

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

**ZONING\BUILDING SETBACKS**

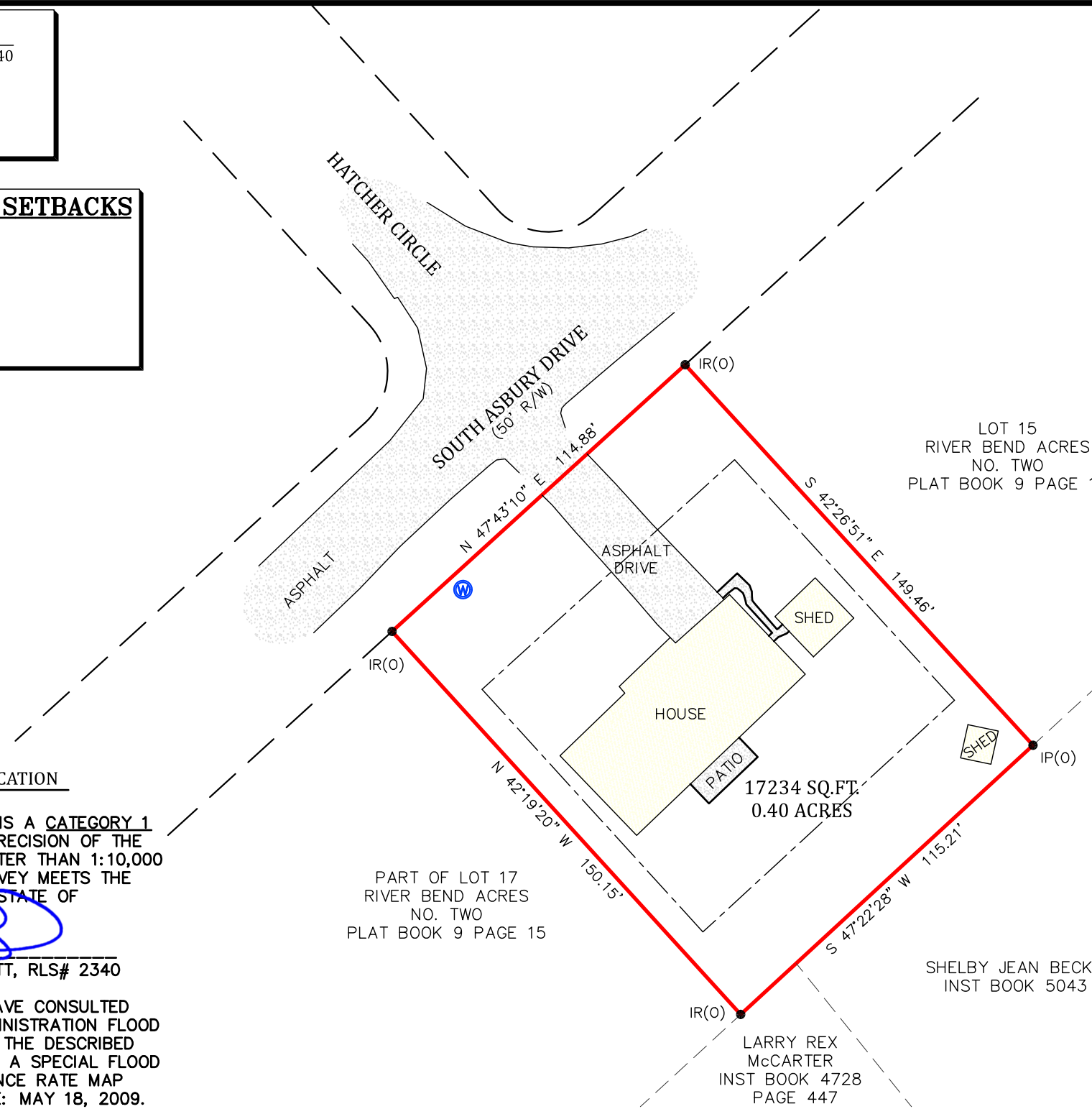
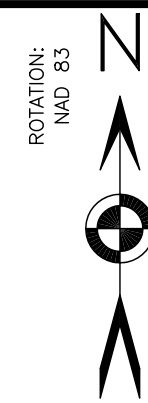
**ZONING**  
 R-2 CITY OF PIGEON FORGE

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

**OWNERS:**  
 H. DALE ROGERS, A. LOUISE  
 ROGERS and LESLIE ROGERS  
 603 S. ASBURY DR  
 PIGEON FORGE, TN 37863

**LEGEND**

- IR(O) DENOTES A 0.5" IRON ROD OLD
- IP(O) DENOTES A IRON PIPE OLD
- DENOTES A PROPERTY LINE
- - - DENOTES EDGE RIGHT-OF-WAY
- - - DENOTES ADJOINING PROPERTY LINE
- - - DENOTES SETBACK LINE
- Ⓜ WATER METER



**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 = GEI0D 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

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

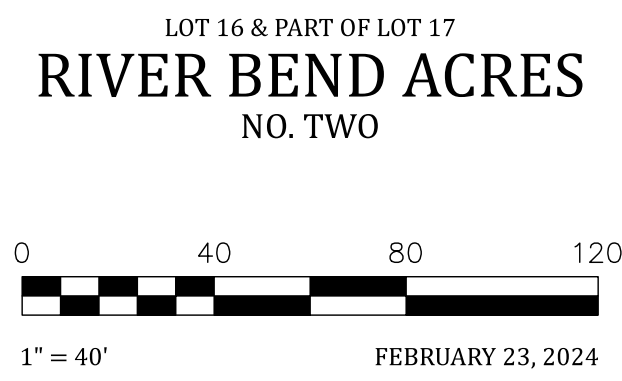
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA, AS PER FLOOD INSURANCE RATE MAP 47155C0237E, EFFECTIVE DATE: MAY 18, 2009.

FOR SOURCE OF TITLE SEE:  
 DEED BOOK 287 PAGE 19

FOR MAP REFERENCE SEE:  
 PLAT BOOK 9 PAGE 15

PARCEL INFORMATION:  
 TAX MAP 83A GROUP A PARCEL 25.00

CITY OF PIGEON FORGE  
 FIFTH CIVIL DISTRICT  
 SEVIER COUNTY, TENNESSEE



**THE LAND SURVEYORS, INC.**  
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