

**LEGEND**

- IR(O) DENOTES A 0.5" IRON ROD OLD
- PT DENOTES A CALCULATED POINT
- IR(N) DENOTES A 0.5" IRON ROD NEW
- DENOTES A PROPERTY LINE
- - - DENOTES EDGE RIGHT-OF-WAY
- - - DENOTES ADJOINING PROPERTY LINE
- - - DENOTES SETBACK LINE
- - - 100 YEAR FLOOD BOUNDARY
- ⊗ WATER VALVE
- ⊕ WATER METER

**ZONING BUILDING SETBACKS**

**ZONING**  
AC - CITY OF SEVIERVILLE

**BUILDING SETBACKS**

FRONT = 30'  
 SIDE = 10' (1-4 STORIES)  
           20' (5 STORIES)  
           30' (6 STORIES)  
 REAR = 25'

**OWNERS:**  
 RHONDA SUTTON and  
 CHAD WATSON  
 628 ZION HILL RD  
 SEVIERVILLE, TN 37876

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

**J.W. ETHERTON**  
 LOTS 3, 4 & 5

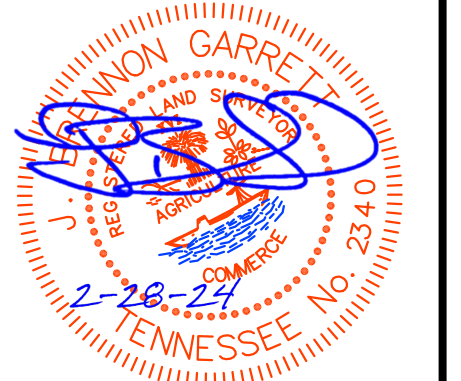
FOR SOURCE OF TITLE SEE:  
 INST BOOK 6139 PAGE 265

FOR MAP REFERENCE SEE:  
 NON RECORDED

PARCEL INFORMATION:  
 TAX MAP 38B GROUP A  
 PARCELS 3.00 & 4.00

CITY OF SEVIERVILLE  
 SEVENTH 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



**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: 2-28-24  
 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 47155C0114E, 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 (AE).

- 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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