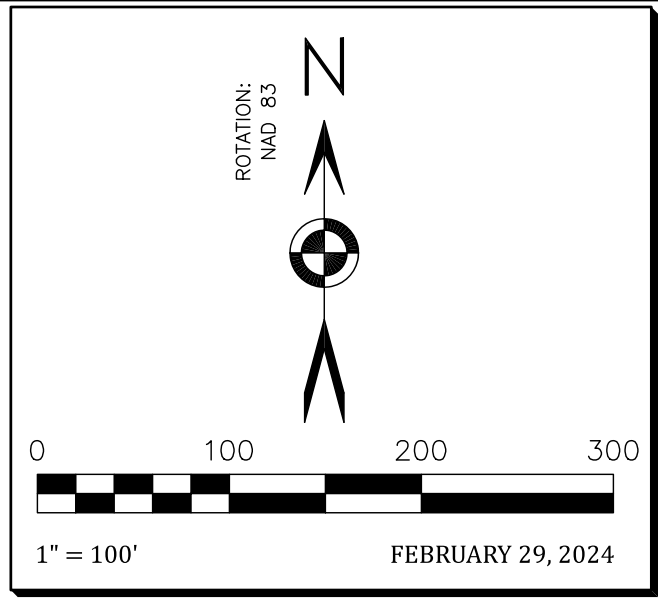


LINE	BEARING	DISTANCE
L1	S 25°01'15" W	41.86'
L2	S 18°08'34" E	42.14'
L3	S 44°40'19" E	109.31'
L4	S 24°20'48" E	66.77'
L5	S 02°58'30" E	52.85'
L6	S 02°58'30" W	84.73'
L7	S 15°10'45" W	79.98'
L8	S 65°30'52" E	68.21'
L9	S 36°29'11" E	67.70'
L10	S 38°54'21" W	95.02'
L11	N 15°10'45" E	41.55'
L12	N 65°11'32" E	64.73'
L13	S 29°31'32" E	95.29'
L14	S 12°12'15" E	33.32'
L15	S 70°27'44" W	25.83'
L16	S 15°32'28" W	20.45'
L17	S 38°54'21" W	117.87'

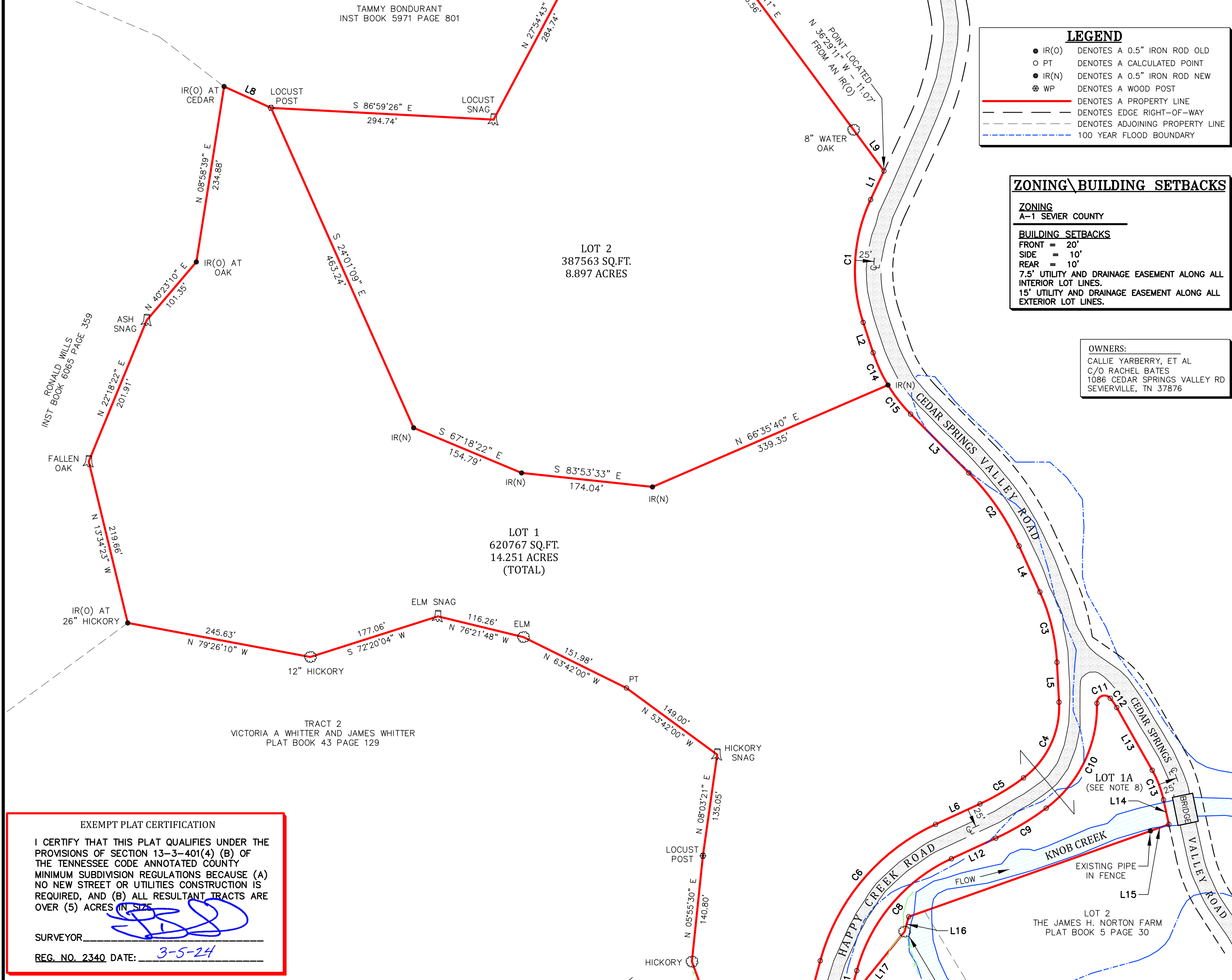


Vicinity Map
TOTAL ACRES = ???

LEGEND	
● IR(O)	DENOTES A 0.5" IRON ROD OLD
○ PT	DENOTES A CALCULATED POINT
● IR(N)	DENOTES A 0.5" IRON ROD NEW
⊗ WP	DENOTES A WOOD POST
—	DENOTES A PROPERTY LINE
- - -	DENOTES EDGE RIGHT-OF-WAY
- - - - -	DENOTES ADJOINING PROPERTY LINE
- - - - -	100 YEAR FLOOD BOUNDARY

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

OWNERS:
CALLIE YARBERRY, ET AL
C/O RACHEL BATES
1086 CEDAR SPRINGS VALLEY RD
SEVIERVILLE, TN 37876



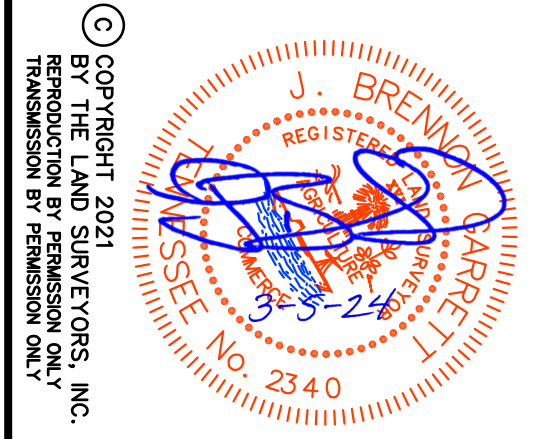
EXEMPT PLAT CERTIFICATION
I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-401(4) (B) OF THE TENNESSEE CODE ANNOTATED COUNTY MINIMUM SUBDIVISION REGULATIONS BECAUSE (A) NO NEW STREET OR UTILITIES CONSTRUCTION IS REQUIRED, AND (B) ALL RESULTANT TRACTS ARE OVER (5) ACRES IN SIZE.
SURVEYOR: [Signature]
REG. NO. 2340 DATE: 3-5-24

NOTES:

- SETBACKS TO MEET CURRENT ZONING REGULATIONS.
- 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.
- PORTIONS OF THIS SURVEY WERE PERFORMED USING SURVEY GRADE G.P.S. INSTRUMENTS.
- 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. GEIOD USED FOR PROJECT = GEIOD 2003
- 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
- LOT 1A IS A 0.782 ACRE, NON BUILDABLE, PORTION OF LOT 1 AND MAY NOT BE SOLD AS A SEPARATE LOT WITHOUT PLANNING COMMISSION AND ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	166.62'	221.18'	43°09'49"	S 03°26'20" W	162.71'
C2	117.98'	332.59'	20°19'31"	S 34°30'33" E	117.37'
C3	96.23'	257.99'	21°22'18"	S 13°39'39" E	95.68'
C4	115.13'	117.46'	56°09'29"	S 25°06'15" W	110.58'
C5	67.27'	320.97'	12°00'33"	S 59°11'15" W	67.15'
C6	243.77'	279.26'	50°00'47"	S 40°11'08" W	236.10'
C7	62.95'	353.09'	10°12'51"	S 10°04'19" W	62.86'
C8	200.12'	229.26'	50°00'47"	N 40°11'08" E	193.83'
C9	77.75'	370.97'	12°00'33"	N 59°11'15" E	77.61'
C10	160.07'	167.46'	54°46'01"	N 25°47'58" E	154.05'
C11	24.77'	10.00'	141°54'47"	N 69°22'22" E	18.91'
C12	14.97'	84.54'	10°08'43"	S 34°35'53" E	14.95'
C13	42.06'	139.13'	17°19'17"	S 20°51'53" E	41.90'
C14	47.15'	207.41'	13°01'35"	S 24°39'22" E	47.05'
C15	48.88'	207.41'	13°30'09"	S 37°55'14" E	48.77'

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: [Signature]
J. BRENNON GARRETT, RLS# 2340
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND A PORTION OF THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA, AS PER FLOOD INSURANCE RATE MAP 47155C0095E, EFFECTIVE DATE: MAY 18, 2009.
THE MOST RECENT FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THE NATIONAL FLOOD INSURANCE PROGRAM APPLICABLE TO THE PREMISES AND BY GRAPHIC PLOTTING ONLY, HAS DETERMINED THAT A PORTION OF THIS PROPERTY IS IN A ZONE (A).



FOR SOURCE OF TITLE SEE:
INST BOOK 6192 PAGE 200
PARCEL INFORMATION:
TAX MAP 36 PARCEL 34.00
FOURTEENTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE

SUBDIVISION OF
FOSTER CHANDLER PROPERTY

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