

**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 LINES.

\* THE WIDTH OF THE PROPOSED EASEMENT IS 20', BEING 10' ON EACH SIDE OF THE CENTERLINE AS SHOWN HEREON.

\* THE BOUNDARY LINES ALONG THE WATAUGA RIVER SHOWN ARE BASED ON CONTOURS AS DERIVED FROM STATE OF TN LIDAR DATA. THE SUBJECT DEED (R.B. 341 PG. 765) CALLS FOR "THE BANK OF THE WATAUGA RIVER AS IT MEANDERS".

\* HEADSTONES FOUND INDICATE THE EXISTENCE OF A CEMETERY. BOUNDARY LIMITS, NUMBER OF GRAVES, AND RIGHTS TO ACCESS SAID CEMETERY ARE NOT DEFINED BY THIS SURVEY.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT	DEGREE OF CURVE
C1	108.27'	305.56'	20°18'09"	N 89°39'22" E	107.71'	54.71'	18°45'04"
C2	35.53'	305.56'	6°39'44"	N 76°10'26" E	35.51'	17.78'	18°45'04"
C3	94.91'	254.88'	21°20'06"	N 53°06'21" E	94.36'	48.01'	22°28'48"
C4	127.78'	254.36'	28°47'02"	N 56°49'48" E	126.44'	65.27'	22°31'32"
C5	99.05'	254.36'	22°18'38"	N 82°22'38" E	98.42'	50.16'	22°31'32"
C6	188.71'	185.58'	58°15'52"	N 64°24'01" E	180.69'	103.43'	30°52'28"

LINE	BEARING	DISTANCE
L1	N 53°18'35" W	147.06'
L2	S 51°04'05" E	122.71'
L3	S 51°04'05" E	44.15'
L4	S 49°55'24" W	40.75'
L5	S 37°42'19" W	336.82'
L6	S 38°54'09" W	67.05'
L7	S 29°33'16" W	115.39'
L8	S 27°39'58" W	299.73'
L9	S 26°41'08" W	75.09'
L10	S 01°51'29" W	82.76'
L11	S 27°43'19" W	198.30'
L12	S 24°32'24" W	151.68'
L13	S 47°49'59" W	116.19'
L14	S 45°20'53" W	104.67'
L15	S 36°52'53" W	45.73'
L16	S 36°52'53" W	173.67'
L17	S 61°05'45" W	70.98'
L18	S 35°28'11" W	125.05'
L19	S 41°23'49" W	173.96'
L20	S 32°49'28" W	93.32'
L21	S 43°03'17" W	101.33'
L22	S 56°24'28" W	158.64'
L23	S 47°29'34" W	68.14'
L24	S 58°03'09" W	162.56'
L25	S 64°14'29" W	233.83'
L26	N 88°35'08" W	83.43'
L27	N 87°30'00" W	77.12'
L28	N 66°35'40" W	123.39'
L29	N 87°25'41" W	77.37'
L30	N 20°51'55" E	115.08'
L31	N 34°59'08" E	191.49'
L32	N 39°12'50" E	82.09'
L33	N 33°45'27" E	121.44'
L34	N 45°07'57" E	177.37'
L35	N 52°34'46" E	71.03'
L36	N 41°27'10" E	80.13'
L37	N 26°11'05" E	167.79'
L38	N 12°15'49" E	117.88'
L39	N 23°19'40" E	98.34'
L40	N 03°34'16" W	147.77'
L40A	S 25°42'11" E	47.62'
L41	N 50°59'02" E	124.03'
L42	N 54°24'08" E	228.76'
L43	S 80°11'34" E	25.02'
L44	N 72°50'34" E	46.08'
L45	N 72°50'34" E	38.39'
L46	N 63°46'24" E	103.15'
L47	N 63°46'24" E	92.74'
L48	N 42°26'18" E	18.82'
L49	N 42°26'18" E	159.58'
L50	S 86°28'03" E	144.08'
L51	N 35°16'05" E	192.75'
L52	N 35°04'11" E	1207.48'

**CENTERLINE 20' WIDE PROPOSED EASEMENT**

LINE	BEARING	DISTANCE
L53	S 43°09'07" E	41.96'
L54	N 63°05'50" E	98.55'
L55	N 70°42'36" E	77.67'
L56	S 20°33'09" E	34.57'
L57	S 42°23'34" E	21.70'
L58	S 62°58'45" E	74.91'
L59	N 73°34'01" E	20.83'
L60	S 38°47'46" E	19.99'
L61	S 18°34'54" E	37.11'
L62	N 76°10'21" E	69.13'
L63	N 07°34'18" E	30.56'
L64	N 08°28'12" W	32.70'
L65	S 74°20'13" E	48.28'
L66	S 89°10'33" E	27.18'
L67	N 55°16'14" E	75.89'
L68	N 41°55'12" E	43.59'
L69	N 31°06'38" E	76.19'
L70	N 33°26'03" E	142.02'
L71	N 35°01'57" E	159.15'

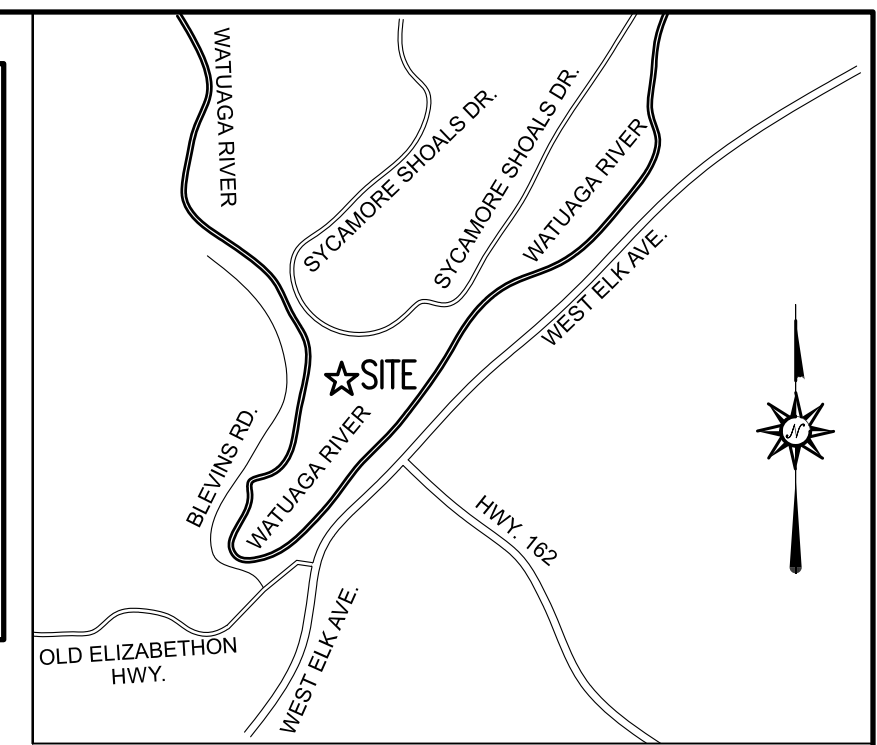
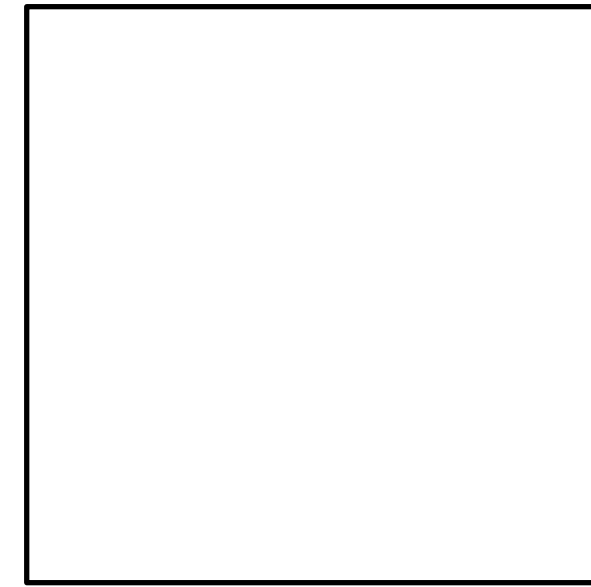
**CENTERLINE 20' WIDE PROPOSED EASEMENT**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT	DEGREE OF CURVE
C7	63.30'	41.00'	88°27'21"	S 63°08'15" E	57.20'	38.93'	135°55'59"
C7A	25.61'	33.76'	43°27'13"	S 84°42'22" E	25.00'	13.45'	169°41'36"
C8	20.29'	17.18'	67°38'13"	S 72°36'52" E	19.13'	11.51'	333°25'36"
C9	47.23'	31.75'	85°14'45"	S 61°12'16" E	42.99'	29.22'	180°28'56"
C10	21.90'	28.42'	44°08'51"	N 54°05'56" E	21.36'	11.52'	201°37'09"
C11	12.13'	28.42'	24°27'18"	N 19°47'54" E	12.04'	6.16'	201°37'54"

**COMMON AREA (EASEMENT AREA OVER LOT 10)**

LINE	BEARING	DISTANCE
L72	N 51°04'05" W	33.93'
L73	N 51°04'05" W	43.95'
L74	S 48°52'58" W	122.65'
L75	S 47°47'46" E	12.85'
L76	S 47°47'46" E	22.58'
L77	S 47°47'46" E	39.47'
L78	N 49°55'24" E	127.42'

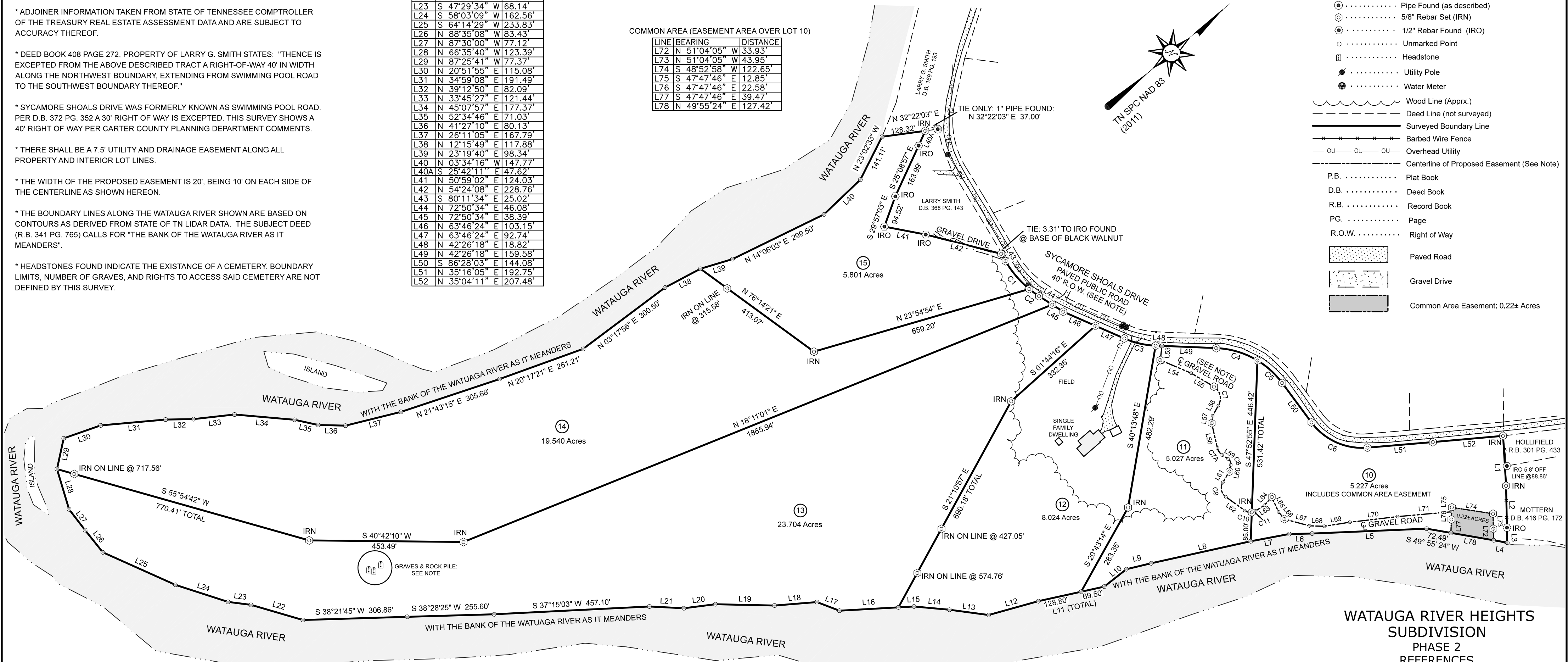
**REGISTER OF DEEDS**



**Vicinity Map**  
(not to scale)

**Legend**

- Pipe Found (as described)
- ⊙ 5/8" Rebar Set (IRN)
- ⊙ 1/2" Rebar Found (IRO)
- Unmarked Point
- Headstone
- Utility Pole
- ⊙ Water Meter
- ~ Wood Line (Approx.)
- - - Deed Line (not surveyed)
- - - Surveyed Boundary Line
- - - Barbed Wire Fence
- - - Overhead Utility
- - - Centerline of Proposed Easement (See Note)
- P.B. Plat Book
- D.B. Deed Book
- R.B. Record Book
- PG. Page
- R.O.W. Right of Way
- [Pattern] Paved Road
- [Pattern] Gravel Drive
- [Pattern] Common Area Easement: 0.22± Acres



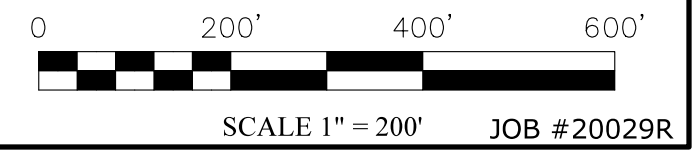
**NOTE**

\* 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.

**REVISION NOTE**

\* This plat is a revision of the Watauga River Heights Subdivision, Phase 2 originally recorded in Plat Cabinet F Slide 291.

**WATAUGA RIVER HEIGHTS SUBDIVISION PHASE 2 REFERENCES**  
Gerald & Kayla Wright  
Revision of Plat Cabinet F Slide 291  
A portion of Record Book 341 Page 765  
Tax Map 40 Parcel 048.00  
13th Civil District, Carter County, TN  
Fieldwork: 12-17-19 thru 8-18-20  
DRAWN BY: ARS CHECKED BY: MDL



**PEAKGEOMATICS**  
LAND SURVEYORS  
P.O. Box 891 Johnson City, TN 37605  
423.202.7093  
matt@peakg.com  
www.peakg.com

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: \_\_\_\_\_

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000 AND WAS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE

Matthew D. Lindvall RLS # 2847 08/19/2020

