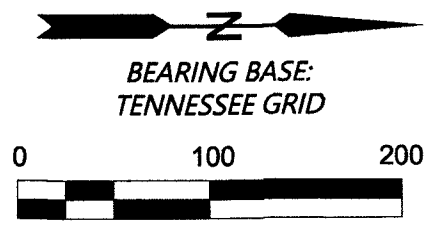
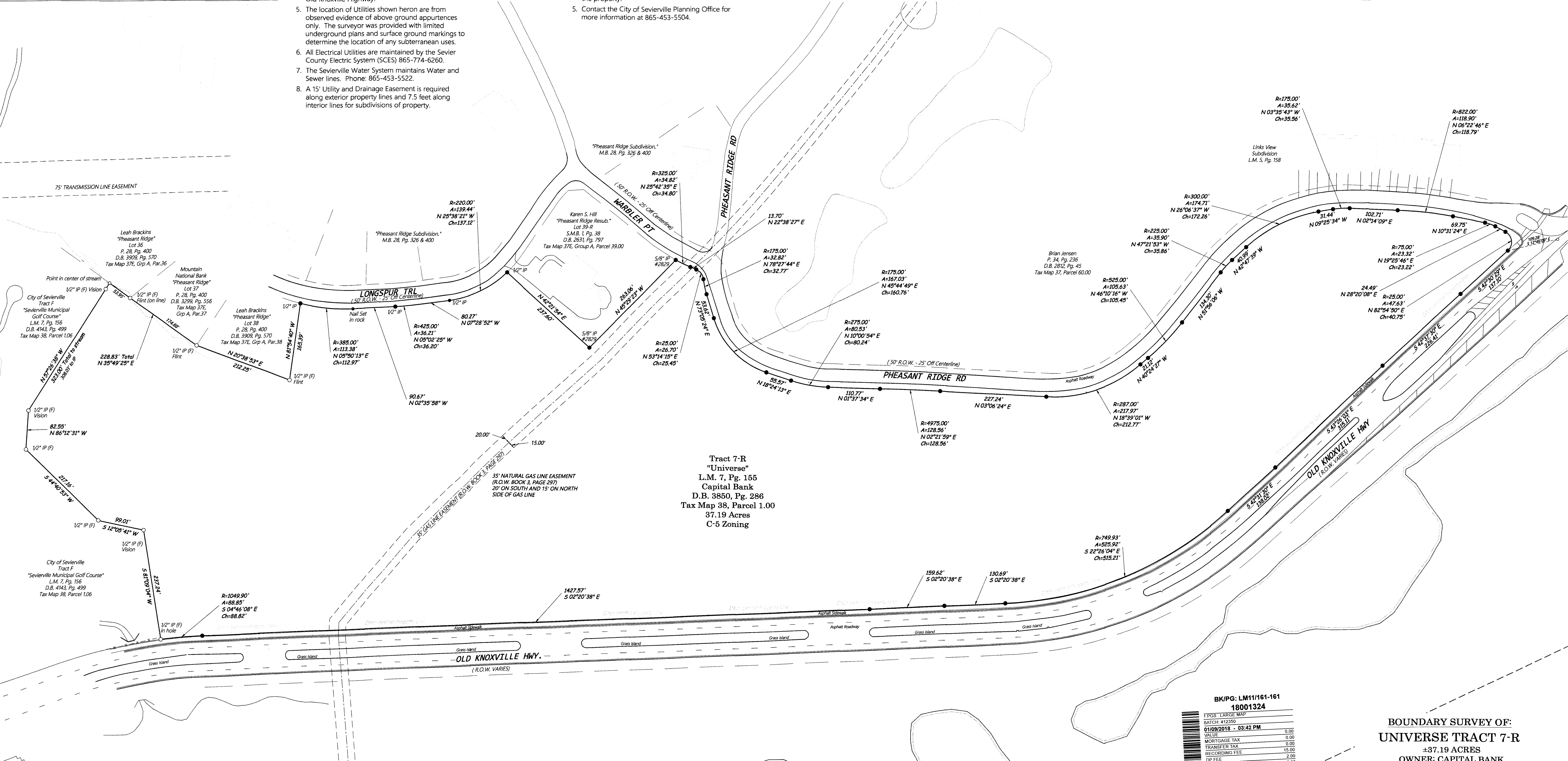


- UTILITY NOTES:**
- Natural Gas lines are maintained by SCUD. Gas line information shown is taken from above ground information and information obtained from the Sevier County Utility District (SCUD), Phone: 865-453-3272. Property is subject to a 35 foot natural gas line easement as recorded in ROW Book 3, Page 297.
 - Water and Sanitary Sewer line information taken from above ground information and data supplied by the Sevierville Water System.
 - According to the City of Sevierville, Phone: 865-453-5504, the exact location of a Sanitary Sewer Force Main System is unknown in Pheasant Ridge Subdivision.
 - A Duct Bank System for utilities lies in the median of Old Knoxville Highway.
 - The location of Utilities shown hereon are from observed evidence of above ground apertures 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.
 - The Sevierville Water System maintains Water and Sewer lines. Phone: 865-453-5522.
 - 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:**
- Zoning is C-5, Tourist Commercial District.
 - For a Planned Unit Development the building setback is 25 feet off of all property lines for buildings up to 64' in height. For buildings from 64' to 80' the building setback is 30 feet off of all property lines. For buildings over 80 feet and up to 110 feet the building setback is 30 feet plus one foot per additional foot in the building height over 80 feet.
 - For structures other than buildings and being exterior to the buildings, the maximum height shall be 44 feet.
 - 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.



- Legend**
- IP (F) Iron pin found
 - 5/8" IP (S) 5/8" Iron pin set
 - 1/2" Iron pin set
 - Nail set
 - Calculated Point
 - Property Line
 - - - Adjoiners Line
 - - - Ditch
 - - - Stream
 - - - Edge of Lake



**Tract 7-R
"Universe"**
L.M. 7, Pg. 155
Capital Bank
D.B. 3850, Pg. 286
Tax Map 38, Parcel 1.00
37.19 Acres
C-5 Zoning

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: dcantrellces@gmail.com



I hereby certify that this plat is not a subdivision of property and is exempt from subdivision regulations as defined in section 13-3-401.(4)(B) of the Tennessee Code Annotated and may be recorded in the Office of the County Register.
Date: 1/9/18
Donna A. Cantrell
Registered Surveyor

The boundary is a Category 1 survey. Utility information is a category I & IV survey. Survey Control is Tennessee State Grid using 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 TN RLS # 2829

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X, SEVIER COUNTY, TN of the Flood Insurance Rate Map, Community Panel No. 47155C0114E, effective date of 5/18/2009. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

- NOTES:**
- The Bearing Base is the Tennessee Grid.
 - Reference prior plat in Large Map Book 7, Page 155.
 - Five (5) foot contour data shown has been supplied by the State of Tennessee GIS and was taken from State Lidar Aerial DEM data, flown in March of 2017.
 - No portion of this property is in a FEMA Flood Hazard Zone or in the FEMA Floodway.
 - A 16' foot pedestrian access easement is shown on the inside of the lots in Pheasant Ridge Subdivision.

BK/PG: LM11/161-161
18001324

FIPS - LARGE MAP	
BATCH: 412350	
01/09/2018 - 03:42 PM	
VALUATION	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
OP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, SEVIER COUNTY
CYNDI B. LOVEDAY
REGISTERED DEED

**BOUNDARY SURVEY OF:
UNIVERSE TRACT 7-R**
±37.19 ACRES
OWNER: CAPITAL BANK
LARGE MAP BOOK 7, PAGE 155
DEED BOOK 3850, PAGE 286
TAX MAP 38, PARCEL 1.00

DISTRICT 7, CITY OF SEVIERVILLE,
SEVIER COUNTY, TENNESSEE
AUGUST 31, 2017 REV. JANUARY 8, 2018
SCALE: 1"=100'
UniverseTr7-R.dwg