

CONTACT
 ANGELA REAGAN
 1550 CUNNINGHAM RD W
 SEYMOUR, TN 37865
 (865) 680-6799

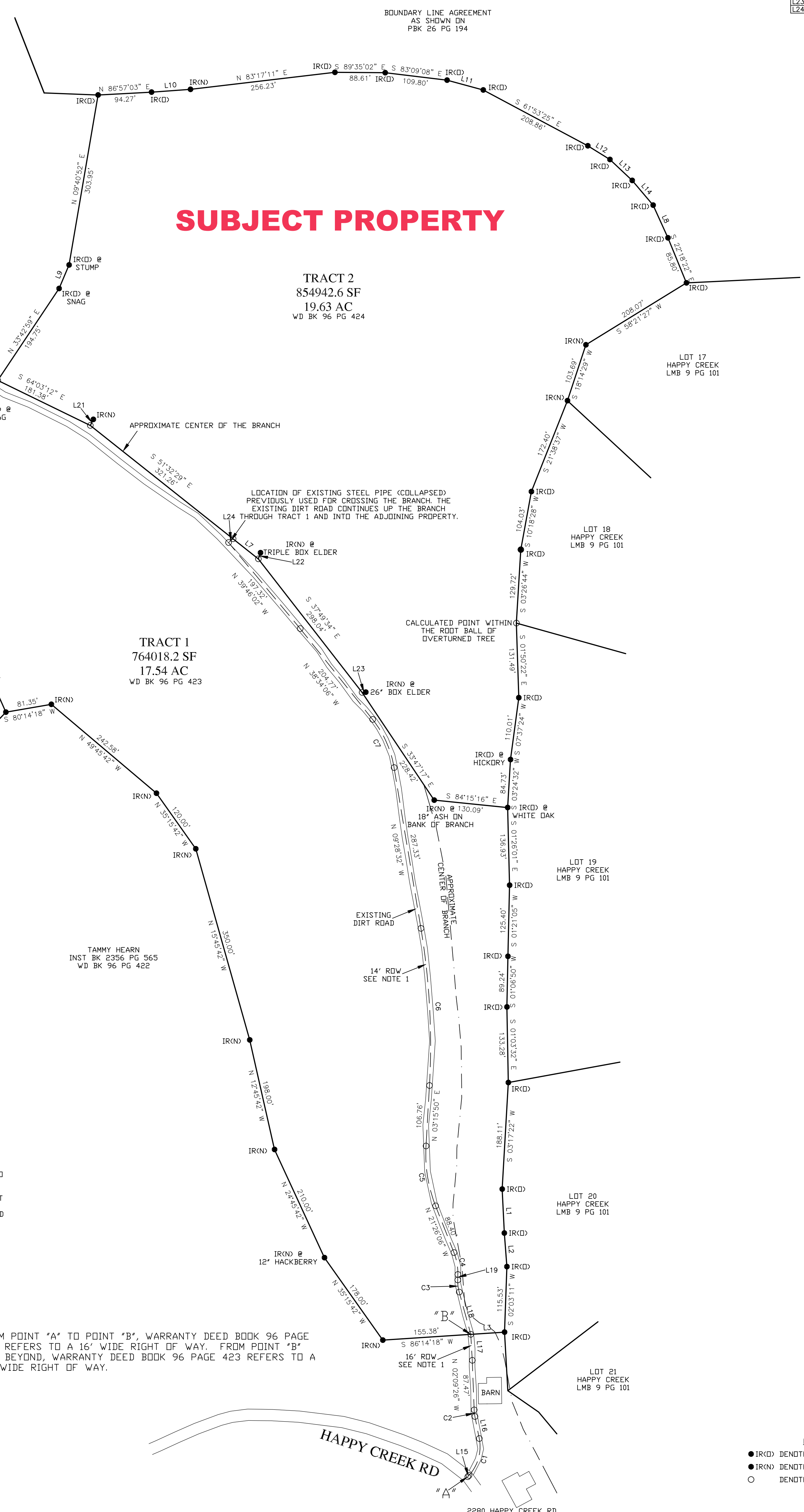
ZONING BUILDING SETBACKS
 ZONING (SEVIER COUNTY)
 A-1
 BUILDING SETBACKS:
 FRONT = 20'
 SIDE = 10'
 REAR = 10'
 7.5' UTILITY AND DRAINAGE
 EASEMENT ALONG ALL INTERIOR
 LOT LINES. 15' ALONG ALL
 EXTERIOR LOT LINES.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	69.98'	67.46'	N 15°35'32" E
C2	75.00'	11.75'	11.74'	N 06°38'48" W
C3	75.00'	21.55'	21.48'	N 07°02'04" W
C4	100.00'	39.50'	39.25'	N 10°07'06" W
C5	250.00'	107.77'	106.54'	N 09°05'08" W
C6	1250.00'	277.93'	277.36'	N 03°06'21" W
C7	185.00'	93.94'	92.93'	N 24°01'19" W

LINE	BEARING	DISTANCE
L1	S 02°44'39" E	77.58'
L2	S 04°23'33" E	59.35'
L3	S 06°14'18" W	59.62'
L4	N 11°29'25" E	71.84'
L5	N 30°24'06" E	28.56'
L6	N 33°42'59" E	18.85'
L7	S 81°32'29" E	56.90'
L8	S 24°23'26" E	63.27'
L9	N 22°59'52" E	45.10'
L10	N 85°55'18" E	68.81'
L11	S 74°47'43" E	66.09'
L12	S 58°14'17" E	45.83'
L13	S 46°45'28" E	53.89'
L14	S 40°13'56" E	57.05'
L15	N 42°19'15" E	3.14'
L16	N 11°08'10" W	39.56'
L17	N 03°20'16" W	45.87'
L18	N 15°18'01" W	72.92'
L19	N 01°11'53" E	9.67'
L21	S 26°35'43" W	11.92'
L22	S 19°13'06" W	11.48'
L23	S 85°50'59" W	6.53'
L24	S 50°13'58" W	10.37'

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: _____

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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
 DATE: _____
 OWNER: _____
 OWNER: _____
 OWNER: _____
 OWNER: _____

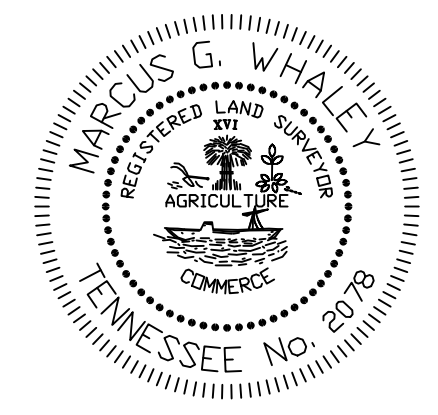


SUBJECT PROPERTY

- 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.
- SURVEYOR MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE, NO TITLE SEARCH WAS PERFORMED.
- 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.
- THE PROPERTY LINE ON THIS MAP IS BASED UPON THE REFERENCED DEED AND EXISTING MONUMENTATION. THERE MAY BE OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.

NOTES:
 1. FROM POINT "A" TO POINT "B", WARRANTY DEED BOOK 96 PAGE 422 REFERS TO A 16' WIDE RIGHT OF WAY. FROM POINT "B" AND BEYOND, WARRANTY DEED BOOK 96 PAGE 423 REFERS TO A 14' WIDE RIGHT OF WAY.

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 PLAT ACCURATELY DEPICTS A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE ACCURACY REQUIRED BY 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 OR PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON.
 DATE: _____



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

LEGEND
 ● IR(N) DENOTES AN IRON ROD OLD
 ● IR(N) DENOTES AN IRON ROD NEW
 ○ DENOTES A CALCULATED POINT

TRACTS 1 & 2
 BENSON PROPERTY
 WARRANTY DEED BOOK 96 PAGE 422
 WARRANTY DEED BOOK 96 PAGE 423
 WARRANTY DEED BOOK 96 PAGE 424
 FOURTEENTH CIVIL DISTRICT
 SEVIER COUNTY, TENNESSEE
 MARCH 22, 2022

