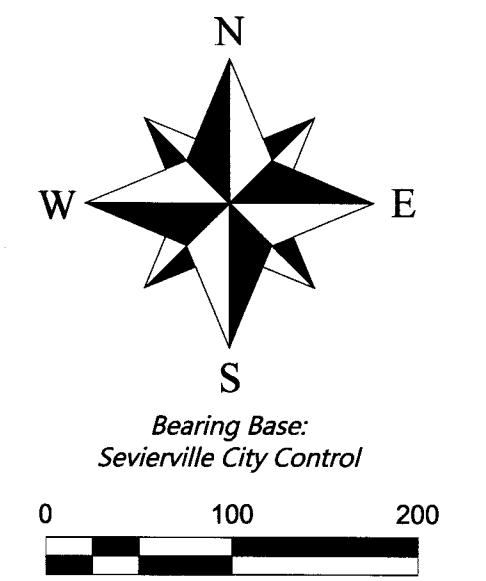


SURVEY REQUESTED BY:
 H. Trigg Mitchell, JD, AAMS
 100 East Vine Street
 Suite 501
 Lexington, KY 40507
 Ph: 859-389-5309



CERTIFICATION OF UTILITIES

I hereby certify that the public water and sanitary sewer utilities have been installed in an acceptable manner and according to specifications.

Mark Williams 12-21-18
 Sevierville Water Systems Date

CERTIFICATION 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-111 specifications, and do not conflict with other street names in the County.

John Raloff 12-20-18
 E-911 Coordinator Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby 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.

Walter Johnson 10-19-18
 Owner Date
Glenda Fox Raney 10/19/18
 Owner Date
Donna A. Cantrell 10-19-18
 Owner Date

Community Trust and Investment Company 10/19/18
 Trustee of the Brent Fox Trust, VA dated November 1, 2004, by *W. Trigg Mitchell, VP*

CERTIFICATION OF THE APPROVAL FOR RECORDING

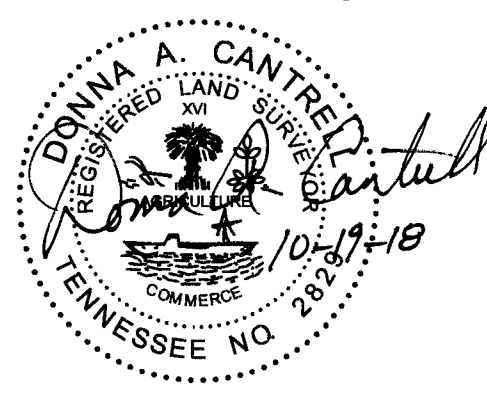
I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Sevierville, Tennessee, with the exception of such variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

Walter Johnson 12-28-18
 Secretary, Planning Commission 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 City of Sevierville Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

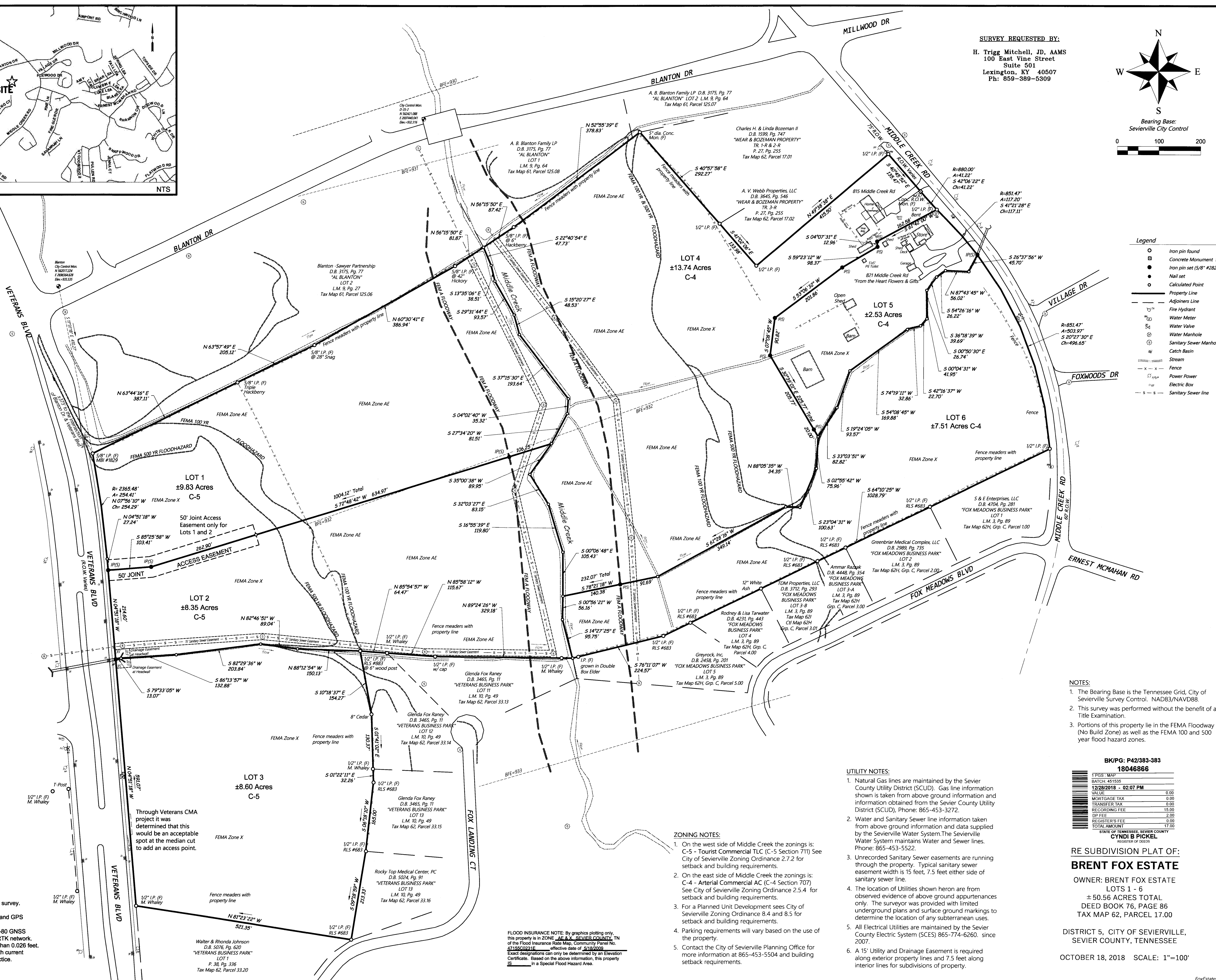
10-19-18
Donna A. Cantrell
 Registered Surveyor



Cantrell Engineering & Surveying, LLC
 Donna A. Cantrell, PE, RLS
 TN RLS # 2829
 835 Bell Rd
 Gatlinburg, TN 37738
 865-228-1554 • 865-436-8875
 Email: dcantrelles@gmail.com

The boundary is a Category 1 survey. Utility information is a category I & IV survey. Survey Control is City of Sevierville Tennessee State Grid) Survey Control and GPS Survey Control. Equipment used: Spectra Precision SP-80 GNSS Receiver, Dual Frequency Receivers, RTK network. Relative positional accuracy is greater than 0.026 feet. The survey was done in compliance with current Tennessee Minimum Standards of Practice. Date of final field work: 10/12/2018. TN RLS # 2829

Walter & Rhonda Johnson
 D.B. 5076, Pg. 620
 "VETERANS BUSINESS PARK"
 LOT 1
 P. 38, Pg. 336
 Tax Map 62, Parcel 33.20



Legend

- Iron pin found
- Concrete Monument found
- Iron pin set (5/8" #2829)
- Nail set
- Calculated Point
- Property Line
- - - Adjoiners Line
- ⊕ Fire Hydrant
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Water Manhole
- ⊕ Sanitary Sewer Manhole
- ⊕ Catch Basin
- Stream
- - - Fence
- ⊕ Power Pole
- ⊕ Electric Box
- - - Sanitary Sewer line

- NOTES:**
- The Bearing Base is the Tennessee Grid, City of Sevierville Survey Control: NAD83/NAVD88.
 - This survey was performed without the benefit of a Title Examination.
 - Portions of this property lie in the FEMA Floodway (No Build Zone) as well as the FEMA 100 and 500 year flood hazard zones.

- UTILITY NOTES:**
- Natural Gas lines are maintained by the Sevier County Utility District (SCUD). Gas line information shown is taken from above ground information and information obtained from the Sevier County Utility District (SCUD). Phone: 865-453-3272.
 - Water and Sanitary Sewer line information taken from above ground information and data supplied by the Sevierville Water System. The Sevierville Water System maintains Water and Sewer lines. Phone: 865-453-5522.
 - Unrecorded Sanitary Sewer easements are running through the property. Typical sanitary sewer easement width is 15 feet, 7.5 feet either side of sanitary sewer line.
 - The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was provided with limited underground plans and surface ground markings to determine the location of any subterranean uses.
 - All Electrical Utilities are maintained by the Sevier County Electric System (SCES) 865-774-6260. since 2007.
 - A 15' Utility and Drainage Easement is required along exterior property lines and 7.5 feet along interior lines for subdivisions of property.

- ZONING NOTES:**
- On the west side of Middle Creek the zonings is: C-5 - Tourist Commercial TLC (C-5 Section 711) See City of Sevierville Zoning Ordinance 2.7.2 for setback and building requirements.
 - On the east side of Middle Creek the zonings is: C-4 - Arterial Commercial AC (C-4 Section 707) See City of Sevierville Zoning Ordinance 2.5.4 for setback and building requirements.
 - For a Planned Unit Development see City of Sevierville Zoning Ordinance 8.4 and 8.5 for setback and building requirements.
 - Parking requirements will vary based on the use of the property.
 - Contact the City of Sevierville Planning Office for more information at 865-453-5504 and building setback requirements.

BK/P/G: P42/383-383
18046866

TPGS: MAP	
BATCH: 451535	
12/28/2018 - 02:07 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTERER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, SEVIER COUNTY
CYNDI B. PICKEL
 REGISTER OF DEEDS

RE SUBDIVISION PLAT OF:
BRENT FOX ESTATE
 OWNER: BRENT FOX ESTATE
 LOTS 1 - 6
 ± 50.56 ACRES TOTAL
 DEED BOOK 76, PAGE 86
 TAX MAP 62, PARCEL 17.00

DISTRICT 5, CITY OF SEVIERVILLE,
 SEVIER COUNTY, TENNESSEE
 OCTOBER 18, 2018 SCALE: 1"=100'