

VICINITY MAP



**OWNER**  
 FRANK SIMMS  
 PO BOX 725  
 PIGEON FORGE, TN 37868

**ZONING/BUILDING SETBACKS**  
**ZONING**  
 R-1  
**BUILDING SETBACKS (PER PLAT)**  
 FRONT = 30'  
 SIDE = 10'  
 REAR = 10'  
 7.5' UTILITY AND DRAINAGE  
 EASEMENT ALONG ALL INTERIOR  
 LOT LINES, 15' ALONG ALL  
 EXTERIOR LOT LINES.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1880.73'	61.61'	61.61'	S 07°17'31" E

LINE	BEARING	DISTANCE
L1	S 06°17'06" E	40.77'

**SEVIER COUNTY HEALTH DEPARTMENT**  
 APPROVAL IS HEREBY GRANTED FOR LOTS \_\_\_\_\_  
 DEFINED AS \_\_\_\_\_  
 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 THE ENVIRONMENTAL HEALTH, WATER TAPS,  
 WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT  
 THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR  
 ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.  
 \_\_\_\_\_  
 DIRECTOR, ENVIRONMENTAL HEALTH  
 SEVIER CO. HEALTH DEPARTMENT

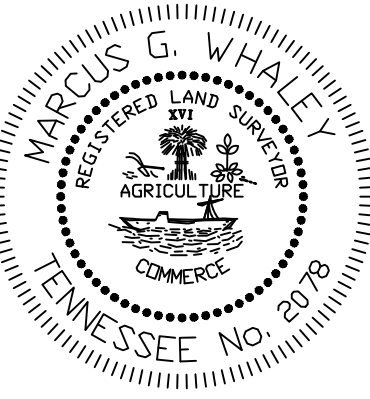
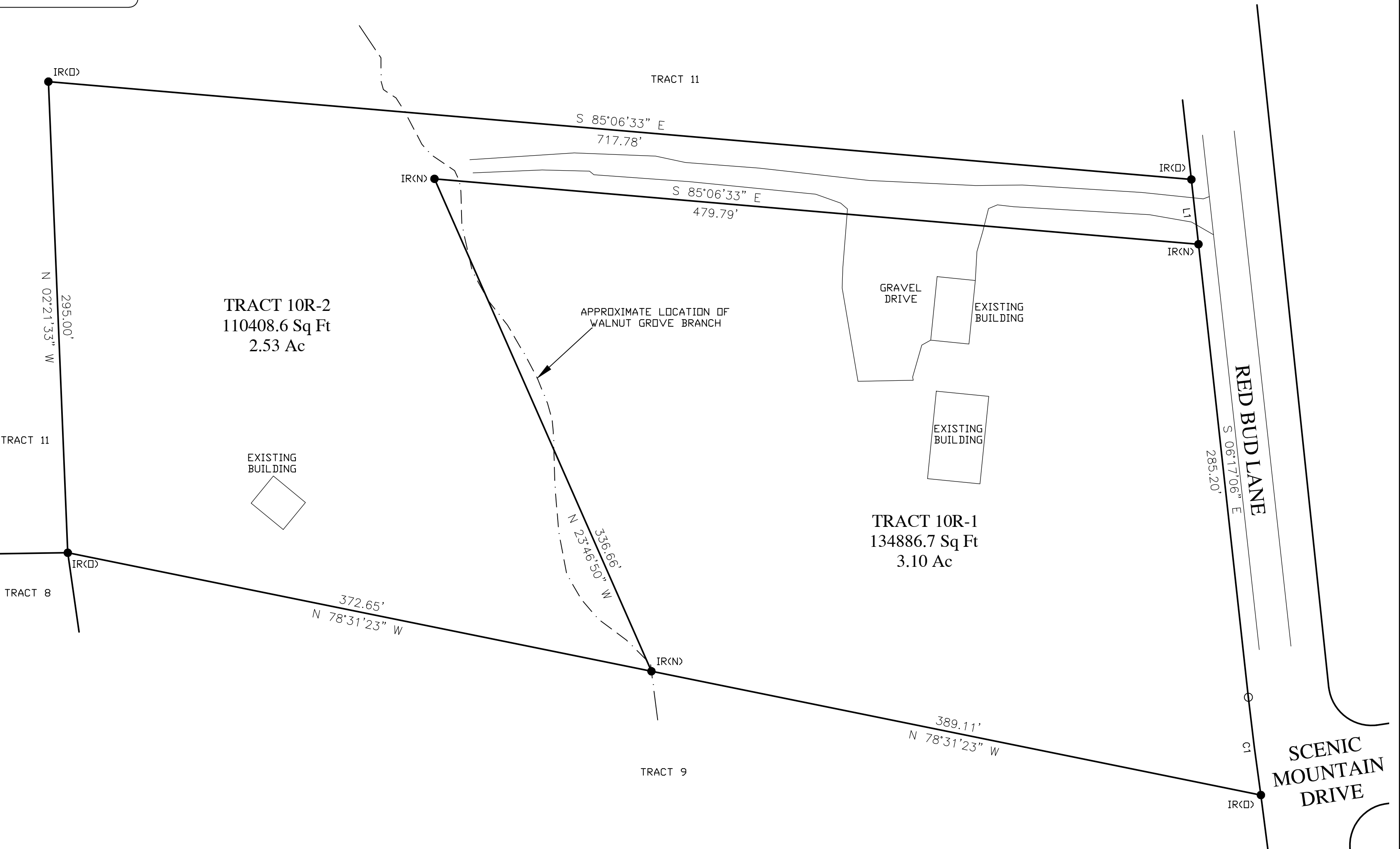
**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION  
 REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH  
 VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN  
 INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE  
 COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE  
 COUNTY REGISTER.  
 DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 SECRETARY, REGIONAL PLANNING COMMISSION

**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: \_\_\_\_\_  
 \_\_\_\_\_  
 E-911 COORDINATOR

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 (I, WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN  
 AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THE 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: \_\_\_\_\_  
 \_\_\_\_\_  
 OWNER  
 \_\_\_\_\_  
 OWNER

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**  
 I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM 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 THERE TO.  
 DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 UTILITY SYSTEM MANAGER

**SURVEYOR'S CERTIFICATION**  
 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.  
 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 HEREON, TO THE SPECIFICATIONS OF THE REGIONAL  
 PLANNING COMMISSION. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY  
 AND THE RATIO OR PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR  
 GREATER AS SHOWN HEREON.  
 DATE: \_\_\_\_\_



ENGINEERING  
**WC WHALEY, INC.**  
 SURVEYING  
 635 WALL STREET, SUITE 4  
 PO BOX 6699  
 SEVIERVILLE, TN 37864-6699  
 OFFICE (865) 453-1258

**LEGEND**  
 ● IR(D) DENOTES AN IRON ROD OLD  
 ● IR(N) DENOTES AN IRON ROD NEW  
 ○ DENOTES A CALCULATED POINT

RESUBDIVISION OF  
 TRACT 10  
**WALNUT GROVE SHOW FARMS**  
 INSTRUMENT BOOK 5062 PAGE 468  
 PLAT BOOK 39 PAGE 48  
**FOURTH CIVIL DISTRICT**  
**SEVIER COUNTY, TENNESSEE**  
 MAY 5, 2020

