

NAD 83
TN GRID NORTH

SAPP INVESTMENTS, LLC.
TAX MAP 104 PARCEL 126.02
PB 33 PG 364
WDB 5145 PG 813

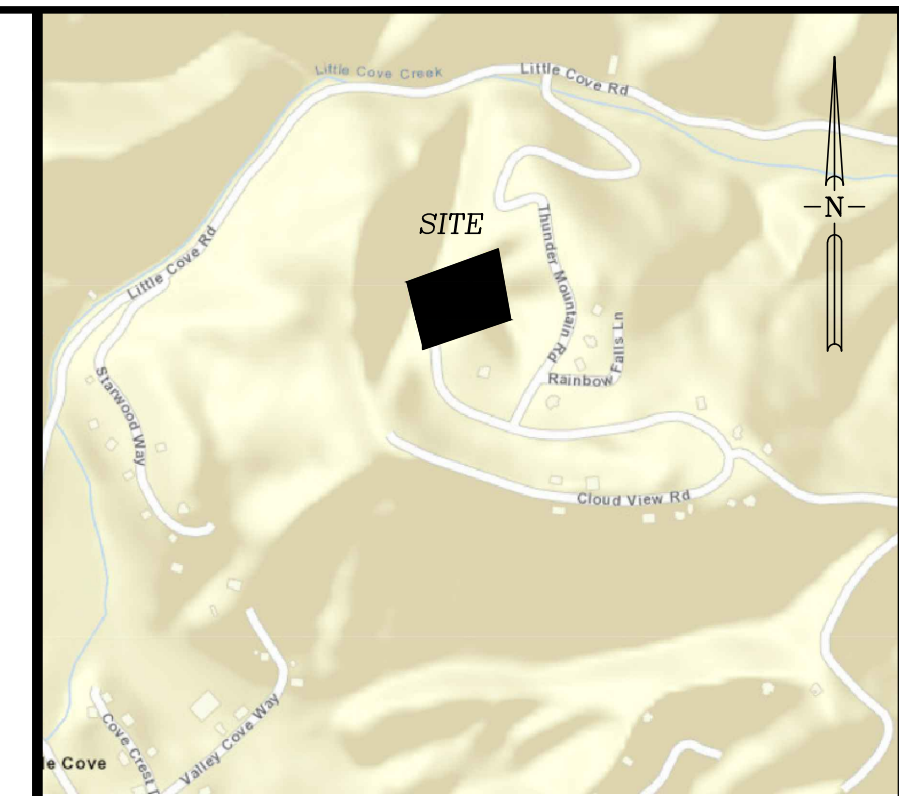
SAPP INVESTMENTS, LLC.
TAX MAP 104 PARCEL 126.02
PB 33 PG 364
WDB 5145 PG 813

LOT 6
CHAD YOAS & AMY VANDELOO
TAX MAP 104E GRP B PARCEL 006.00
LM6 PG 70 LOT 6
WDB 5749 PG 108

LOT 3
LISA CAVACINI
& TIM CAVACINI TRUSTEES
TAX MAP 104E GRP B PARCEL 003.00
LM6 PG 70 LOT 3
WDB 5443 PG 618

LOT 4
GGORY & KELLY STYTZ
TAX MAP 104E GRP B PARCEL 004.00
LM6 PG 70 LOT 4
WDB 5785 PG 120

LOT 5
NICHOLAS FARD
TAX MAP 104E GRP B PARCEL 005.00
LM6 PG 70 LOT 5
WDB 5534 PG 414



LOCATION MAP - NOT TO SCALE

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING RTK GPS POSITIONAL DATA OBSERVED ON FEBRUARY 28, 2022, UTILIZING A CARLSON BR7 DUAL FREQUENCY RECEIVER AND AUTONOMOUS BASE, LOCATED NEAR THE SUBJECT PARCEL. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
AUTONOMOUS GNSS BASE, LATITUDE N35°45'48.81", LONGITUDE W83°35'57.384".
3. BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE GRID NORTH, DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM 1983 (NAD 83).
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88) GEOID 18.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000000000.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 47155C0220E, EFFECTIVE DATE MAY 18, 2009.
11. CURRENT BUILDING SETBACK ARE FRONT 20' (10' IF SLOPE > 30'), SIDE 10' AND REAR 10', PER SEWER COUNTY ZONING OFFICE. A 10' UTILITY & DRAINAGE EASEMENT EXISTS ALONG ALL EXTERIOR BOUNDARY LINES AND 5' ALONG ALL INTERIOR LINES.
12. THE CONTRACTOR AND/OR HOMEOWNER IS RESPONSIBLE FOR VERIFYING FLOOR ELEVATIONS AS SHOWN HEREON AND ACTUAL LAYOUT ON THE GROUND. ANY DISCREPANCY MUST BE REPORTED BEFORE CONSTRUCTION BEGINS. THE SURVEYOR ASSUMES NO RESPONSIBILITY AFTER CONSTRUCTION BEGINS.
13. SOURCE OF CONTOUR OVERLAY SHOWN HEREON IS DERIVED FROM "TN GIS" WEBSITE FROM LIDAR DATA COLLECTED IN 2016.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

02/28/2022
DATE OF SIGNATURE

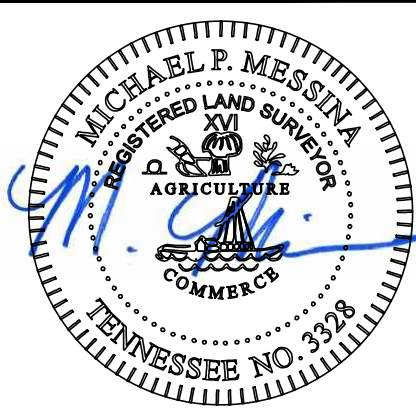
M. Messina
MICHAEL P. MESSINA JR. TN. #3228

LEGEND

- = "IRF" IRON ROD FOUND
- ⊙ = "IRS" IRON ROD & CAP SET
- = TELEPHONE PEDESTAL
- = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊗ = WATER METER
- = BOUNDARY/PROPERTY LINE
- - - = ADJOINING PROPERTY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- - - = RIGHT OF WAY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- OE — = OVERHEAD ELECTRIC

LINE	BEARING	DISTANCE
L1	S06°14'27"W	50.03'
L2	S11°18'25"E	49.96'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	49.74'	65.51'	60.88'	S58°36'54"W
C2	49.92'	57.69'	54.54'	N50°46'53"W



TRUELINE LAND SURVEYING
Residential • Commercial • Industrial
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(865) 607-0131
mike.messina@truelinels.com
WWW.TRUELINELS.COM

REFERENCES: LOT 51: DEED BOOK 2291 PG 800
LM 6 PG 70 LOT 51
LOT 52: DEED BOOK 5634 PG 67
LM 6 PG 70 LOT 51
PARCEL ID: 104E GROUP B PARCELS 051.00, 052.00
JOB NO: 202214068/202214069
DRAFTED BY: J.T. HAUN
DATE: 02/28/2022
SCALE: 1" = 40'

SITE PLAN FOR:
THUNDER MOUNTAIN SUBDIVISION LOT 51 & 52
SHOWING A SURVEY REQUESTED BY ANNA-MARIE ZAZZERO
.CIVIL DISTRICT 6, COUNTY OF SEVIER, STATE OF TENNESSEE

SHEET 1
OF 1