

LEGEND

- IR(O) DENOTES A 0.5" IRON ROD OLD
- PT DENOTES A CALCULATED POINT
- IR(N) DENOTES A 0.5" IRON ROD NEW
- CM DENOTES A CONCRETE MONUMENT
- DENOTES A PROPERTY LINE
- - - DENOTES EDGE RIGHT-OF-WAY
- · - · - DENOTES ADJOINING PROPERTY LINE
- · - · - DENOTES SETBACK LINE
- · - · - DENOTES OVERHEAD UTILITIES
- · - · - DENOTES FENCE
- · - · - DENOTES 100 YEAR FLOOD BOUNDARY
- ⊕ WATER VALVE
- ⊙ WATER METER
- ⊙(SS) SANITARY SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ METAL LIGHT POLE

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	126.72'	352.20'	20°36'52"	N 03°12'49" W	126.03'
C2	126.92'	435.20'	16°42'37"	S 02°36'41" E	126.48'

ROTATION: NAD 83

0 30 60 90

1" = 30'

FEBRUARY 20, 2024



926 CENTER VIEW ROAD SEVIERVILLE, TN 37862
OFFICE (865) 453-7970

**BLALOCK, TOWNSEND & SARTIN
SUBDIVISION**

LOT 11, PART OF LOT 12 & PART OF LOT 13

OWNERS:
WILLIAM L. DOCKERY and wife DONNA L. CREECH
5215 E SUNSET RD
KNOXVILLE, TN 37914

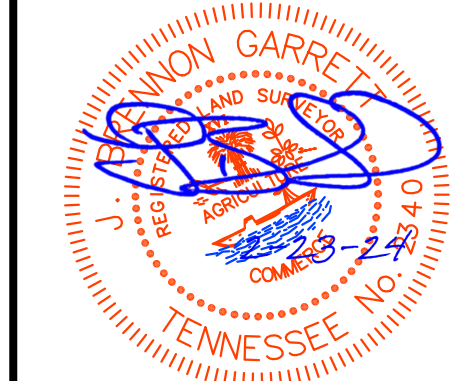
FOR SOURCE OF TITLE SEE:
DEED BOOK 515 PAGE 414

FOR MAP REFERENCE SEE:
PLAT BOOK 2 PAGE 82

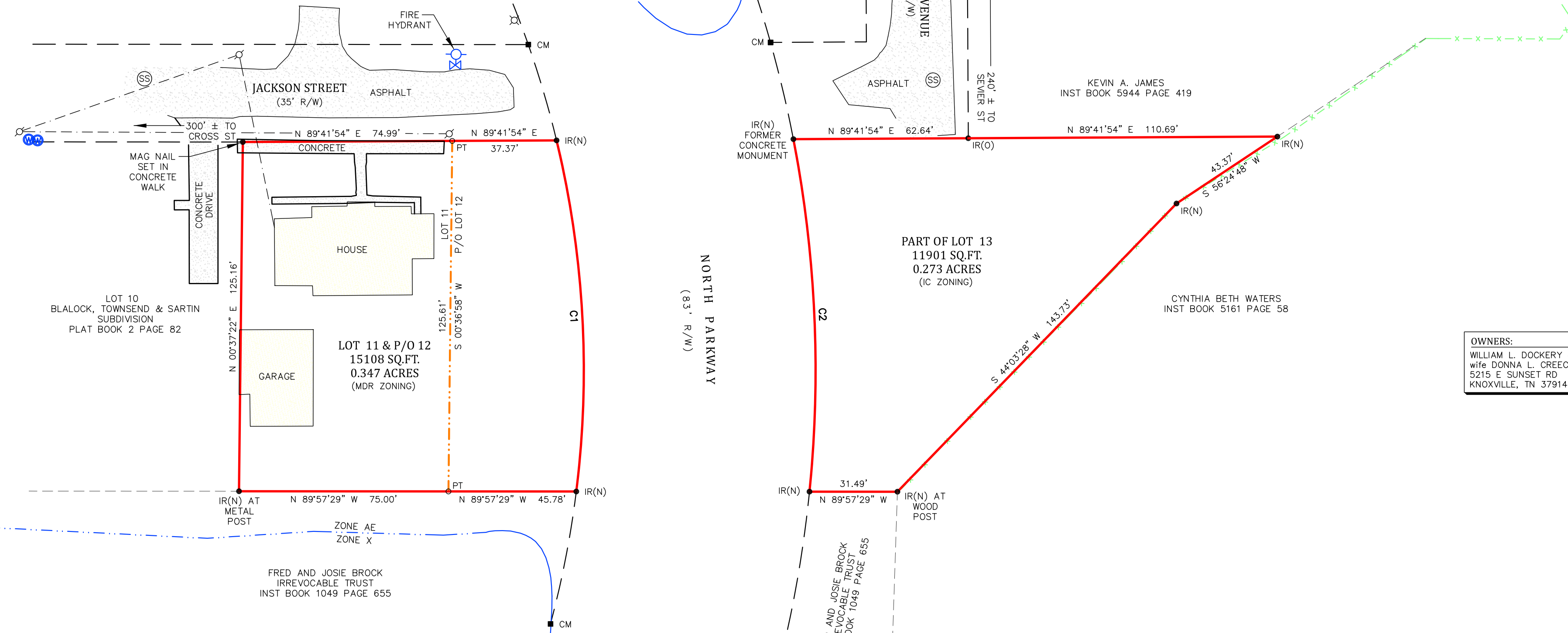
PARCEL INFORMATION:
TAX MAP 49K GROUP A
PARCELS 38.00 & 38.01

CITY OF SEVIERVILLE
FIFTH 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



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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 = -5142263.948 m longitude = 83 33 29.17304 W
Z = 3716313.195 m ellipsoid height = 259.013 m

ZONING BUILDING SETBACKS

ZONING BY CITY OF SEVIERVILLE
MDR ZONING

BUILDING SETBACKS
FRONT = 30'
SIDE = 8' PER STORY
REAR = 25'

IC ZONING

BUILDING SETBACKS
FRONT = 20'
SIDE = 10' 1-4 STORIES
15' 5-6 STORIES
REAR = 25'

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 LOCATED IN A SPECIAL FLOOD AREA, AS PER FLOOD INSURANCE RATE MAP 47155C0231E, 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 THIS PROPERTY IS IN A ZONE (AE).