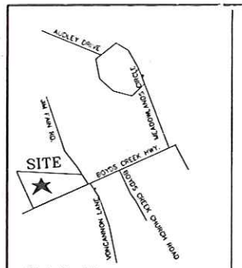

Vicinity Map

TOTAL ACRES = 8.01

OWNER
DOUG CLIFTON
760 CLYDESDALE AVE.
SEYMOUR, TN 37865
(865) 389-3603

LINE	BEARING	DISTANCE
L1	S 29°25'14" E	32.78'
L2	N 87°49'03" E	18.88'
L3	S 37°27'38" E	36.76'
L4	N 29°18'13" W	33.11'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	39.27'	35.36'	S 15°33'04" W	90°00'34"	25.00'
C2	70.00'	35.06'	34.70'	S 15°04'17" E	28°41'53"	17.91'
C3	70.00'	39.78'	39.26'	S 15°33'41" W	32°34'03"	20.45'
C4	70.00'	20.00'	20.00'	S 4°00'35" W	16°22'44"	10.11'
C5	70.00'	38.17'	37.70'	S 63°53'38" W	31°14'22"	19.57'
C6	70.00'	10.15'	10.14'	S 83°32'28" W	08°18'15"	5.08'
C7	83.53'	17.67'	17.64'	N 86°01'14" W	12°07'24"	8.87'
C8	83.53'	45.29'	44.74'	N 64°31'30" W	31°04'05"	23.22'
C9	25.00'	39.27'	35.36'	N 74°25'14" W	90°00'00"	25.00'
C10	25.00'	39.27'	35.36'	N 15°34'46" E	89°59'59"	25.00'
C11	25.00'	39.27'	35.36'	N 74°25'14" W	90°00'01"	25.00'
C12	83.53'	118.05'	84.81'	S 15°48'08" E	152°45'43"	179.66'
C13	30.00'	81.39'	51.23'	N 29°11'55" E	111°51'17"	49.18'
C14	83.53'	21.79'	21.73'	N 06°23'14" W	14°56'59"	10.96'
C15	83.53'	51.21'	50.41'	N 31°23'35" W	35°07'44"	26.44'
C16	83.53'	12.02'	12.01'	S 36°27'28" W	08°14'35"	6.02'
C17	83.53'	74.71'	72.23'	S 28°42'43" W	51°14'55"	40.06'

LEGEND
- ● IR(O) DENOTES AN IRON ROD OLD
- ○ DENOTES A CALCULATED POINT
- ● IP(O) DENOTES AN IRON PIPE OLD
- ● DENOTES AN IRON ROD NEW

BUILDING SETBACKS
BUILDING SETBACKS ARE 20' FRONT, 10' SIDE AND REAR 40' FROM BOYDS CREEK HIGHWAY 7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES 15' ALONG ALL EXTERIOR LOT LINES.

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 IV.L. IN THE AMOUNT OF $ 0
DATE: 11-13-06
ROAD SUPERINTENDENT

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: 11-08-06
E-911 COORDINATOR

CERTIFICATION OF THE APPROVAL OF SEWAGE SYSTEMS
I HEREBY CERTIFY THAT THE SEWAGE 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: 11-9-06
UTILITY SYSTEM MANAGER

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: 11-29-06
SECRETARY, REGIONAL PLANNING COMMISSION

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: 11/9/06
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 THERETO.
DATE: 11-9-06
UTILITY SYSTEM MANAGER

CERTIFICATION OF ELECTRICAL UTILITY SERVICE
The lots shown on this subdivision plat lie within the service area of the KUB Utility.
The following Condition(s) apply (check as applicable):
X Lots 1-12 & 19-33 are served by existing power lines.
___ Lots _____ are/will 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 this 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.
11/13/06
Date
Engineering and Tax

TAX MAP 24 PARCEL 85.00

RAY FAN
WD BK 1683 PG 580

LORI ELLEN COURT 40'

BOYDS CREEK HIGHWAY

JIM FAIN ROAD 50'

TRACT 4
PLAT BK 36 PG 153

TRACT 1
PLAT BK 36 PG 153

LOT 1 11891.8 SF 0.27 AC.
LOT 2 8000.0 SF 0.18 AC.
LOT 3 8000.0 SF 0.18 AC.
LOT 4 8000.0 SF 0.18 AC.
LOT 5 9360.0 SF 0.21 AC.
LOT 6 11707.4 SF 0.27 AC.
LOT 7 14257.9 SF 0.33 AC.
LOT 8 8568.1 SF 0.20 AC.
LOT 9 7880.0 SF 0.18 AC.
LOT 10 7507.0 SF 0.17 AC.
LOT 11 7551.2 SF 0.17 AC.
LOT 12 7509.0 SF 0.17 AC.
LOT 13 7500.6 SF 0.17 AC.
LOT 14 7647.0 SF 0.18 AC.
LOT 15 9533.4 SF 0.22 AC.
LOT 16 8410.7 SF 0.1931 AC.
LOT 17 18335.6 SF 0.4209 AC.
LOT 19 15162.7 SF 0.3481 AC. TOTAL.
LOT 20 9020.1 SF 0.2071 AC.
LOT 21 9020.1 SF 0.2071 AC.
LOT 22 9020.0 SF 0.2071 AC.
LOT 23 8971.8 SF 0.2060 AC.
LOT 24 7500.1 SF 0.17 AC.
LOT 25 8218.5 SF 0.19 AC.
LOT 26 7650.2 SF 0.18 AC.
LOT 27 7554.2 SF 0.17 AC.
LOT 28 7584.2 SF 0.17 AC.
LOT 29 7554.3 SF 0.17 AC.
LOT 30 7650.2 SF 0.18 AC.
LOT 31 8187.2 SF 0.19 AC.
LOT 32 7502.9 SF 0.17 AC.
LOT 33 7558.8 SF 0.17 AC.

6' OF 15' PERMANENT DRAINAGE EASEMENT

ENGINEERING
WC WHALEY, INC.
SURVEYING

PO BOX 6699
635 WALL STREET, SUITE 4
SEVIERVILLE, TN 37864-6699
OFFICE (865) 453-1258
FAX (865) 453-8454

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: 11-7-06

MARCUS G. WHALEY
REGISTERED SURVEYOR
No. 1076
STATE OF TENNESSEE

VOL:LR7/186-186
06054091
LM 3 PD RAI 24410
11/22/2006 03:40 PM
VALUE 0.00
MTG TAX 0.00
TAN TAX 0.00
REC FEE 15.00
DP FEE 2.00
REG FEE 0.00
TOTAL 17.00
STATE OF TENNESSEE, SEVIER COUNTY
SHERRY ROBERTSON HUSKEY
REGISTER OF DEEDS

FINAL PLAT
LOTS 1-17 AND 19-33
ELLIS VILLAGE
RESUBDIVISION OF LOTS 2 & 3
OLD ELLIS FARM
INSTRUMENT BOOK 2425 PAGE 652
PLAT BOOK 36 PAGE 153
FOURTEENTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE
OCTOBER 30, 2006

0' 50' 100' 150'