

- NOTES:
- COMMON AREAS CAN NOT BE RESUBDIVIDED AND/OR USED FOR PRIVATE RESIDENCES WITHOUT PLANNING COMMISSION APPROVAL.
 - THERE IS A 7 1/2 FOOT UTILITY AND DRAINAGE EASEMENT RESERVED ALONG ALL INTERIOR LOT LINES AND 15 FEET ALONG ALL EXTERIOR LOT LINES.
 - PROPERTY IS NOT ZONED. BUILDING SETBACKS ARE:
FRONT 25'
SIDE 15'
REAR 20'
 - CITY OF PIGEON FORGE WATER IS AVAILABLE.
 - PHASE 3 TOTAL ACREAGE ±25.04 ACRES.

CERTIFICATE OF STREET NAMES

I HEREBY CERTIFY THAT ALL STREET NAMES HAVE BEEN APPROVED BY THE SEVER COUNTY EMERGENCY COMMUNICATIONS DISTRICT, ARE IN COMPLIANCE WITH E-911 SPECIFICATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN SEVER COUNTY.

Vince Lovady DATE 05-11-04
VICE COORDINATOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

Gary Fields DATE 5-12-04
OWNER AND/OR DEVELOPER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE SEVER COUNTY 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 SEVER COUNTY REGISTER.

June C. Smith DATE 5-11-04
SECRETARY, SEVER REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE UTILITIES ARE TO BE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND THAT A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE CITY OF PIGEON FORGE WATER DEPT. TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Mark Miller DATE 5-11-04
CITY OF PIGEON FORGE WATER DEPT.

CERTIFICATE OF ELECTRICAL UTILITY SERVICE

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT IS WITHIN THE SERVICE AREA OF _____ UTILITY. THE FOLLOWING CONDITIONS APPLY (CHECK AS APPLICABLE):

LOTS _____ ARE SERVED BY EXISTING POWER LINES.

LOTS _____ ARE/WILL BE SERVED BY NEW POWER LINES AS PER AGREEMENT BETWEEN THE OWNER OF THE SUBDIVISION PROPERTY (SUBDIVIDER) AND THE UTILITY.

NO PROVISION HAS BEEN MADE FOR THE EXTENSION OF ELECTRIC SERVICE TO LOTS _____. ELECTRIC SERVICE CAN BE INSTALLED, BUT THE RESPONSIBILITY FOR ALL FUTURE LINE EXTENSIONS RESTS WITH THE SUBSEQUENT PROPERTY OWNER(S), IN ACCORDANCE WITH THE ESTABLISHED POLICIES OF THIS UTILITY COMPANY.

IN ANY OF THE ABOVE INSTANCES, EXTENSION OF THE SERVICE CONNECTION IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER, IN ACCORDANCE WITH THE ESTABLISHED POLICIES OF THE UTILITY COMPANY.

CERTIFICATION OF PRIVATE ROAD INSPECTION

I HEREBY CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE SEVER COUNTY REGIONAL PLANNING COMMISSION.

Warren Hurst DATE 5-11-04
WARREN HURST, INSPECTOR

SEVER COUNTY HEALTH DEPARTMENT

APPROVAL IS HEREBY GRANTED FOR LOTS 74-99 DEFINED AS CEDAR FALLS PHASE 3, SEVER COUNTY, TN, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED ATTACHED RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF ENVIRONMENTAL HEALTH. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

Michael R. Blazer DATE 5-11-04
MIKE BLAZER, DIRECTOR, ENVIRONMENTAL HEALTH
SEVER CO. HEALTH DEPARTMENT

HOUSE SIZE AND DESIGN WILL DETERMINE THE ACTUAL NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.

HEALTH DEPT NOTES AND RESTRICTIONS

NONE

ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF 1 (ONE) BEDROOM

80 AND 98

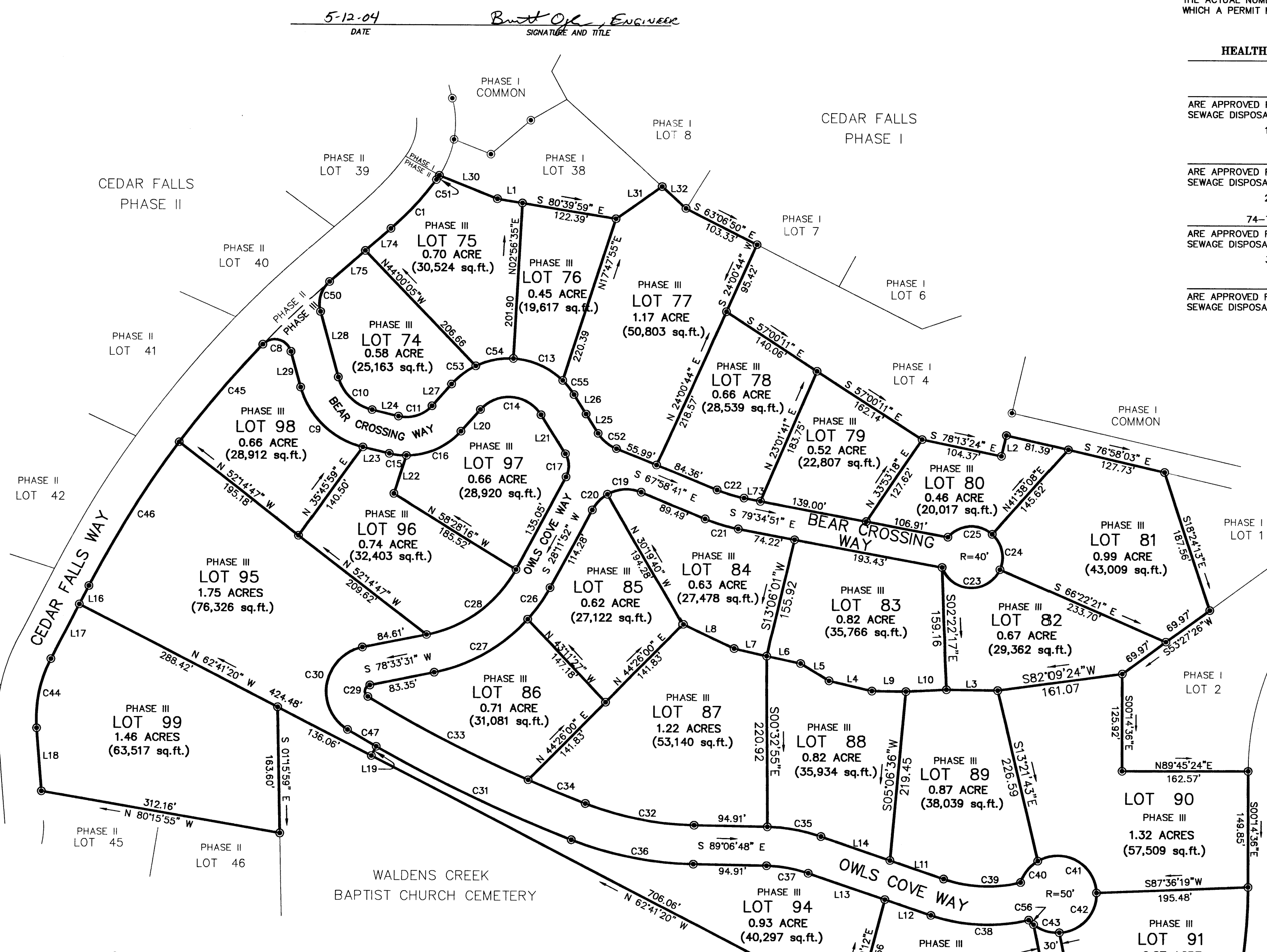
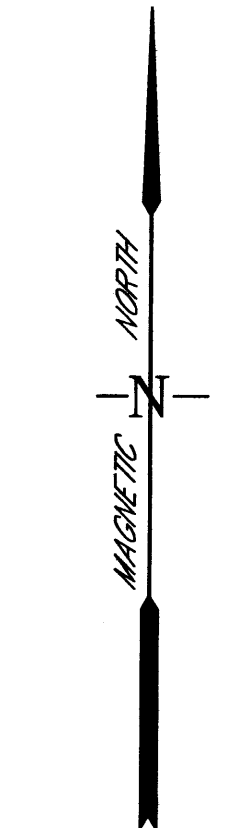
ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF 2 (TWO) BEDROOMS

74-79, 81-90, 92, 94, 96, 97, AND 99

ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF 3 (THREE) BEDROOMS.

91, 93, AND 98.

ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF 4 (FOUR) BEDROOMS



Cedar Falls

CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	RADIUS
C1	N42°35'34"E	86.22	86.38	411.16
C8	N75°58'04"W	37.30	45.22	21.45
C9	S46°02'30"E	111.80	117.25	110.26
C10	S46°02'30"E	61.19	64.08	63.26
C11	N72°26'36"E	45.35	47.64	43.95
C12	S57°07'03"W	53.59	54.27	98.86
C13	N66°15'19"W	69.66	71.19	98.86
C14	N85°15'20"W	78.40	90.99	48.86
C15	S83°21'31"E	22.43	22.48	93.95
C16	N65°35'20"E	77.02	79.36	93.95
C17	N01°51'08"W	30.05	31.47	30.00
C19	S86°14'36"W	43.49	45.00	50.00
C20	S44°19'43"W	27.78	28.15	50.00
C21	S73°46'46"E	44.48	44.55	220.00
C22	S73°46'46"E	36.39	36.45	180.00
C23	S87°58'36"E	74.38	95.50	40.00
C24	N12°22'06"W	47.02	50.26	40.00
C25	S86°01'39"W	57.17	63.68	40.00
C26	N34°46'22"E	50.00	50.11	218.33
C27	N60°07'05"E	140.51	143.05	218.33
C28	N53°22'42"E	143.24	147.96	169.33
C29	S09°49'40"W	14.91	19.19	8.00
C30	S09°49'40"W	108.10	139.15	58.00
C31	S64°35'43"E	279.28	279.55	1840.05
C32	S79°01'50"E	143.04	143.78	408.52
C33	S62°38'42"E	233.63	233.80	1790.05
C34	S67°40'01"E	80.00	80.01	1790.05
C35	N80°07'37"W	70.29	70.58	225.00
C36	S79°01'50"E	160.55	161.38	458.52
C37	N80°07'37"W	54.67	54.92	175.00
C38	S87°23'54"E	125.98	127.69	225.00
C39	S87°33'33"E	99.13	100.50	175.00
C40	S38°24'16"W	35.33	36.11	50.00
C41	N61°38'59"W	85.95	103.42	50.00
C42	N42°34'28"E	70.67	78.49	50.00
C43	S72°19'38"E	34.41	35.13	50.00
C44	S11°16'02"W	91.12	92.28	167.36
C45	S40°04'06"W	166.14	166.25	1332.07
C46	S31°46'41"W	219.98	219.23	1332.07
C47	S59°34'23"E	43.02	43.02	1840.05
C48	N08°40'39"E	209.97	210.82	677.00
C49	N23°36'05"E	141.60	141.86	677.00
C50	S16°30'57"W	40.50	42.70	38.11
C51	N35°01'37"E	6.63	6.63	122.78
C52	S49°56'24"E	30.96	31.48	50.00
C53	S52°45'49"W	38.99	39.25	98.86
C54	S78°31'7"W	48.47	50.00	98.86
C55	N38°45'48"W	23.62	23.68	98.86
C56	S47°15'14"E	8.62	8.63	50.00

LINE TABLE

LINE	LENGTH	BEARING
L1	32.80	N80°39'59"W
L2	27.89	N13°01'57"E
L3	66.09	S89°12'52"E
L4	56.76	S76°52'37"E
L5	43.07	S99°05'31"E
L6	44.86	S78°02'38"E
L7	43.19	S77°14'38"E
L8	73.45	N64°52'30"W
L9	43.86	S89°19'35"E
L10	52.26	N87°03'58"E
L11	73.12	S71°08'25"E
L12	62.69	S71°08'25"E
L13	104.55	S71°08'25"E
L14	94.12	S71°08'25"E
L15	32.09	N29°36'15"E
L16	26.93	N27°03'47"E
L17	88.22	N27°03'47"E
L18	82.57	S04°31'44"E
L19	13.48	S27°18'40"W
L20	37.94	S41°22'27"W
L21	59.92	S31°54'07"E
L22	51.63	S18°00'00"W
L23	35.09	S76°30'14"E
L24	35.09	S76°30'14"E
L25	29.72	S31°54'07"E
L26	29.72	S31°54'07"E
L27	37.94	S41°22'27"W
L28	87.70	S15°34'46"E
L29	47.75	S15°34'46"E
L30	80.79	N68°23'17"W
L31	72.53	N54°48'11"E
L32	41.54	N47°49'32"W
L33	21.75	N79°34'51"W
L34	43.72	S48°36'40"W
L35	61.23	S48°36'40"W

CERTIFICATION

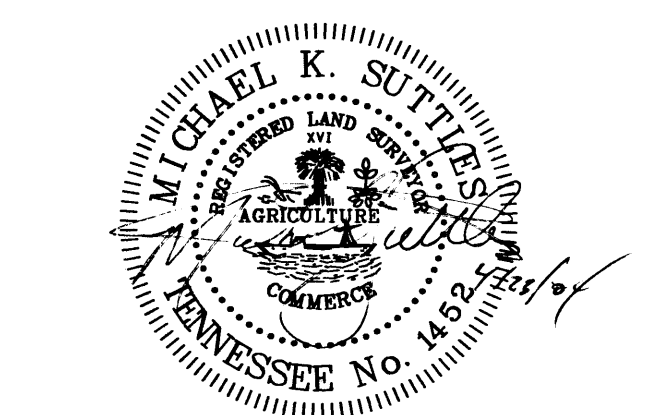
TO: GARY FIELDS
P.O. BOX 732
PIGEON FORGE, TN 37868
(865) 453-6357

I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. FIELD WORK WAS COMPLETED ON: 19 APRIL 2004

THE MONUMENTS SHOWN WERE IN PLACE ON THAT DATE.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP AND FOUND THE HEREON DESCRIBED PROPERTY NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA



VOL: LM5/147-147
04026053

LM 1 PG BA: 38830	
05/12/2004 01:42 PM	
VALUE	0.00
TRN TAX	0.00
REC FEE	15.00
OP FEE	2.00
REG FEE	0.00
TOTAL	17.00

SHERRY ROBERTSON HUSKEY
REGISTER OF DEEDS

VISION
ENGINEERING AND DEVELOPMENT SERVICES, INC.
229 PRINCE STREET
SEVIERVILLE, TENNESSEE 37862
(865) 774-7771

CERTIFICATION AND SIGNATURE VOID IF NOT SIGNED & DATED IN RED

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SURVEY REQUESTED BY
OWNER & DEVELOPER
GARY FIELDS
P.O. BOX 732
PIGEON FORGE, TN 37868
(865) 453-6357

FINAL
BOUNDARY SURVEY OF
PHASE THREE CEDAR FALLS
A PREMIER MOUNTAIN RESORT
WALDENS CREEK COMMUNITY
DISTRICT 16 SEVER COUNTY, TENNESSEE
WARRANTY DEED BOOK 1140 PAGE 624
WARRANTY DEED BOOK 1014 PAGE 776
WARRANTY DEED BOOK 573 PAGE 689
WARRANTY DEED BOOK 98 PAGE 200
SCALE 1" = 100' 23 APRIL 2004
TAX MAP 103 PARCEL 13.00

