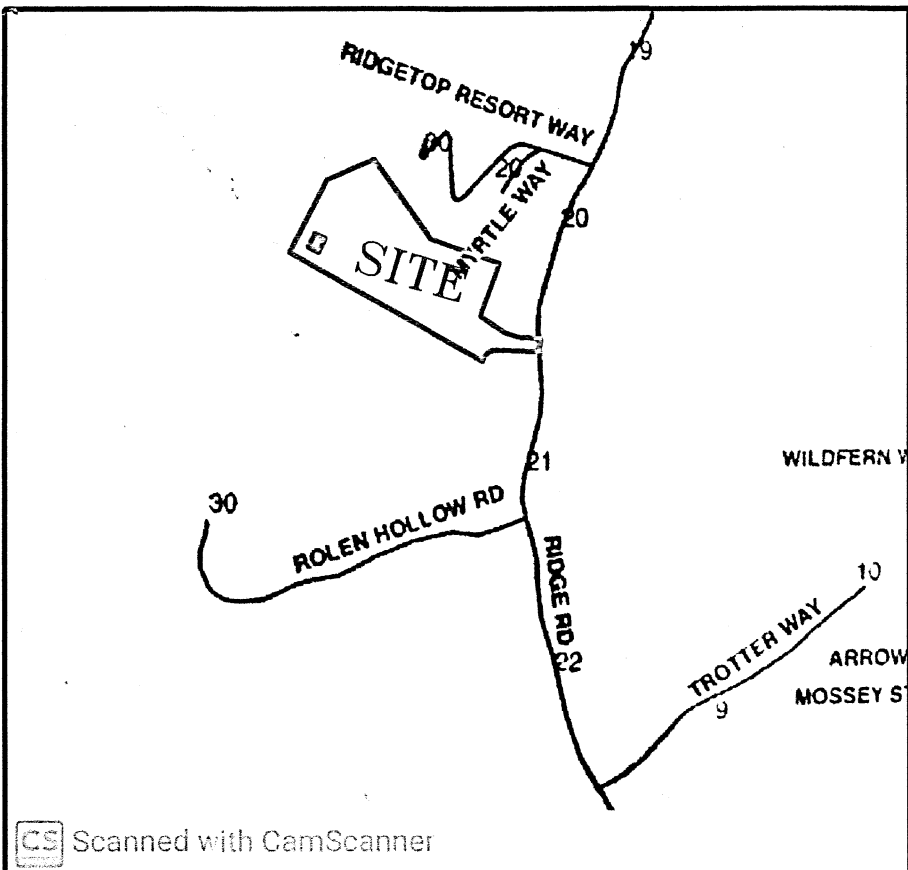
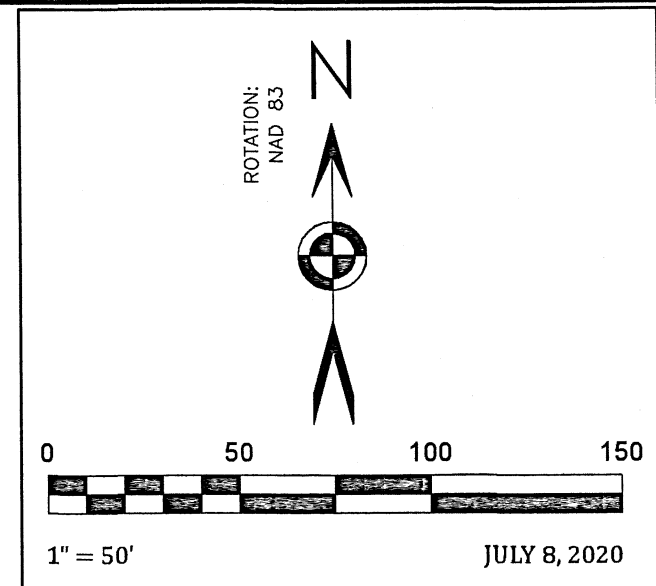
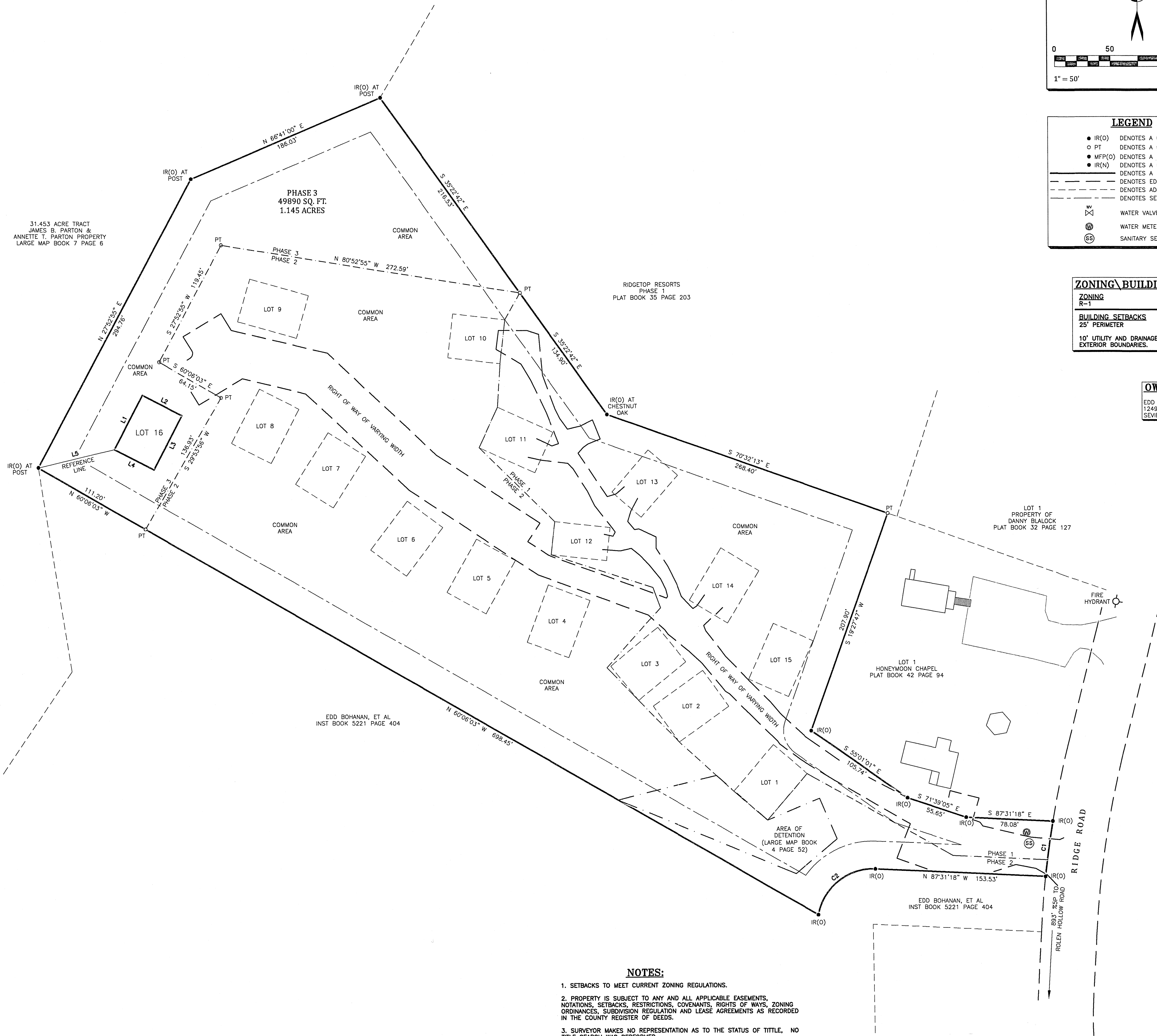




Vicinity Map TOTAL ACRES = 1.145

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	60.24	189.83	111.74°	S 07°42'53" W 153.21'
C2	71.88	150.00	82°20'43" S	S 51°18'21" W 165.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 27°15'48" E	155.00'
L2	S 82°42'49" E	150.00'
L3	S 27°15'48" W	155.00'
L4	N 82°42'49" W	150.00'
L5	N 76°24'04" E	170.81'



LEGEND	
• IR(O)	DENOTES A 0.5" IRON ROD OLD
• PT	DENOTES A CALCULATED POINT
• MFP(O)	DENOTES A METAL FENCE POST
• IR(N)	DENOTES A 0.5" IRON ROD NEW
---	DENOTES A PROPERTY LINE
---	DENOTES EDGE RIGHT-OF-WAY
---	DENOTES ADJOINING PROPERTY LINE
---	DENOTES SETBACK LINE
⊕	WATER VALVE
⊗	WATER METER
⊙	SANITARY SEWER MANHOLE

ZONING BUILDING SETBACKS
ZONING R-1
BUILDING SETBACKS
25' PERIMETER
10' UTILITY AND DRAINAGE EASEMENT ALONG ALL EXTERIOR BOUNDARIES.

OWNER
EDD BOHANNAN, ET UX, ET AL
1249 SUNRISE DRIVE
SEVIERVILLE, TN 37862

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: 8-24-2020
Signature: [Signature]
REGIONAL PLANNING COMMISSION

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: 8-14-20
Signature: [Signature]
E-911 COORDINATOR

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, ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 8-24-2020
Signature: [Signature]
OWNER / AGENT
Signature: [Signature]
OWNER / AGENT
Signature: [Signature]
OWNER / AGENT
Signature: [Signature]
OWNER / AGENT

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS AND SEWAGE SYSTEMS

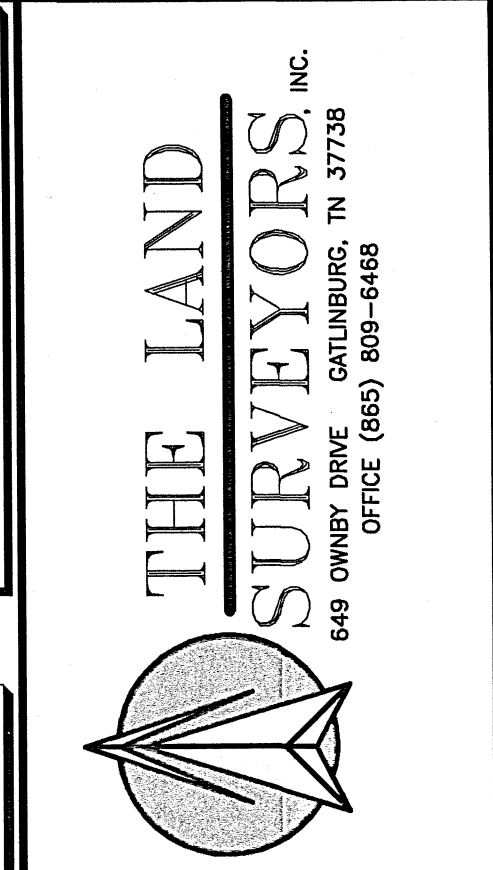
I HEREBY CERTIFY THAT THE WATER SYSTEM AND SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN WITH ALL RESTRICTION/CONDITIONS AS NOTED.

DATE: 8-24-2020
Signature: [Signature]
UTILITY SYSTEM MANAGER

NOTES:

- SETBACKS TO MEET CURRENT ZONING REGULATIONS.
- PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS, NOTATIONS, SETBACKS, RESTRICTIONS, COVENANTS, RIGHTS OF WAY, ORDINANCES, SUBDIVISION REGULATION AND LEASE AGREEMENTS AS RECORDED IN THE COUNTY REGISTER OF DEEDS.
- SURVEYOR MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE, NO TITLE SEARCH WAS PERFORMED.
- THE PREPARER OF THIS PLAT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY HEREIN DESCRIBED. THIS PLAT HAVING BEEN PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.
- PORTIONS OF THIS SURVEY WERE PERFORMED USING SURVEY GRADE G.P.S. INSTRUMENTS.
- INSTRUMENTS USED TOPCON PS ROBOTIC TOTAL STATION, AND HYPER HR G.P.S., R.T.K. RECEIVER. RTK DATA PROVIDED BY T.D.OT. CORPS STATIONS. GEOD USED FOR PROJECT = GEOD 2003
- BASE STATION USED: NAD 83 (CORR56) POSITION (EPOCH 2002.0)
Transformed from ITRF00 (epoch 1997.0)
X = 580603.988 m longitude = 35 51 57.94887 N
Y = -5142223.948 m longitude = 83 33 28.17304 W
Z = 3718313.185 m ellipsoid height = 258.013 m
- Roads within HONEYMOON GARDENS are private and will NOT be maintained by The City of Pigeon Forge.

BK/PG: P44/161-161	
20043306	
TYPED MAP	
BATCH 532810	
12/08/2020 - 08:00 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTERER'S FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, SEVIER COUNTY	
CYNDI B. PICKEL	
REGISTER OF DEEDS	

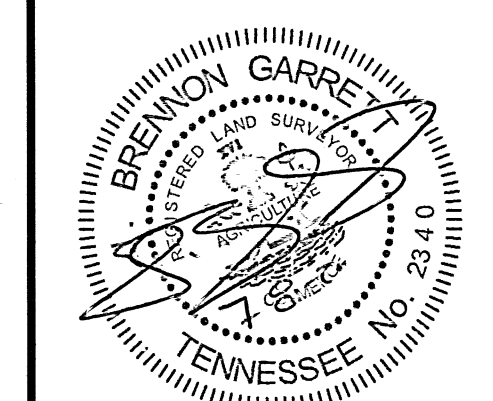


HONEYMOON GARDENS
A PLANNED UNIT DEVELOPMENT
PHASE 3

FOR SOURCE OF TITLE SEE:
DEED BOOK 471 PAGE 202
FOR MAP REFERENCE SEE:
LARGE MAP BOOK 4 PAGE 52
PARCEL INFORMATION:
TAX MAP 03E GROUP A PARCEL 1.00
CITY OF PIGEON FORGE
FIFTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD AREA MAPS AND FLOOD INSURANCE RATE MAPS 4715500233E AND 4715500241E, EFFECTIVE DATE: MAY 18, 2009.
I HEREBY CERTIFY THAT THIS PLAT ACCURATELY DEPICTS A TRUE AND CORRECT SURVEY OF THE PROPERTY HEREIN, AND THAT THE CORNER MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGIONAL PLANNING COMMISSION. I AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION. I HEREBY CERTIFY THAT THE UNADJUSTED SURVEY IS ±1.0000 OR GREATER AS SHOWN HEREON. THIS SURVEY MEETS THE MINIMUM STANDARDS OF THE STATE OF TENNESSEE.
DOF: [Signature]

REGISTERED LAND SURVEYOR
J. BRENNON GARRETT, R.L.S. 2340
649 OWNBY DRIVE
GATLINBURG, TN 37738
OFFICE (865) 453-7970
8096468@GMAIL.COM



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