

This is a category II & IV survey and meets or exceeds a Ratio of Precision of 1:7500. Survey Control is Tennessee State Grid NAD83/NAVD88.

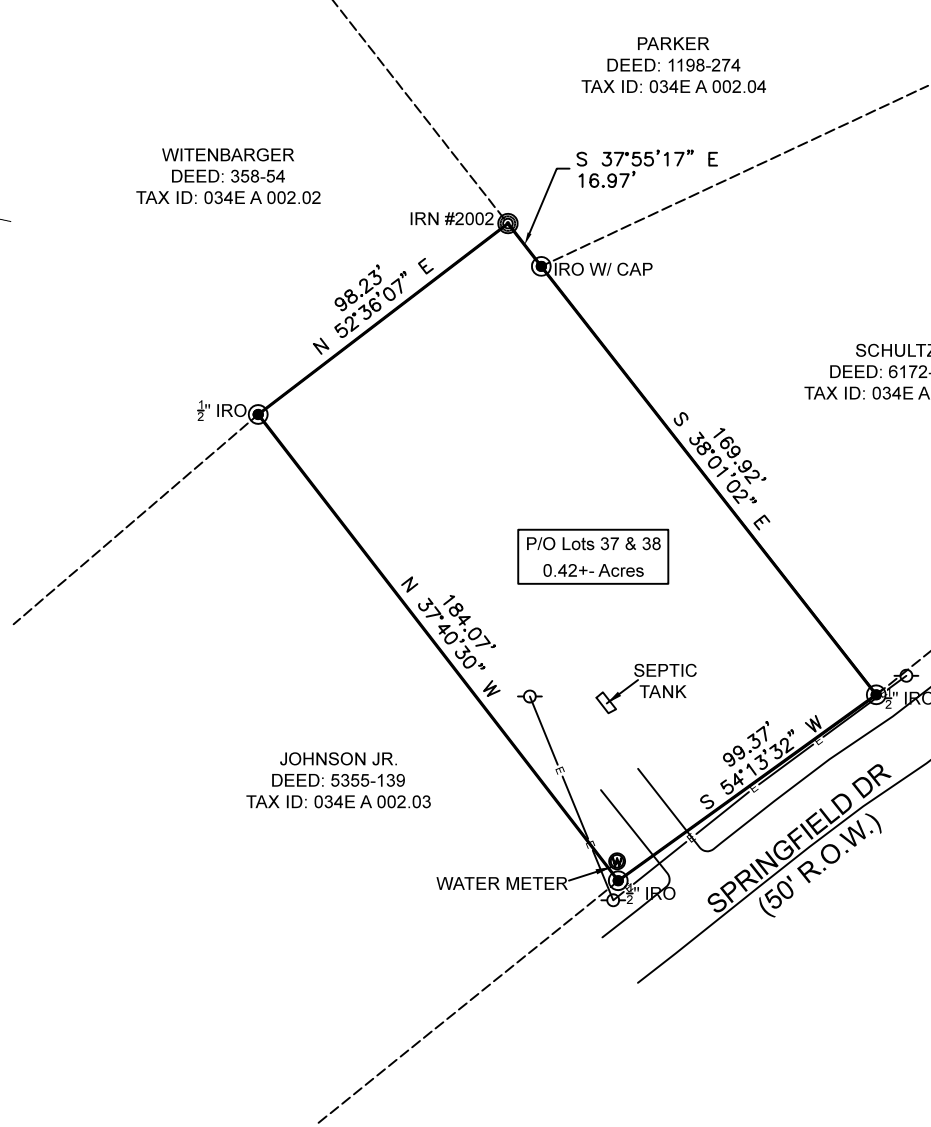
For portions of the boundary, survey control, and topographic aspects of this survey, RTK(Real-time Kinematic) GPS positional data was observed utilizing a Hemisphere S631 GNSS Receiver, Dual Frequency Receivers, RTK network. The grid coordinates as shown were derived using VRS network of CORS stations referenced to NAD83 (2011) (Epoch 2010), Geoid 12B. Positional accuracy 10mm+1ppm horizontal, 15mm+1ppm vertical.

LEGEND:

IRON ROD OLD(FOUND)	
IRON ROD NEW(SET)#2002	
CALCULATED POINT	
POWER POLE & LINES	
APPROXIMATE LOT LINE OR RIGHT OF WAY LINE	

Surveyor's Notes:

- This map makes no certification to this property's status regarding FEMA Flood Hazard Areas.
- This survey is in compliance with the current minimum standards of practice in the State of Tennessee.
- Building setbacks are subject to the current zoning requirements. Subject to all requirements of current zoning in effect at the time of construction.
- This map only reflects documents found of current record in the Sevier County, TN register of deeds office and referenced in the Tax Assessor's office.
- Utilities shown (if any) are based on structures above ground at the date of field locations, this map makes no certification to any underground locations.
- SUBJECT TO any and all restrictions, covenants, conditions, planning commission ordinances, rights of way, and all easements, if any, affecting said land.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; zoning or other land regulations, and any other fact that an accurate and current title search may disclose. No Title Opinion is expressed or implied.
- Every document of record reviewed and considered as part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record that would affect this parcel.
- Boundary lines were retraced from monuments found in the field and the latest recorded deeds and maps of the adjoining property owners.
- Notify Tennessee One-Call System (811) and individual utility authority before any excavation for exact location of all underground utilities.



360°

Surveying & Mapping  
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Seymour, TN 37865  
865-577-4611

LOT SURVEY  
of  
P/O LOTS 37 & 38  
UNION VALLEY SUB.  
for  
ADAM SIGMON

Tax Map: 034E A 002.07  
Plat: 6-47  
Deed: 6242-87  
0.42+- ACRES  
9th Civil District of Sevier County  
Date: 11-28-2023  
Job: 14023

1"=60'