

REGISTERED LAND SURVEYOR
J. BRENNON GARRETT, R.L.S. 2340
649 OWNBY DRIVE
GATLINBURG, TN 37738
OFFICE (865) 809-6468
THELANDSURVEYORS@GMAIL.COM

ZONING\BUILDING SETBACKS

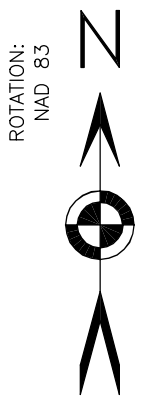
ZONING
R-1

BUILDING SETBACKS

FRONT = 20'
SIDE = 10'
REAR = 10'

LEGEND

- MNS DENOTES A MAG NAIL SET
- IP(O) DENOTES A IRON PIPE OLD
- IR(N) DENOTES A 0.5" IRON ROD NEW
- DENOTES A PROPERTY LINE
- - - DENOTES EDGE RIGHT-OF-WAY
- - - DENOTES ADJOINING PROPERTY LINE



LOT 6
MIDWAY HOME SITES
PLAT BOOK 9 PAGE 50

BLDG

PART OF LOT 5
MIDWAY HOME SITES
PLAT BOOK 9 PAGE 50
PART OF
DEED BOOK 118 PAGE 19

BLDG

EXCAVATED
DIRT AREA

PART OF LOT 5
29254 SQ. FT.
0.67 ACRES

IR(N)

BLDG

HOUSE

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1
SURVEY AND THE RATIO OF PRECISION OF THE
UNADJUSTED SURVEY IS GREATER THAN 1:10,000
AS SHOWN HEREON. THIS SURVEY MEETS THE
MINIMUM STANDARDS OF THE STATE OF
TENNESSEE.

DATE: 9.11.19
J. BRENNON GARRETT, RLS# 2340

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, AS PER FLOOD INSURANCE RATE MAP
47155C0185E, EFFECTIVE DATE: MAY 18, 2009.

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 HR G.P.S., R.T.K. RECEIVER. RTK DATA PROVIDED BY T.D.OT. CORPS STATIONS. GEOID USED FOR PROJECT = GEIOD 2003
7. BASE STATION USED: NAD_83 (CORS96) POSITION (EPOCH 2002.0)
Transformed from ITRF00 (epoch 1997.0)
X = 580603.988 m latitude = 35 51 57.94887 N
Y = -5142253.948 m longitude = 83 33 29.17304 W
Z = 3716313.195 m ellipsoid height = 259.013 m

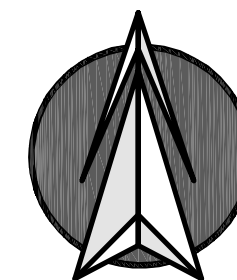
FOR SOURCE OF TITLE SEE:
INST BOOK 3740 PAGE 618

FOR MAP REFERENCE SEE:
PLAT BOOK 9 PAGE 50

PARCEL INFORMATION:
TAX MAP 45 PARCEL 131.00

NINTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE

PART OF LOT 5
MIDWAY HOME SITES



**THE LAND
SURVEYORS, INC.**
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