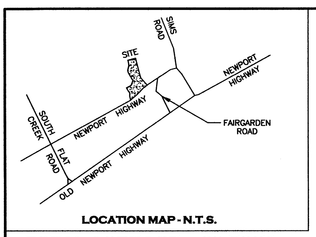
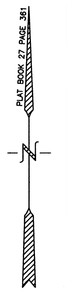


LOCATION MAP - N.T.S.

TOTAL ACREAGE = 29.7267



CURVE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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L3	S 50°46'20" W	72.25'
L4	S 49°10'40" W	50.00'
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L12	N 13°01'45" W	53.84'

RONNIE L. SIMS
REGISTERED LAND SURVEYOR
AGRICULTURE
CONSERVATION
No. 683
TENNESSEE

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AND I HEREBY CERTIFY THAT I MADE THIS SURVEY AND MAP IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT BOTH ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 5-28-2015

SURVEYOR: RONNIE L. SIMS
1221 EAST RIDGE ROAD
SEVIERVILLE, TN 37862
(865) 453-7970

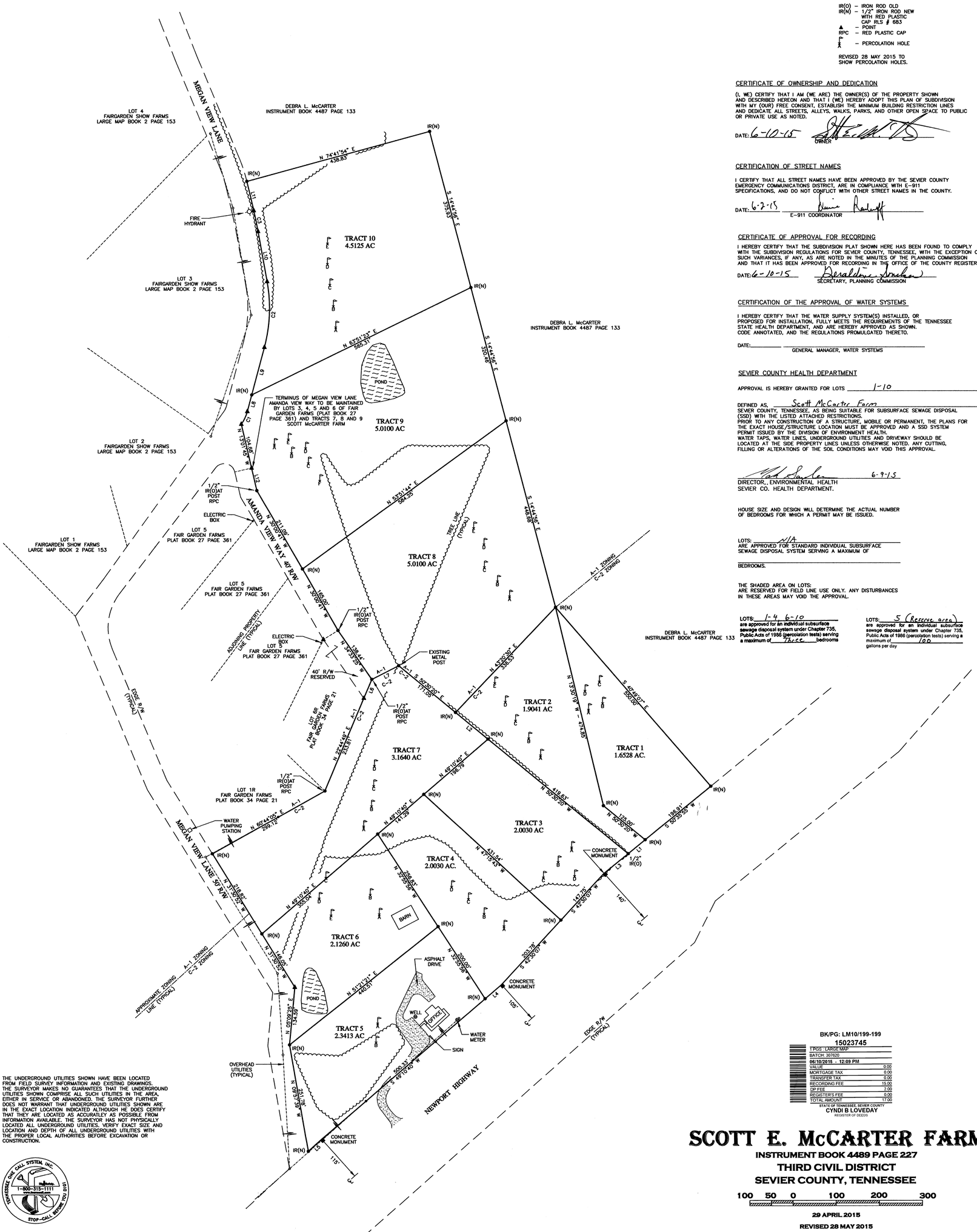
OWNER: SCOTT E. McCARTER
3140 NEWPORT HIGHWAY
SEVIERVILLE, TN 37876
(865) 453-1600

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, MAP NUMBER 47155C0145E, EFFECTIVE DATE: MAY 18 2009.

SUBJECT TO ZONING BY SEVIER COUNTY.
BUILDING SETBACKS ARE 50' FRONT ON NEWPORT HIGHWAY, 20' FRONT ON MEGAN VIEW LANE AND AMANDA VIEW WAY.
25' SIDE AND 25' REAR, ALL TRACTS.
5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR TRACT LINES.
10' UTILITY AND DRAINAGE EASEMENT ALONG ALL EXTERIOR TRACT LINES.

IR(O) – IRON ROD OLD
IR(N) – 1/2" IRON ROD NEW WITH RED PLASTIC CAP RLS # 683
▲ – POINT
RPC – RED PLASTIC CAP
– PERCOLATION HOLE

REVISED 28 MAY 2015 TO SHOW PERCOLATION HOLES.



CERTIFICATE OF OWNERSHIP AND DEDICATION

(I, WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 6-10-15 OWNER

CERTIFICATION OF STREET NAMES

I CERTIFY THAT ALL STREET NAMES HAVE BEEN APPROVED BY THE SEVIER COUNTY EMERGENCY COMMUNICATIONS DISTRICT, ARE IN COMPLIANCE WITH E-911 SPECIFICATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.

DATE: 6-2-15 E-911 COORDINATOR

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SEVIER COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: 6-10-15 SECRETARY, PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM(S) INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN. CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THERETO.

DATE: _____ GENERAL MANAGER, WATER SYSTEMS

SEVIER COUNTY HEALTH DEPARTMENT

APPROVAL IS HEREBY GRANTED FOR LOTS 1-10

DEFINED AS, Scott McCarter Farm
SEVIER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED ATTACHED RESTRICTIONS.
PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF ENVIRONMENT HEALTH.
WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAY SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

6-9-15
DIRECTOR, ENVIRONMENTAL HEALTH
SEVIER CO. HEALTH DEPARTMENT.

HOUSE SIZE AND DESIGN WILL DETERMINE THE ACTUAL NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.

LOTS: N/A
ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF _____ BEDROOMS.

THE SHADED AREA ON LOTS: ARE RESERVED FOR FIELD LINE USE ONLY. ANY DISTURBANCES IN THESE AREAS MAY VOID THE APPROVAL.

LOTS: 1-4 6-10 are approved for an individual subsurface sewage disposal system under Chapter 735, Public Acts of 1986 (percolation tests) serving a maximum of Three bedrooms

LOTS: 5 (Reserve area) are approved for an individual subsurface sewage disposal system under Chapter 735, Public Acts of 1986 (percolation tests) serving a maximum of 100 gallons per day

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP-CALL BEFORE YOU DIG!

BK/PG: LM10/199-199
15023745

1 POS. - LARGE MAP	
BATCH: 307620	
06/10/2015 - 12:09 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, SEVIER COUNTY
CYNDI B LOVEDAY
REGISTER OF DEEDS

SCOTT E. McCARTER FARM

INSTRUMENT BOOK 4489 PAGE 227

THIRD CIVIL DISTRICT

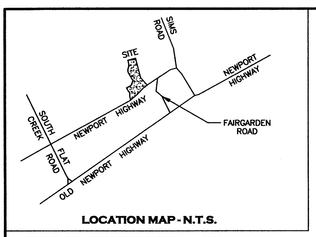
SEVIER COUNTY, TENNESSEE

100 50 0 100 200 300

29 APRIL 2015

REVISED 28 MAY 2015

15-034 TGF TAX MAP 30 PARCEL 59.00 AND PART OF PARCEL 57.01



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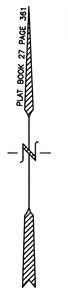

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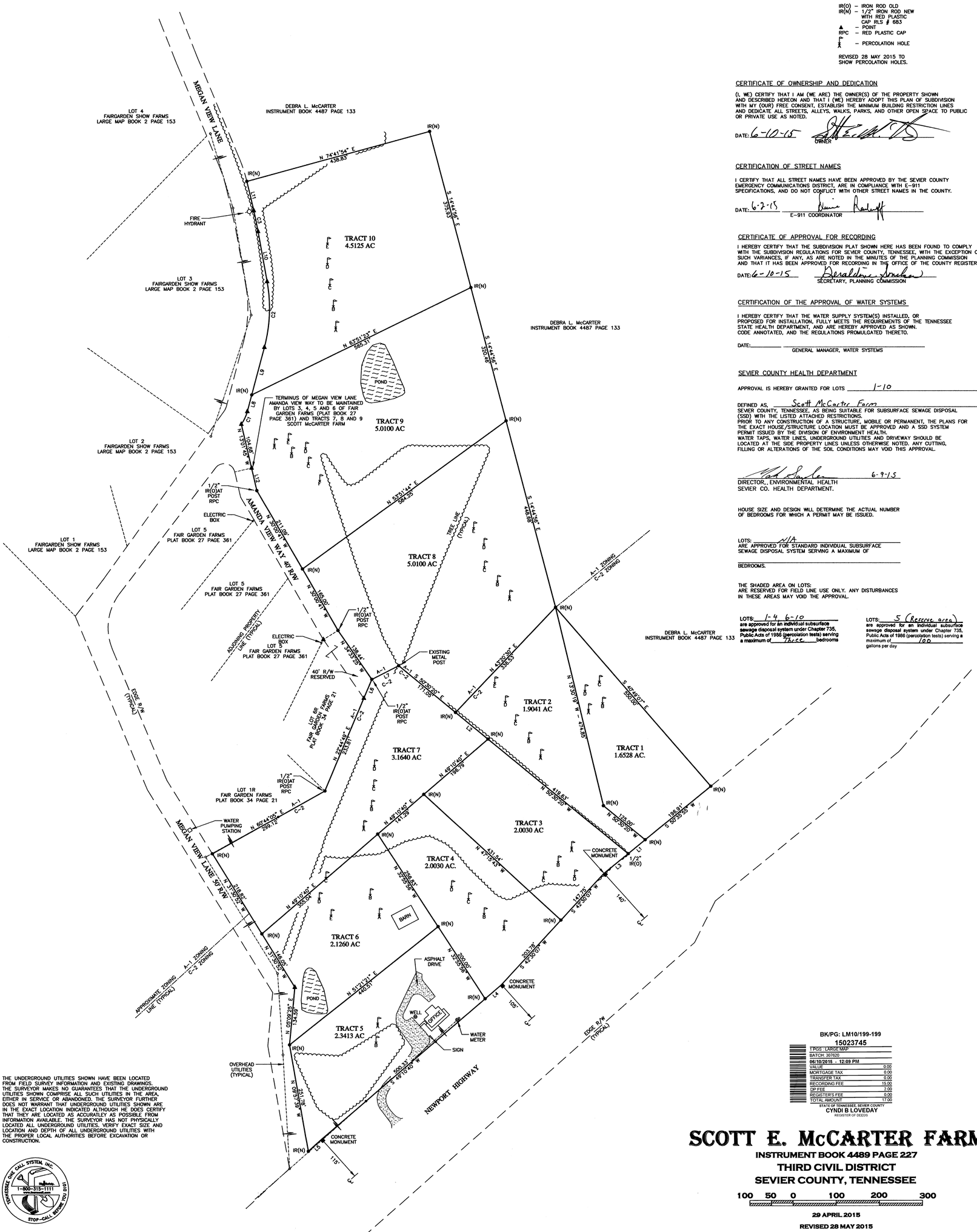

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DATE: _____ GENERAL MANAGER, WATER SYSTEMS

SEVIER COUNTY HEALTH DEPARTMENT

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CYNDI B LOVEDAY
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THIRD CIVIL DISTRICT

SEVIER COUNTY, TENNESSEE

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