

**BUILDING SETBACKS**  
 BUILDING SETBACKS ARE 20' FRONT, 10' SIDE AND REAR 5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES. 10' ALONG ALL EXTERIOR LOT LINES

**OWNER**  
 RIVER VISTA, LLC  
 130 PEACOCK CT  
 SEVERVILLE, TN 37865  
 (665) 573-8872

LOCATION MAP - N.T.S.  
 TOTAL ACRES = 50.7±

**W C WHALEY, INC.**  
 PO BOX 6699  
 635 WALL STREET, SUITE 3  
 SEVERVILLE, TN 37864-6699  
 Office (665) 453-1258  
 Fax (665) 429-0188



**LEGEND**  
 ●(R) DENOTES AN IRON ROD OLD  
 ○ PT DENOTES A CALCULATED POINT  
 ● ALL UNLABELED CORNERS ARE IRON ROD NEW  
 ○ DENOTES PERCOLATION TEST LOCATION

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 of precision of the undistorted survey is 1:10000 or greater as shown hereon.  
 Date: 6-2-04

**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: 06-02-04 *Vince Kowala*  
 E-911 COORDINATOR

**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 in accordance with the provisions of the Tennessee Code Annotated, and that this plat is approved for recording in the office of the county register.  
 Date: 6-4-04 *Jane C. Stewart*  
 SECRETARY, REGIONAL PLANNING COMMISSION

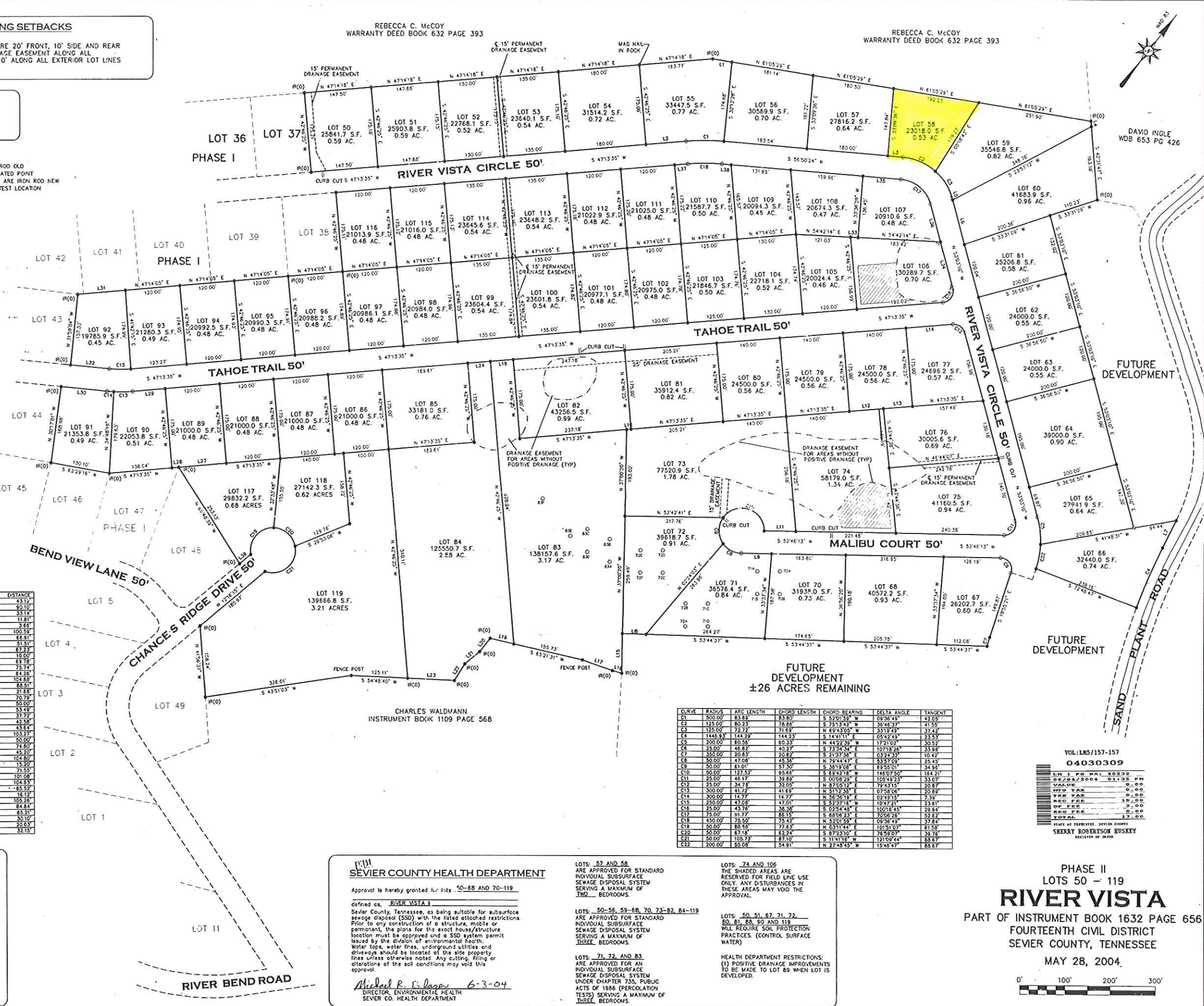
**CERTIFICATION OF STREETS**  
 I certify that streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission and, if not installed, that acceptable surety has been posted with the Sevier County Regional Planning Commission in compliance with Article 14.1 of the amount of \$ \_\_\_\_\_.  
 Date: 6-4-04 *James S. Sullivan*  
 ROAD SUPERINTENDENT

**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 thereto.  
 Date: 6/3/04 *Scotty*  
 UTILITY SYSTEMS MANAGER

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, (we) 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, ways, paths, and other open space to public or private use as noted.  
 Date: 6-2-04  
*James H. Helton*  
*James H. Helton*  
*James H. Helton*  
 OWNER

**CERTIFICATION OF ELECTRICAL UTILITY SERVICE**  
 The property shown on this subdivision plat is within the service area of the Knoxville Utility.  
 The following condition(s) apply (check as applicable):  
 Lots \_\_\_\_\_ are served by existing power lines.  
 Lots 69 total are to be served by new power lines as per agreement between the owner of the subdivision property (subdivider) and the utility.  
 No provision has been made for the extension of electric service to lots. Electric service can be installed, but the responsibility for all future line extensions rests with the subsequent property owner(s), in accordance with the established policies of this utility company.  
 In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of the utility company.  
 Date: 6-3-04 *Jane B. Prude - Hub*  
 Signature and Title

LINE	BEARING	DISTANCE
L1	N 61°02'29" E	43.12
L2	S 47°13'35" W	92.10
L3	S 58°29'14" W	33.14
L4	S 42°31'47" E	11.81
L5	N 33°03'10" W	3.69
L6	N 53°03'09" W	100.59
L7	S 11°49'48" E	66.91
L8	S 53°44'37" W	51.51
L9	N 52°48'13" W	69.78
L10	N 47°13'35" E	75.74
L11	N 47°13'35" E	75.74
L12	N 47°13'35" E	75.74
L13	N 47°13'35" E	75.74
L14	N 47°13'35" E	75.74
L15	N 47°13'35" E	75.74
L16	N 47°13'35" E	75.74
L17	N 47°13'35" E	75.74
L18	N 47°13'35" E	75.74
L19	N 47°13'35" E	75.74
L20	N 47°13'35" E	75.74
L21	N 47°13'35" E	75.74
L22	N 47°13'35" E	75.74
L23	N 47°13'35" E	75.74
L24	N 47°13'35" E	75.74
L25	N 47°13'35" E	75.74
L26	N 47°13'35" E	75.74
L27	N 47°13'35" E	75.74
L28	N 47°13'35" E	75.74
L29	N 47°13'35" E	75.74
L30	N 47°13'35" E	75.74
L31	N 47°13'35" E	75.74
L32	N 47°13'35" E	75.74
L33	N 47°13'35" E	75.74
L34	N 47°13'35" E	75.74
L35	N 47°13'35" E	75.74
L36	N 47°13'35" E	75.74
L37	N 47°13'35" E	75.74
L38	N 47°13'35" E	75.74
L39	N 47°13'35" E	75.74



**SEVIER COUNTY HEALTH DEPARTMENT**  
 Approval is hereby granted for lots 50-68 and 70-119 defined as RIVER VISTA 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 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.  
 Date: 6-3-04  
*Michael R. S. Lopez*  
 DIRECTOR, ENVIRONMENTAL HEALTH  
 SEVIER CO. HEALTH DEPARTMENT

LOTS 52 AND 58 ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF TWO BEDROOMS.  
 LOTS 50-56, 59-68, 70, 73-82, 84-119 ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF THREE BEDROOMS.  
 LOTS 71, 72, AND 83 ARE APPROVED FOR AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM UNDER CHAPTER 735, PUBLIC ACTS OF 1986 (PERCOLATION TESTS) SERVING A MAXIMUM OF THREE BEDROOMS.

LOTS 74 AND 106 THE SHADED AREAS ARE RESERVED FOR FIELD LINE USE ONLY. ANY DISTURBANCES IN THESE AREAS MAY VOID THE APPROVAL.  
 LOTS 50, 51, 67, 71, 72, 80, 81, 88, 90 AND 119 WILL REQUIRE SOIL PROTECTION PRACTICES (CONTROL SURFACE WATER).  
 HEALTH DEPARTMENT RESTRICTIONS: (1) POSITIVE DRAINAGE IMPROVEMENTS TO BE MADE TO LOT 89 WHEN LOT IS DEVELOPED.

PHASE II  
 LOTS 50 - 119  
**RIVER VISTA**  
 PART OF INSTRUMENT BOOK 1632 PAGE 656  
 FOURTEENTH CIVIL DISTRICT  
 SEVIER COUNTY, TENNESSEE  
 MAY 28, 2004  
 VOL: LBS/157-157  
 04030309  
 SHEKRY ROBERTSON BUSKEY  
 REGISTERED SURVEYOR