

REGISTERED LAND SURVEYOR
J. BRENNON GARRETT, R.L.S. 2340
649 OWNBY DRIVE
GATLINBURG, TN 37738
OFFICE (865) 453-7970
8096468@GMAIL.COM

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	108.62'	200.00'	31°07'03"	S 13°21'26" E	107.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°37'59" W	40.59'
L2	N 81°31'01" W	43.54'
L3	N 69°11'36" W	60.21'
L4	S 79°16'21" E	138.24'
L5	N 13°15'38" W	33.61'
L6	S 89°33'58" E	28.45'
L7	N 71°52'48" W	11.12'
L8	S 06°53'41" E	71.22'

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. GEIOD USED FOR PROJECT = GEIOD 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
8. REVISED 10/31/2023 TO SHOW TOPOGRAPHIC. NO FIELD VERIFICATION OF BOUNDARY PERFORMED AS OF THIS DATE.

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: 10/28/2020
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 47155C0105E, EFFECTIVE DATE: MAY 18, 2009.

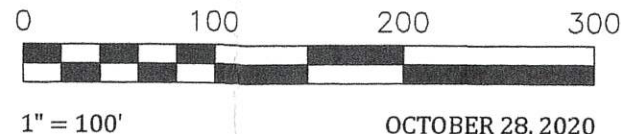
FOR SOURCE OF TITLE SEE:
INST BOOK 5590 PAGE 623

FOR MAP REFERENCE SEE:
PLAT BOOK 33 PAGE 9

PARCEL INFORMATION:
TAX MAP 9 PARCEL 5.05

EIGHTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE

LOT 6
C.T. BRYAN ESTATE



OCTOBER 28, 2020
SEE NOTE 8

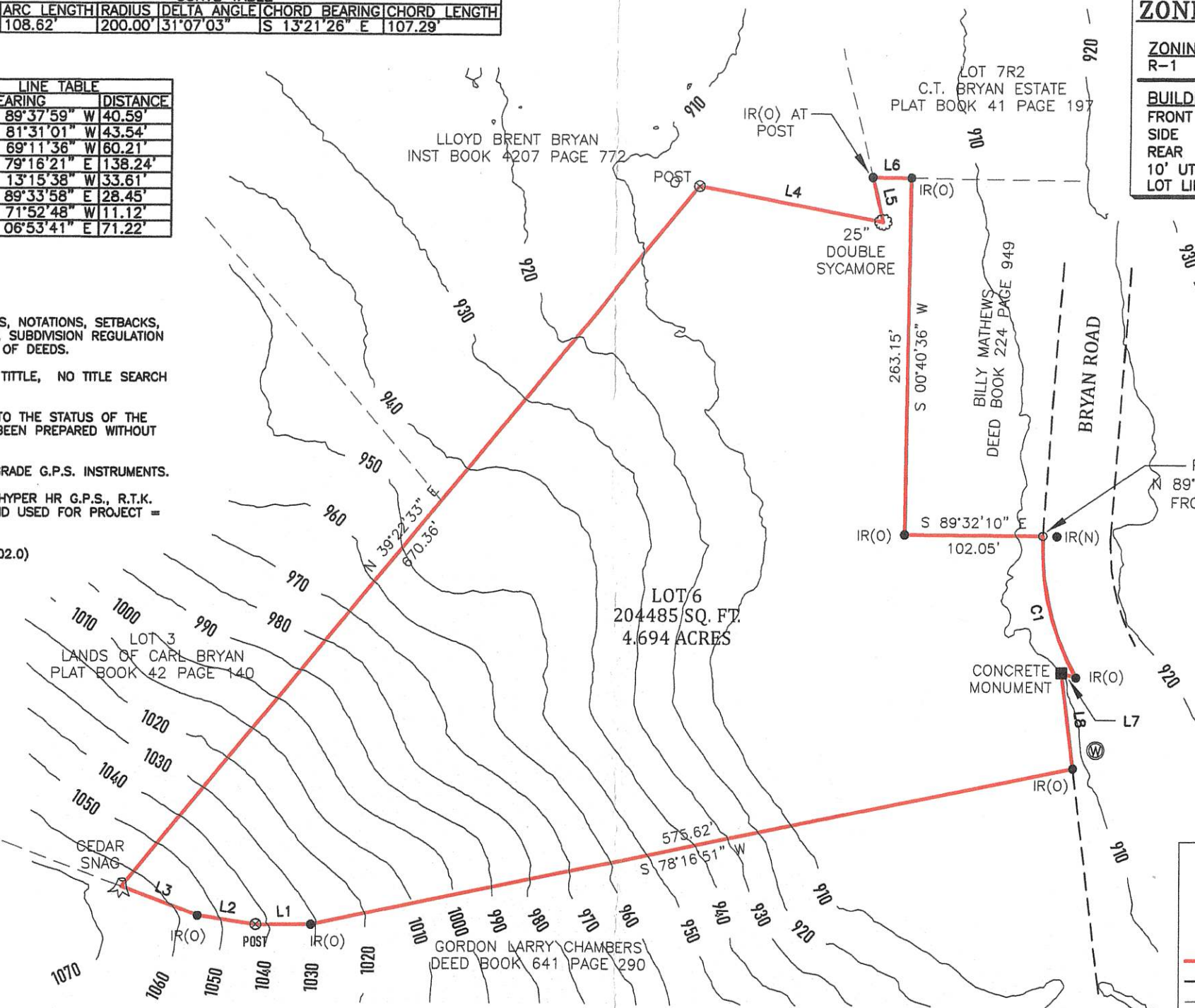
ZONING\BUILDING SETBACKS

ZONING
R-1

BUILDING SETBACKS

FRONT = 20'
SIDE = 10'
REAR = 10'
10' UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES.

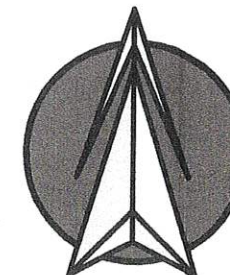
ROTATION:
NAD 83



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
- ⊗ WATER METER

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SURVEYORS, INC.
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