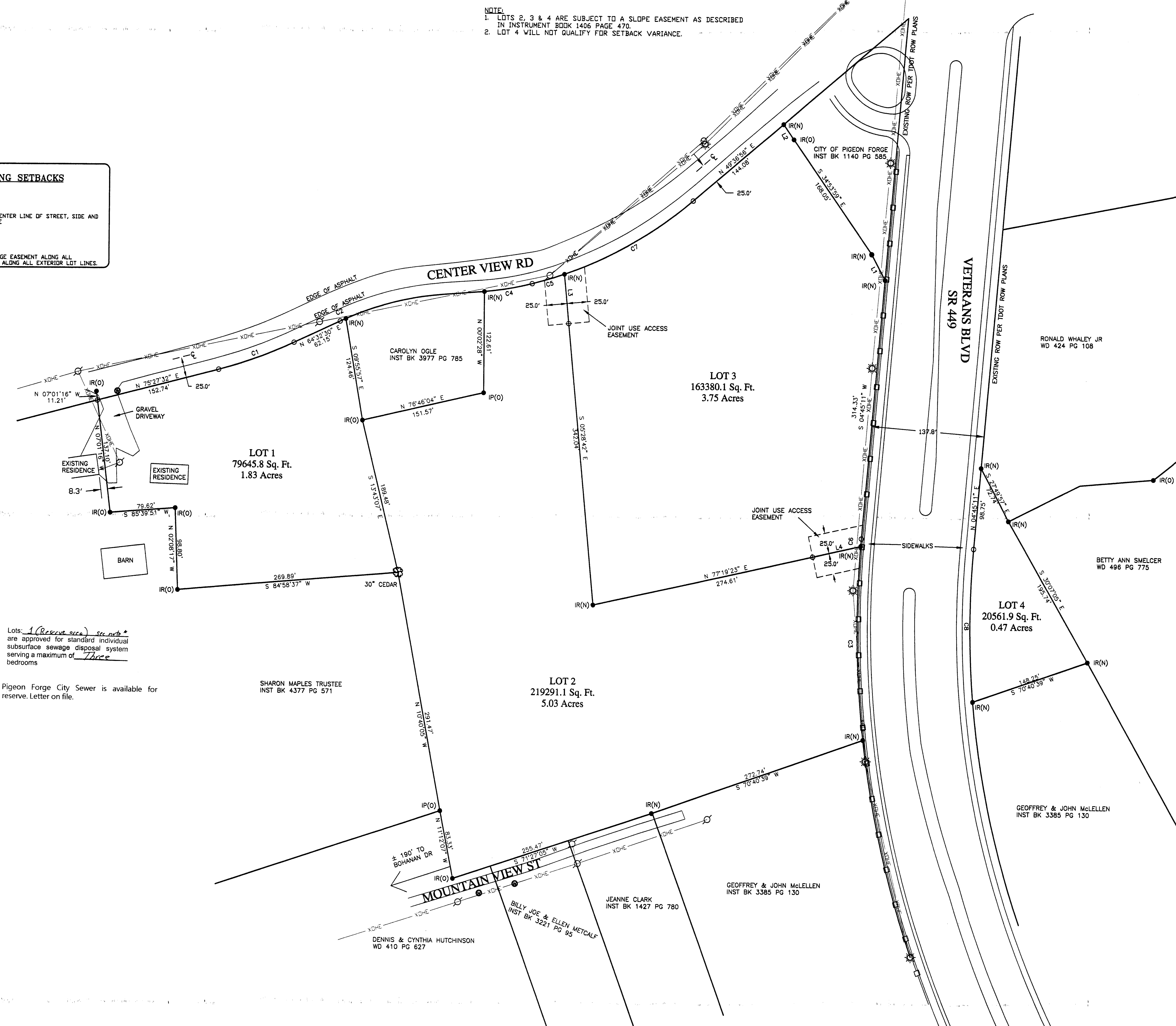
**SEVIER COUNTY HEALTH DEPARTMENT**  
APPROVAL IS HEREBY GRANTED FOR LOTS 1  
DEFINED AS: *Owens property*  
SEVIER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF THE ENVIRONMENTAL HEALTH, WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.  
DATE: 1-19-17  
DIRECTOR, ENVIRONMENTAL HEALTH  
SEVIER CO. HEALTH DEPARTMENT

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**  
I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THEREOF.  
DATE: 1-24-17  
UTILITY SYSTEM MANAGER

**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 SPECIAL FLOOD AREA.  
I HEREBY CERTIFY THAT THIS PLAN ACCURATELY DEPICTS A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE ACCURACY REQUIREMENTS OF THE REGIONAL PLANNING COMMISSION, AND THAT CORNER MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 100,000 OR GREATER AS SHOWN HEREON.  
DATE: 1-11-17

MARCUS G. WHALEY  
REGISTERED LAND SURVEYOR  
SEVIER COUNTY, TENNESSEE  
REGISTERED NO. 2017

ENGINEERING  
WC WHALEY, INC.  
SURVEYING  
635 WALL STREET, SUITE 4  
PO BOX 6699  
SEVIERVILLE, TN 37864-6699  
OFFICE (865) 453-1258



BK/PG: LM11/101-101  
17003547

ITEM	AMOUNT
TPGS - LARGE MAP	0.00
BATCH 373814	0.00
01/31/2017 - 01:14 PM	0.00
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, SEVIER COUNTY  
CYNDI B. LOVEDAY  
REGISTER OF DEEDS

- LEGEND**
- IR(O) DENOTES AN IRON ROD OLD
  - IR(N) DENOTES AN IRON ROD NEW
  - IP(O) DENOTES AN IRON PIPE OLD
  - DENOTES A CALCULATED POINT
  - DENOTES A METAL UTILITY POLE
  - DENOTES A WOOD UTILITY POLE
  - DENOTES OVERHEAD UTILITIES
  - DENOTES METAL RAILING

FINAL PLAT OF LOTS 1-4  
OWENS PROPERTY  
INSTRUMENT BOOK 1406 PAGE 469  
INSTRUMENT BOOK 4669 PAGE 601  
FOURTH CIVIL DISTRICT  
SEVIER COUNTY, TENNESSEE  
JANUARY 11, 2017

