

TOTAL ACREAGE: 7.01 ACRES INTO 2 PARCELS

ZONING BUILDING SETBACKS

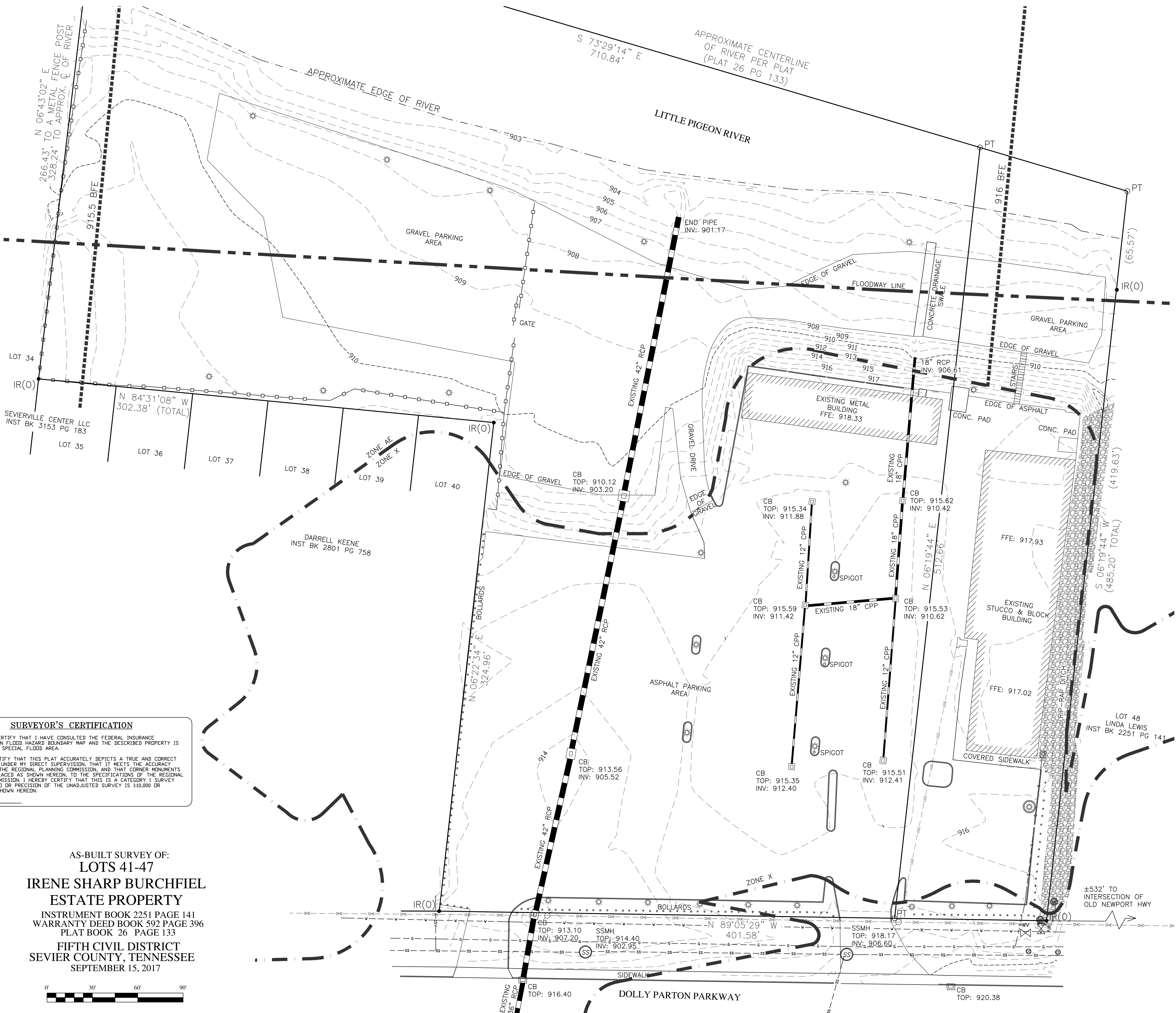
ZONING: C-4
 BUILDING SETBACKS:
 FRONT = 30'
 SIDE = 10'
 REAR = 25'
 7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES, 15' ALONG ALL EXTERIOR LOT LINES.

SYMBOL KEY

- ⊙ SANITARY SEWER MANHOLE
- ⊗ WATER VALVE
- ▣ CURB INLET
- ⊕ WATER METER
- ⊛ STEEL LIGHT POLE
- ⊘ WOOD LIGHT POLE
- ⊙ TELEPHONE BOX
- IR(O) • DENOTES AN IRON ROD OLD
- PT ○ DENOTES A CALCULATED POINT
- ▭ AC UNIT

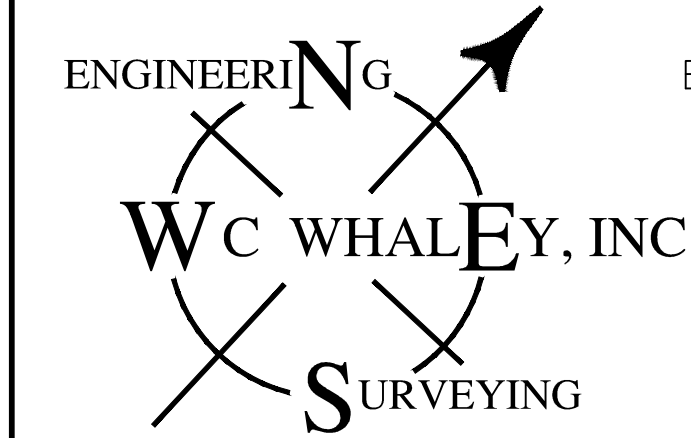
FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS PROPERTY ARE IN ZONE(S) AE & X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47155C0231E, WHICH BEARS AN EFFECTIVE DATE OF MAY 18, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA. BASE FLOOD ELEVATION FOR THIS SITE IS 915.4-916.2



SURVEYOR'S CERTIFICATION
 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.
 I HEREBY CERTIFY THAT THIS PLAT ACCURATELY DEPICTS A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION, AND THAT CORNER MONUMENTS HAVE BEEN PLACED AS SHOWN HEREDIN, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION. 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 AS SHOWN HEREDIN.
 DATE: _____

AS-BUILT SURVEY OF:
LOTS 41-47
IRENE SHARP BURCHFIEL
ESTATE PROPERTY
 INSTRUMENT BOOK 2251 PAGE 141
 WARRANTY DEED BOOK 592 PAGE 396
 PLAT BOOK 26 PAGE 133
FIFTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE
 SEPTEMBER 15, 2017



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