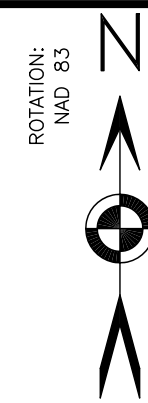


REGISTERED LAND SURVEYOR
 J. BRENNON GARRETT, R.L.S. 2340
 926 CENTER VIEW ROAD
 SEVIERVILLE, TN 37862
 OFFICE (865) 453-7970
 8096468@GMAIL.COM

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	85.39'	240.81'	20°18'57"	S 34°25'34" W	84.94'
C2	99.61'	72.47'	78°45'11"	S 83°57'39" W	91.95'



ZONING\BUILDING SETBACKS

ZONING
 R-1 SEVIER COUNTY

BUILDING SETBACKS

FRONT = 30'
 SIDE = 20'
 REAR = 20'
 EASEMENTS OF 5' IN WIDTH ARE RESERVED
 ALONG EACH SIDE OF INTERIOR LOT LINES AND
 7.5' ON EACH REAR LOT LINE FOR UTILITIES AND
 DRAINAGE, UNLESS NOTED OTHERWISE.

OWNERS:
 DUANE E. GODDEN and
 wife JACQUELINE C. GODDEN
 2220 MEADOWBROOK LANE
 SEVIERVILLE, TN 37862

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
 47155C0330E, EFFECTIVE DATE: MAY 18, 2009.



LEGEND

● IR(O)	DENOTES A 0.5" IRON ROD OLD
○ PT	DENOTES A CALCULATED POINT
—	DENOTES A PROPERTY LINE
- - - -	DENOTES EDGE RIGHT-OF-WAY
- - - - -	DENOTES ADJOINING PROPERTY LINE
- - - - -	DENOTES SETBACK LINE
- x - x - x - x -	DENOTES FENCE
⊕	WELL

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 = GEOID 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

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FOR SOURCE OF TITLE SEE:
 INST BOOK 1667 PAGE 718

FOR MAP REFERENCE SEE:
 PLAT BOOK 27 PAGE 31

PARCEL INFORMATION:
 TAX MAP 114 PARCEL 49.16

SIXTH CIVIL DISTRICT
 SEVIER COUNTY, TENNESSEE

LOT 6
MEADOWBROOK S/D

1" = 50'

JANUARY 8, 2024

THE LAND SURVEYORS, INC.
 926 CENTER VIEW ROAD SEVIERVILLE, TN 37862
 OFFICE (865) 453-7970