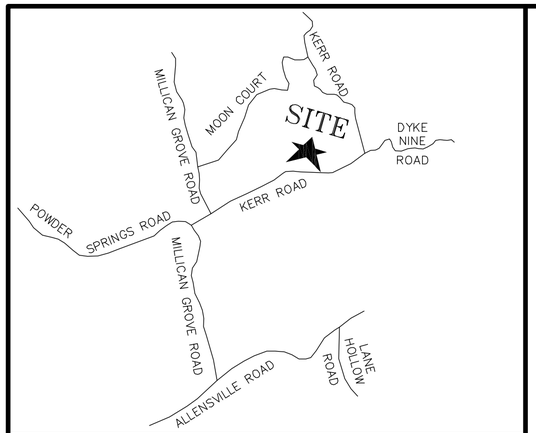
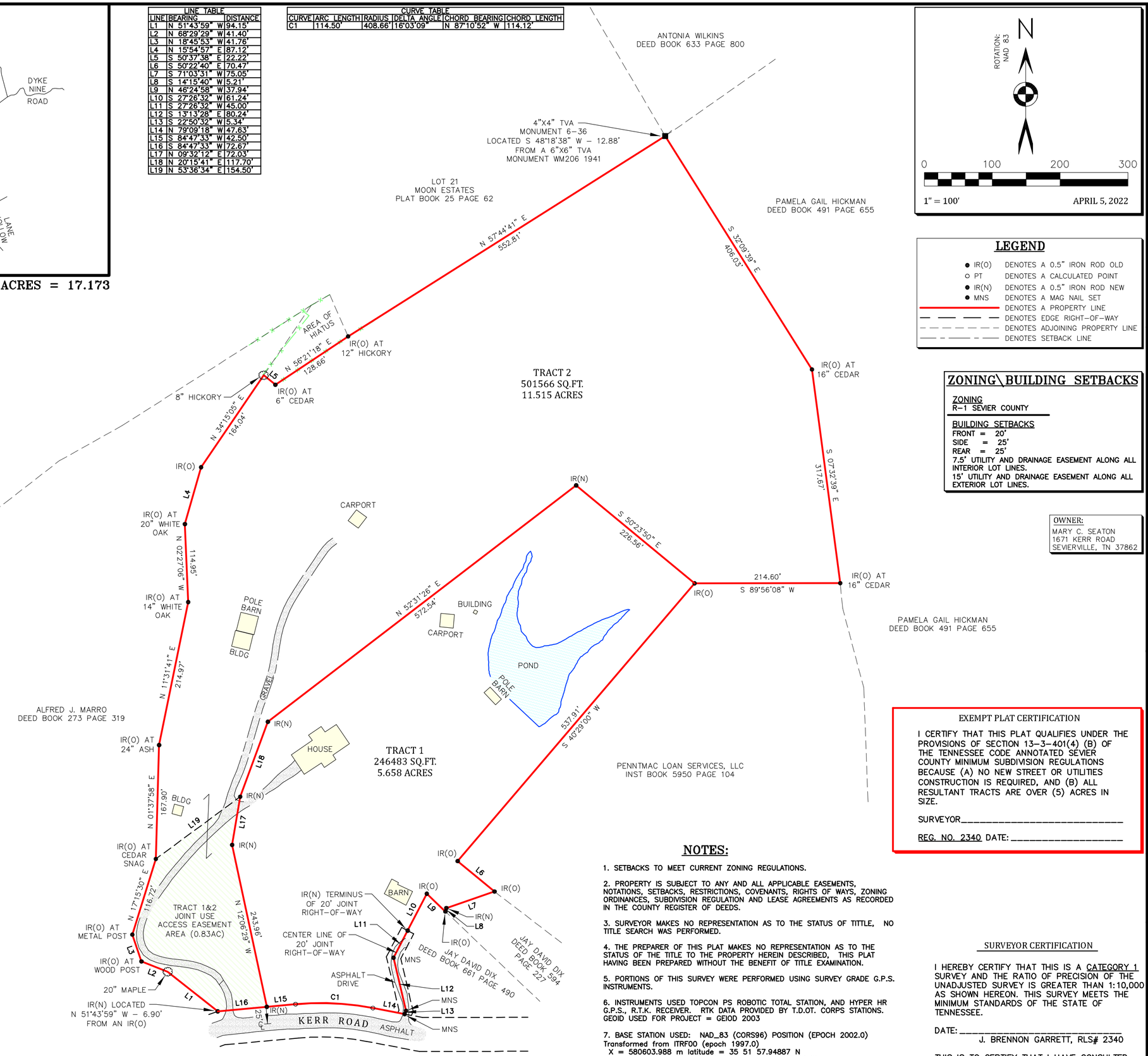


Vicinity Map

TOTAL ACRES = 17.173

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 51°43'59" W	94.15'
L2	N 68°29'29" W	41.40'
L3	N 18°45'53" W	41.76'
L4	N 15°54'57" E	87.12'
L5	S 50°37'38" E	22.22'
L6	S 50°22'40" E	70.47'
L7	S 71°03'31" W	75.05'
L8	S 14°15'40" W	5.21'
L9	N 46°24'58" W	37.94'
L10	S 27°26'32" W	61.24'
L11	S 27°26'32" W	45.00'
L12	S 13°13'28" E	80.24'
L13	S 22°50'32" W	5.34'
L14	N 79°09'18" W	47.63'
L15	S 84°47'33" W	42.50'
L16	S 84°47'33" W	72.67'
L17	N 09°32'12" E	72.03'
L18	N 20°15'41" E	117.70'
L19	N 53°36'34" E	154.50'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	114.50'	408.66'	16°03'09"	N 87°10'52" W	114.12'



ROTATION: NAD 83

N

0 100 200 300

1" = 100'

APRIL 5, 2022

LEGEND

● IR(O)	DENOTES A 0.5" IRON ROD OLD
○ PT	DENOTES A CALCULATED POINT
● IR(N)	DENOTES A 0.5" IRON ROD NEW
● MNS	DENOTES A MAG NAIL SET
———	DENOTES A PROPERTY LINE
— — — —	DENOTES EDGE RIGHT-OF-WAY
— — — — — —	DENOTES ADJOINING PROPERTY LINE
—— - ——	DENOTES SETBACK LINE

ZONING\BUILDING SETBACKS

ZONING
R-1 SEVIER COUNTY

BUILDING SETBACKS
FRONT = 20'
SIDE = 25'
REAR = 25'
7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES.
15' UTILITY AND DRAINAGE EASEMENT ALONG ALL EXTERIOR LOT LINES.

OWNER:
MARY C. SEATON
1671 KERR ROAD
SEVIERVILLE, TN 37862

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 TITTLE, 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.O.T. 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
8. JOINT USE ACCESS EASEMENT AREA TO MAINTAINED BY BOTH TRACTS 1 AND 2

EXEMPT PLAT CERTIFICATION

I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-401(4) (B) OF THE TENNESSEE CODE ANNOTATED SEVIER 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: _____

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: _____
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 47155C0120E, EFFECTIVE DATE: MAY 18, 2009.

THE LAND SURVEYORS, INC.
926 CENTER VIEW ROAD SEVIERVILLE, TN 37862
OFFICE (865) 809-6468

SUBDIVISION OF
MARY C. SEATON PROPERTY

FOR SOURCE OF TITLE SEE: DEED BOOK 352 PAGE 156

PARCEL INFORMATION: TAX MAP 28 PARCEL 45.00

FIFTEENTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE

REGISTERED LAND SURVEYOR
J. BRENNON GARRETT, R.L.S. 2340
926 CENTER VIEW ROAD
SEVIERVILLE, TN 37862
OFFICE (865) 453-7970
8096468@GMAIL.COM

J. BRENNON GARRETT REGISTERED LAND SURVEYOR STATE OF TENNESSEE AGRICULTURE COMMERCE TENNESSEE No. 2340

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