

- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, TN MAG 83
 2. PARCEL NUMBERS PERTAIN TO SEVIER COUNTY TAX MAPS.
 3. UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.
 4. PROPERTY IS ZONED "C-4". BUILDING SETBACK REQUIREMENTS ARE:
FRONT 30'
SIDE 10'
REAR 25'
 5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE EXAMINATION. PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS, EIGHTHEDS, AGREEMENTS, LIENS OF RECORD IN SEVIER COUNTY REGISTER OF DEEDS OFFICE.
 6. SURVEY IS BASED ON A ROYALTY SWS SURVEY DATED 10-27-2015.
 7. PROPERTY IS SUBJECT TO A 20' SEWER EASEMENT AS PER ROW BOOK 8, PAGE 113.

UTILITY NOTES:
1. UTILITIES SHOWN ARE APPROXIMATE. CALL TN ONE CALL BEFORE YOU DIG.



WIN-G, INC.
ROBERT COLLIER
LMD, PAGE 125
DEED BOOK 451, PAGE 287
TAX MAP 049G, GROUP A, PARCEL 5.00



CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS AND SEWAGE SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM/SEWAGE SYSTEM, INSTALLED, OR PROVIDED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE SEVIER COUNTY HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN, CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THEREOF.

Mike Williams 5-27-16
DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ASSURE THIS PLAN OF SUBDIVISION WITH MY TRUE CONSENT, ESTABLISH THE MAXIMUM BUILDING RESTRICTIONS, LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

S. B. Cull 5-25-16
DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SEVIER COUNTY RECORDING PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

Michael K. Suttles
DATE

CERTIFICATION

I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY AND THAT THE BASIS OF PROVISION OF THE SURVEY FIELD MEASUREMENTS IS BETTER THAN 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THE DRAWING ACCURATELY REPRESENTS THE SURVEY, AND THAT I, AS A TRUE AND CORRECT SURVEYOR, HAVE BEEN FULLY INFORMED OF THE MONUMENTS SHOWN HEREIN TO THE DATE OF THIS SURVEY.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP AND FOUND THE HEREON DESCRIBED PROPERTY CLASSIFIED AS A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE MAP FOR THE CITY OF SEVIERVILLE, SEVIER COUNTY, TENNESSEE HAVING EFFECTIVE DATE OF MAY 14, 2005.



CERTIFICATION AND SIGNATURE VOID IF NOT SIGNED & DATED IN RED

CERTIFICATE OF STREET NAMES

I HEREBY 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 SEVIER COUNTY.

Deborah Mattheis for David Leach 3/25/16
DATE

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UNMONUMENTED POINT
- AREA DRAIN/DRAIN INLET
- LIGHT POLE
- PROPERTY LINE
- BASE FLOOD ELEVATION LINE
- BUILDING / STRUCTURE
- WATER / POOL
- ASPHALT/PAVEMENT
- CONCRETE
- FLOODWAY
- 100-YEAR FLOOD

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SEVIERVILLE, 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 SEVIER COUNTY REGISTER OF DEEDS.

S. B. Cull 6/2/16
DATE

BK/PL 1811/85-46

18027180

ITEM	AMOUNT
PLAT	0.00
RECORDING FEE	0.00
TRANSFER TAX	0.00
RECORDING FEE	0.00
NOTARIAL FEE	0.00
TOTAL DUES	0.00

CURRENT OWNER:

SURVEY REQUESTED BY:

C & C OF SEVIER, INC.

PO BOX 6369

SEVIERVILLE, TN 37864

RESUBDIVISION SURVEY OF:

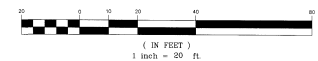
C & C OF SEVIER, INC.
PROPERTY

FORMERLY LOTS P019, 20, 21, 22 & PO TRACT 1
LOVE ADDITION SUBDIVISION SEVIERVILLE
0.79 TOTAL ACRES
1536 WINFIELD DUNN PARKWAY
CITY OF SEVIERVILLE

DISTRICT 07 OF SEVIER COUNTY, TENNESSEE
WARRANTY DEED BOOK 4619, PAGE 260
WARRANTY DEED BOOK 4619, PAGE 257

CTL MAP 49G, GROUP A, PARCELS 6.00 & 7.00
SCALE 1" = 20' DATE: 10 MAY 2016

GRAPHIC SCALE



Michael Suttles
LAND SURVEYING SERVICES

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PIGION FORGE, TN 37863
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