

- NOTES**
- Property is in the City of Sevierville, and is zoned C-3.
  - Parcel numbers pertain to Sevier County Tax Maps. All deeds and agreements referenced pertain to the Office of the Sevier County Register of Deeds.
  - A right-of-way for the Smoky Mountain Railway, now abandoned, once crossed this property.
  - Reference the following plat(s) for boundary line information:
    - Large Map Book 8, Page 178
    - Map Book 27, Page 143
    - Large Map Book 7, Page 156
    - Large Map Book 2, Page 155
    - Large Map Book 6, Page 154; &
    - Large Map Book 1, Page 50.
  - City of Sevierville Sanitary Sewer and Water Utilities are Available on both tracts.
  - There is a 15' utility easement along the exterior boundary and a 7.5' utility easement on each side of the interior lot line.

- EXISTING UTILITY NOTES**
- UN 3 ADJUDICATED IN FAVOR OF THE UNITED STATES OF AMERICA FOR TAX FOR AN ELECTRIC TRANSMISSION LINE EASEMENT OF RECORD IN MSC BOOK 38, PAGE 24 IN SAO REGISTER'S OFFICE.
- UN 4 ADJUDICATED IN FAVOR OF THE UNITED STATES OF AMERICA FOR TAX FOR THE USE AND BENEFIT OF A TRANSMISSION LINE EASEMENT OF RECORD IN MSC BOOK 41, PAGE 523, IN SAO REGISTER'S OFFICE.

**ZONING INFORMATION**

According to the City of Sevierville, zoning Map (City Engineer, City Planner, (865) 433-5004), and as of July 8, 2007, the subject property is zoned C-3.

P.U.D. requirements recorded at the Sevier County Courthouse that govern for all developments: The minimum P.U.D. requirements for C-3 are:
 

- Max. Height of Structure: 110'
- Temporary building setbacks: 35 feet off of all property lines for buildings up to 24' in height. For buildings over 24' and up to 80', the building setback is 50 feet plus one foot per additional foot in building height over 80'.
- For structures other than buildings, and being exterior to the building, the minimum height shall be forty-four (44) feet.

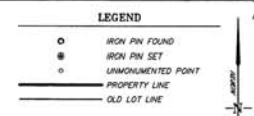
 Building Requirements will vary with the Use of the property.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	222.11	166.71	5424.24'	264.21'	
C2	189.67	129.66	5872.24'	129.29'	
C3	145.21	108.24	5829.24'	105.86'	
C4	269.21	151.44	5875.24'	151.42'	
C5	173.22	108.47	5783.46'	108.19'	
C6	175.00	109.02	5826.41'	174.21'	
C7	175.00	116.74	5710.20'	172.57'	
C8	175.00	121.23	5417.23'	118.62'	
C9	175.00	121.23	5417.23'	118.62'	
C10	189.67	123.16	5874.39'	123.16'	
C11	202.54	168.86	5893.15'	168.16'	
C12	216.37	165.74	5392.35'	161.22'	
C13	228.11	183.66	5458.36'	183.63'	
C14	175.00	130.61	5303.28'	132.26'	
C15	175.00	145.88	5053.97'	141.69'	
C16	175.00	134.61	5391.97'	133.79'	

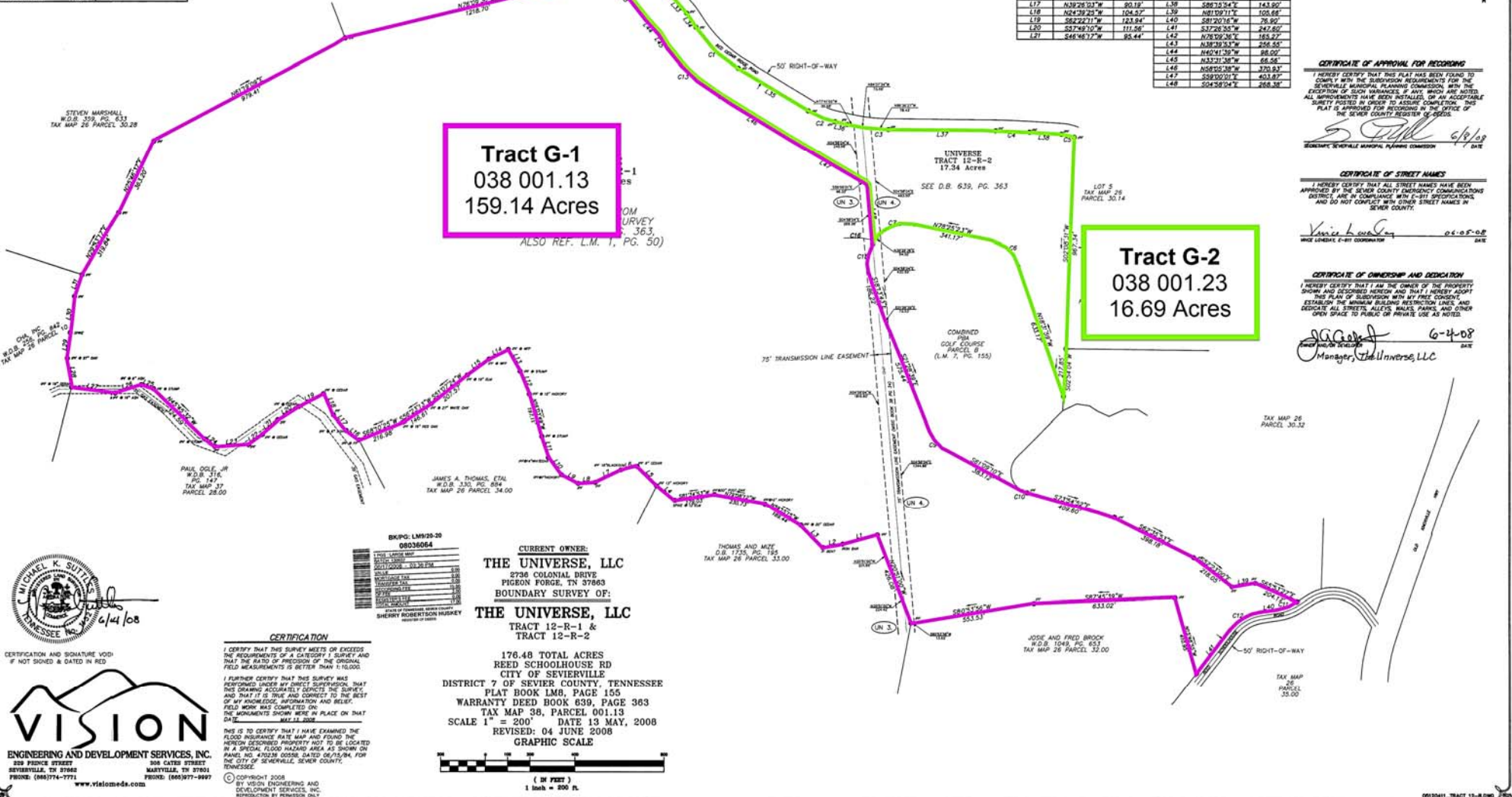
**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S74°57'41"W	162.00'	L27	S53°21'24"W	76.11'
L2	S80°15'04"W	80.13'	L28	S87°26'09"W	151.07'
L3	N44°23'10"W	142.68'	L29	N57°31'15"W	54.57'
L4	N51°17'44"W	105.29'	L30	N72°00'13"W	58.90'
L5	N43°31'40"W	125.39'	L31	S72°19'01"W	125.73'
L6	S77°20'16"W	74.39'	L32	N05°30'28"W	189.06'
L7	S43°30'04"W	129.04'	L33	N09°01'19"W	133.71'
L8	S88°45'11"W	77.27'	L34	N05°22'21"W	117.87'
L9	N01°40'15"W	84.20'	L35	N05°13'02"W	169.30'
L10	N46°13'17"W	98.23'	L36	N17°14'22"E	106.70'
L11	N16°31'42"W	89.87'	L37	S37°49'46"E	183.20'
L12	N01°23'20"W	112.16'	L38	S40°37'50"E	104.74'
L13	N08°00'30"W	112.63'	L39	S33°22'04"E	230.84'
L14	S81°07'32"W	88.48'	L40	S58°10'14"E	370.83'
L15	S53°06'08"W	121.80'	L41	S78°28'54"E	86.76'
L16	N53°46'38"W	72.47'	L42	S69°15'54"E	479.03'
L17	N39°28'01"W	80.12'	L43	S86°15'54"E	143.90'
L18	N26°39'28"W	104.57'	L44	N01°10'11"E	105.66'
L19	S82°22'11"W	123.84'	L45	S81°20'16"E	76.90'
L20	S87°49'10"W	111.86'	L46	S37°26'50"E	247.60'
L21	S46°46'17"W	65.44'	L47	N78°19'36"E	165.27'
			L48	N38°39'53"E	256.55'
			L49	N40°41'30"W	88.60'
			L50	N33°21'08"W	66.94'
			L51	N58°55'38"W	370.83'
			L52	S58°30'01"E	403.87'
			L53	S04°58'54"E	268.30'



**Tract G-1**  
038 001.13  
159.14 Acres

**Tract G-2**  
038 001.23  
16.69 Acres



**VISION**  
ENGINEERING AND DEVELOPMENT SERVICES, INC.  
259 PRINCE STREET SEVIERVILLE, TN 37864  
308 CATES STREET MARTINVILLE, TN 37081  
PHONE: (661)714-7771 PHONE: (661)371-8997  
www.visioneds.com

**CERTIFICATION**

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

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. FIELD WORK WAS COMPLETED ON THE MONUMENTS SHOWN HERE IN PLACE ON THAT DATE.

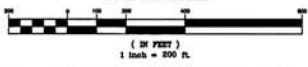
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP AND FOUND THE REGION DESCRIBED PROPERTY NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON PARCEL NO. 420236 0058, DATED 08/15/04, FOR THE CITY OF SEVIERVILLE, SEVIER COUNTY, TENNESSEE.

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**BLK/PT: LM920-20 08034064**

NO.	DESCRIPTION	DATE
1	FIELD SURVEY	05/20/08
2	PLAN PREP	05/20/08
3	REVISION	05/20/08
4	REVISION	05/20/08
5	REVISION	05/20/08
6	REVISION	05/20/08
7	REVISION	05/20/08
8	REVISION	05/20/08
9	REVISION	05/20/08
10	REVISION	05/20/08
11	REVISION	05/20/08
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25	REVISION	05/20/08
26	REVISION	05/20/08
27	REVISION	05/20/08
28	REVISION	05/20/08
29	REVISION	05/20/08
30	REVISION	05/20/08

**CURRENT OWNER:**  
**THE UNIVERSE, LLC**  
2708 COLONIAL DRIVE  
PIGON FORGE, TN 37863  
**BOUNDARY SURVEY OF:**  
**THE UNIVERSE, LLC**  
TRACT 12-R-1 &  
TRACT 12-R-2  
176.48 TOTAL ACRES  
REED SCHOOLHOUSE RD  
DISTRICT 7 OF SEVIER COUNTY, TENNESSEE  
PLAT BOOK LMB, PAGE 155  
WARRANTY DEED BOOK 639, PAGE 363  
TAX MAP 38, PARCEL 001.13  
SCALE 1" = 200' DATE 13 MAY, 2008  
REVISED: 04 JUNE 2008  
GRAPHIC SCALE



**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN FOUND TO COMPLY WITH THE SUBMISSION REQUIREMENTS FOR THE SEVIERVILLE MUNICIPAL PLANNING COMMISSION, WITH THE EXCEPTION OF SUCH VARIANCES AS MAY BE NOTED. ALL AMENDMENTS HAVE BEEN INSTALLED, OF AN ACCEPTABLE SAFETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAN IS APPROVED FOR RECORDING IN THE OFFICE OF THE SEVIER COUNTY REGISTER OF DEEDS.

*[Signature]* 6/14/08  
SEVIERVILLE MUNICIPAL PLANNING COMMISSION

**CERTIFICATE OF STREET NAMES**

I HEREBY CERTIFY THAT ALL STREET NAMES HAVE BEEN APPROVED BY THE SEVIER COUNTY EMERGENCY COMMUNICATIONS DISTRICT AND IS COMPLIANT WITH E-911 SPECIFICATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN SEVIER COUNTY.

*[Signature]* 6-15-08  
VICE CHAIRMAN E-911 COORDINATOR

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

*[Signature]* 6-14-08  
Manager, The Universe, LLC