

SURVEYOR NOTES

* ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.

* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

* THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.

* NO UNDERGROUND UTILITIES WERE LOCATED. ALWAYS CALL 811 BEFORE DIGGING.

* PORTIONS OF THIS PROPERTY LIE IN SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 47019C0160E, REVISED DATE OF 09/26/2008.

* THE ORIENTATION WAS DERIVED FROM VRS POSITIONING USING LOCAL CORS REFERENCING TN SPC NAD 83 (2011). GPS DATA WAS OBTAINED ON 1-4-19 UTILIZING SPECTRA PRECISION SP80 UNIT.

* ALL DISTANCES ARE SHOWN AS GROUND.

* INTERIOR FENCES, BUILDINGS, WATAUGA RIVER, TREE LINE AND OTHER PLANIMETRIC FEATURES SHOWN ARE DRAWN FROM AERIAL ORTHOPHOTOGRAPH PROVIDED BY THE STATE OF TENNESSEE BASE MAPPING PROJECT.

* ADJOINER INFORMATION TAKEN FROM STATE OF TENNESSEE COMPTROLLER OF THE TREASURY REAL ESTATE ASSESSMENT DATA AND ARE SUBJECT TO ACCURACY THEREOF.

* DEED BOOK 408 PAGE 272, PROPERTY OF LARRY G. SMITH STATES: "THENCE IS EXCEPTED FROM THE ABOVE DESCRIBED TRACT A RIGHT-OF-WAY 40' IN WIDTH ALONG THE NORTHWEST BOUNDARY, EXTENDING FROM SWIMMING POOL ROAD TO THE SOUTHWEST BOUNDARY THEREOF."

* SYCAMORE SHOALS DRIVE WAS FORMERLY KNOWN AS SWIMMING POOL ROAD. PER D.B. 372 PG. 352 A 30' RIGHT OF WAY IS EXCEPTED. THIS SURVEY SHOWS A 40' RIGHT OF WAY PER CARTER COUNTY PLANNING DEPARTMENT COMMENTS.

* THERE SHALL BE A 7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL PROPERTY AND INTERIOR LOT LOT LINES.

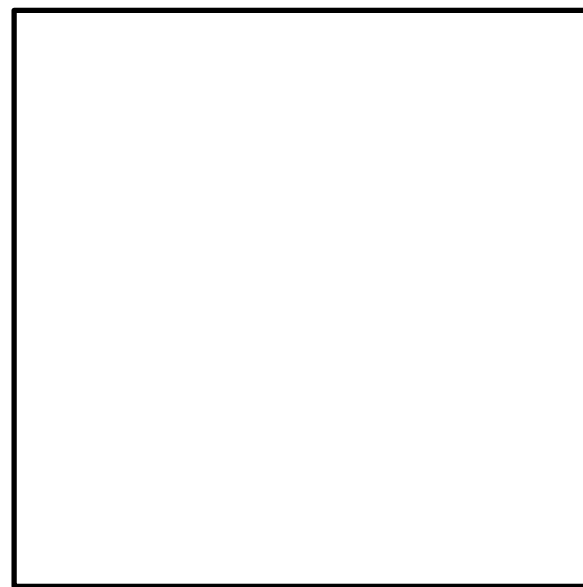
I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being recorded in Deeds of record as shown hereon.

Owner(s) _____ Date: _____

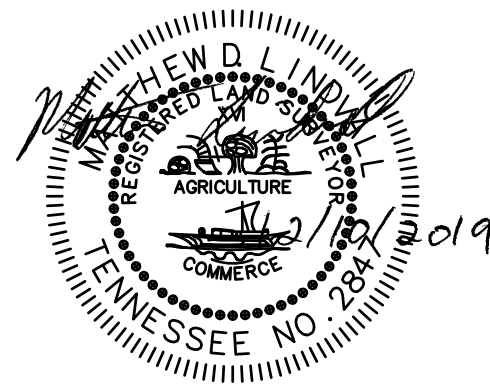
Owner(s) _____ Date: _____

Confirmation by Planning Director _____ Date: _____

REGISTER OF DEEDS



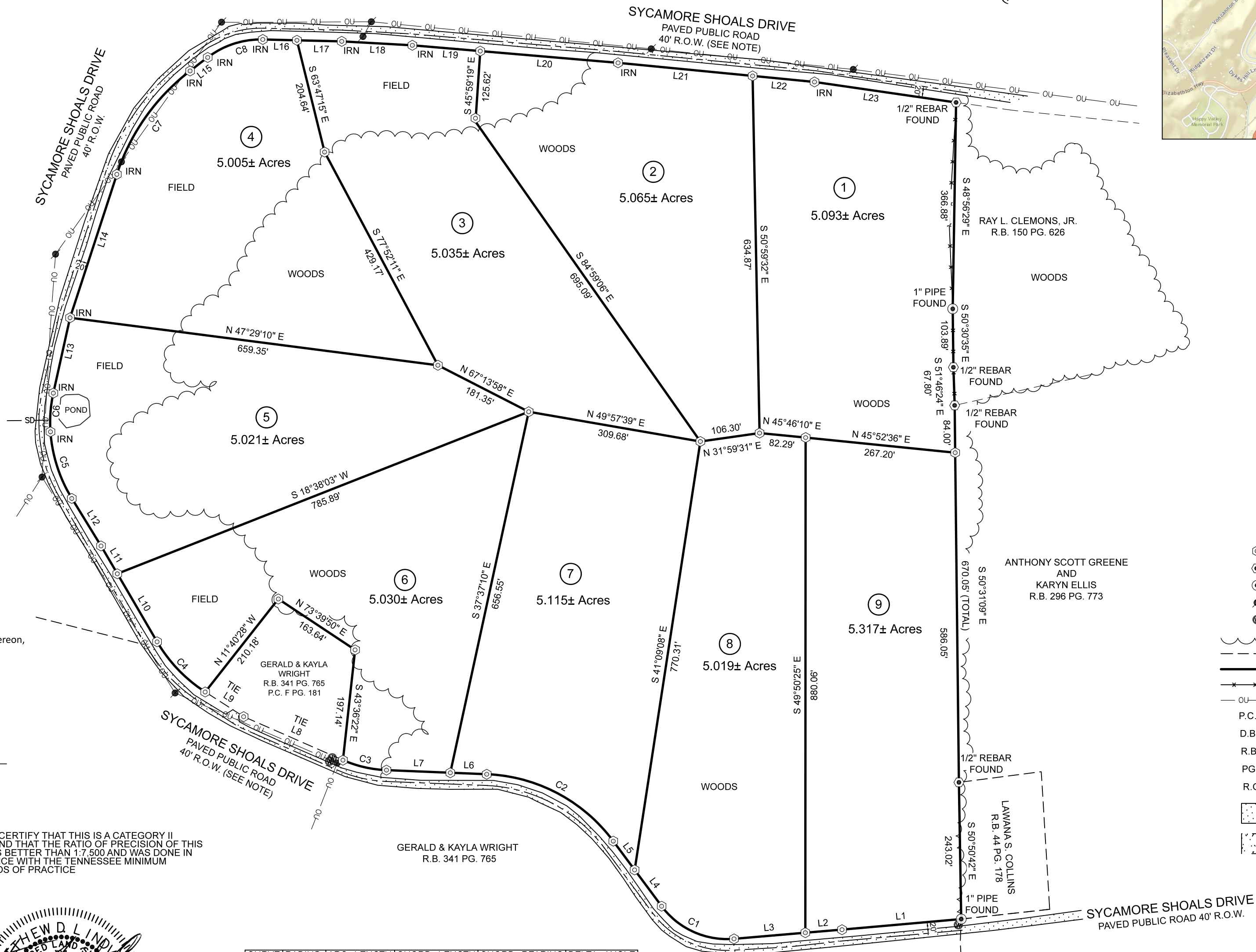
I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THAT THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:7,500 AND WAS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE



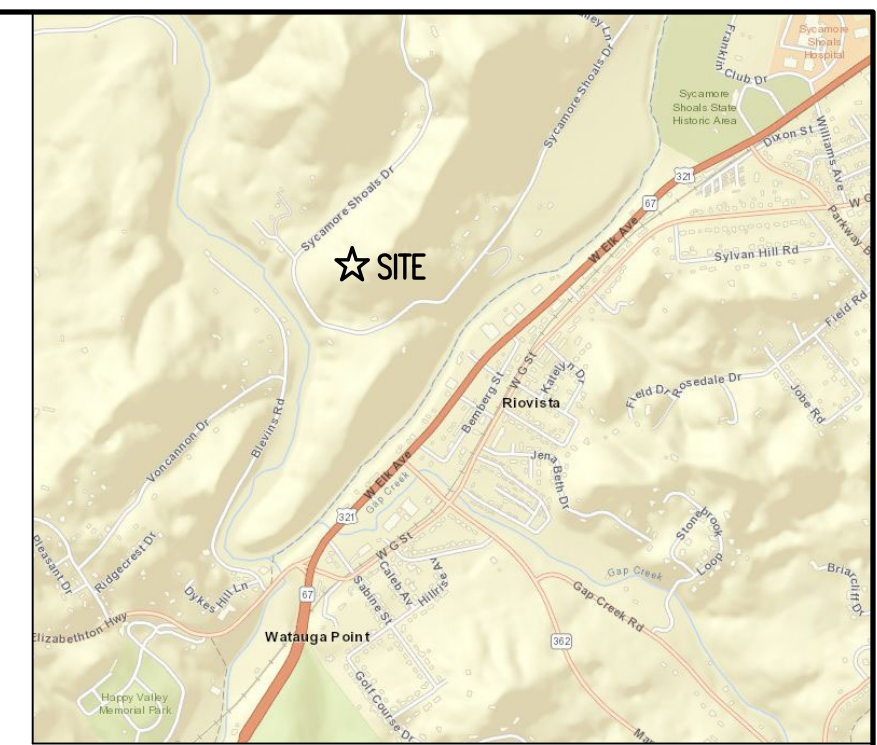
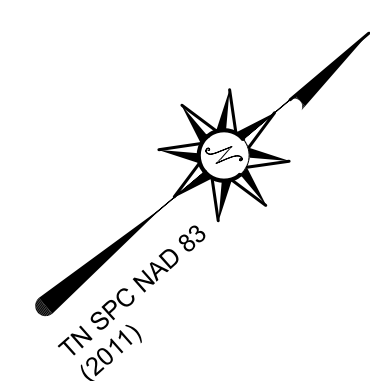
MATTHEW D. LINDVALL RLS# 2847 12/10/2019

NOTE

* This plat is exempt from the requirements of the Minimum Subdivision Regulations based on the provisions of Section 13-3-401 of Tennessee Code Annotated, because (A) no new street or utility construction is required, and (B) all resultant tracts are over five (5) acres in size.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	144.98'	147.43'	141.16'	S 64°24'01" W	58°15'52"
C2	294.96'	263.03'	254.40'	S 67°59'07" W	51°05'40"
C3	214.28'	79.79'	79.33'	S 5°06'21" W	21°20'06"
C4	264.96'	124.70'	123.55'	S 86°19'30" W	26°57'52"
C5	260.59'	125.61'	124.40'	N 67°40'42" W	27°37'00"
C6	240.00'	69.11'	68.88'	N 45°37'10" W	16°30'00"
C7	380.00'	228.66'	225.22'	N 14°33'39" W	34°28'35"
C8	154.94'	104.92'	102.93'	N 22°04'35" E	38°47'52"



Vicinity Map
(not to scale)

LINE	BEARING	DISTANCE
L1	S 35°04'11" W	212.81'
L2	S 35°16'05" W	65.34'
L3	S 35°16'05" W	127.33'
L4	N 86°28'03" W	80.29'
L5	N 86°28'03" W	63.79'
L6	S 42°26'18" W	64.78'
L7	S 42°26'18" W	113.62'
L8	S 63°46'24" W	192.66'
L9	S 72°50'34" W	81.25'
L10	N 80°11'34" W	140.05'
L11	N 80°11'34" W	57.31'
L12	N 81°29'15" W	99.11'
L13	N 37°22'10" W	137.27'
L14	N 31°47'56" W	268.11'
L15	N 02°40'39" E	39.46'
L16	N 41°28'31" E	60.71'
L17	N 41°28'31" E	79.71'
L18	N 43°18'40" E	125.74'
L19	N 45°00'11" E	121.14'
L20	N 45°00'11" E	245.87'
L21	N 45°40'42" E	240.27'
L22	N 45°40'42" E	110.55'
L23	N 48°21'51" E	254.35'

Legend

- ⊙ 5/8" Rebar Set (IRN)
- ⊙ Iron Rod Found (as described)
- ⊙ Pipe Found (as described)
- ⊙ Utility Pole
- ⊙ Water Meter
- ~~~~~ Wood Line (Approx.)
- - - - - Deed Line (not surveyed)
- Surveyed Boundary Line
- * * * * - Barbed Wire Fence
- O U - O U - Overhead Utility
- P.C. Plat Cabinet
- D.B. Deed Book
- R.B. Record Book
- PG. Page
- R.O.W. Right of Way
- ▨ Paved Road
- ▨ Gravel Drive

WATAUGA RIVER HEIGHTS SUBDIVISION
PHASE 1 : Lots 1 thru 9

REFERENCES
Gerald & Kayla Wright
A portion of
Record Book 341 Page 765
Tax Map 40 Parcel 048.00

13th Civil District, Carter County, TN
Fieldwork: 1-3-19 thru 1-28-19
DRAWN BY: ARS CHECKED BY: MDL



SCALE 1" = 150'

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