

- 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 20'
SIDE 15'
REAR 15'
 - CITY OF PIGEON FORGE WATER IS AVAILABLE.
 - PHASE 4 TOTAL ACREAGE ±45.00 ACRES DIVIDED INTO 26 LOTS (MINIMUM OF 20,000 sq.ft.)

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-1 SPECIFICATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN SEVER COUNTY.

Vince Loveday DATE 11-04-04
VINCE LOVEDAY, E-911 COORDINATOR

Certification of Private Easements

I certify that the plan has been found to comply with the private easement requirements of the Sever County Regional Planning Commission Subdivision Regulations.

Mike Blazer DATE 11-4-04
Private Easement Inspector

CERTIFICATE OF ELECTRICAL UTILITY SERVICE

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

LOTS _____ ARE SERVED BY EXISTING POWER LINES.
LOTS 101-126 ARE 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.

11/4/04 DATE *Jim Collett* SIGNATURE AND TITLE

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.

Anna E. Wilson DATE
SECRETARY, SEVER COUNTY PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

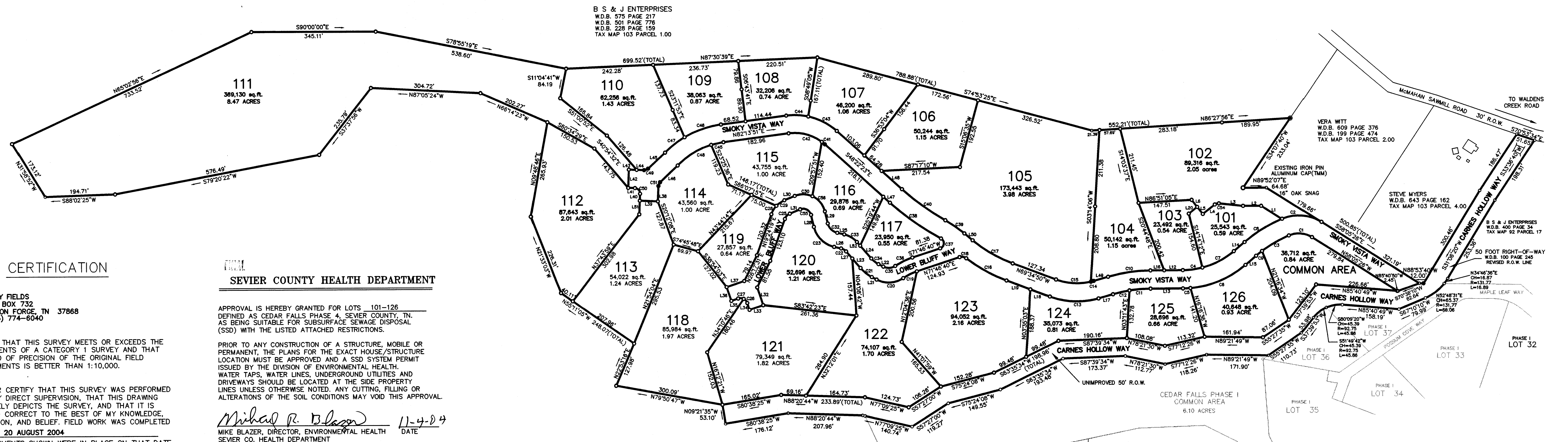
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

Gary Fields DATE 11-26-04
OWNER AND/OR DEVELOPER

VOL: LM6/28-28
04060950

LM 1 PG 841 0466	
11/30/2004 12:52 PM	
VALUE	0.00
FRG TAX	0.00
REC. FEE	15.00
DP FEE	2.00
REC. FEE	0.00
TOTAL	17.00

RESERVED FOR SEVER COUNTY REGISTER OF DEEDS



CERTIFICATION

TO: GARY FIELDS
P.O. BOX 732
PIGEON FORGE, TN 37868
(865) 774-6040

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: 20 AUGUST 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

SEVER COUNTY HEALTH DEPARTMENT

APPROVAL IS HEREBY GRANTED FOR LOTS 101-126 DEFINED AS CEDAR FALLS PHASE 4, 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.

Mike Blazer DATE 11-4-04
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

113, 119, 124
ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF 2 (TWO) BEDROOMS

101-104, 106-109, 112, 114-118, 120-123, 125, 126
ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF 3 (THREE) BEDROOMS.

105, 110, 111
ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF 4 (FOUR) BEDROOMS.

LINE	LENGTH	BEARING
L1	87.81	N87°30'00"W
L2	50.32	S89°52'00"W
L3	87.87	N84°02'22"W
L4	42.42	N81°54'12"W
L5	25.00	N82°24'19"W
L6	25.00	N82°24'19"W
L7	18.21	S81°52'41"W
L8	18.86	N82°24'19"W
L9	30.00	N81°39'41"E
L10	42.32	S82°18'19"E
L11	81.78	N83°47'47"W
L12	32.05	N82°39'41"E
L13	30.00	N82°39'41"E
L14	38.23	N82°33'08"E
L15	38.23	N82°39'41"E
L16	41.88	S74°02'20"W
L17	56.48	N82°39'41"E
L18	70.88	N82°39'41"E
L19	30.00	S81°39'41"W
L20	30.00	S81°39'41"W
L21	15.24	N82°25'39"W
L22	15.24	N82°25'39"W
L23	34.80	N41°03'49"W
L24	47.03	N41°03'49"W
L25	19.78	N77°22'40"W
L26	19.78	N77°22'40"W
L27	26.20	N41°03'49"W
L28	34.18	N15°43'31"W
L29	34.18	N15°43'31"W
L30	31.54	S81°42'28"W
L31	31.54	S81°42'28"W
L32	51.72	S18°42'28"E
L33	40.90	N11°17'31"E
L34	20.00	S18°42'28"E
L35	20.00	S18°42'28"E
L36	20.00	S18°42'28"E
L37	51.72	N71°17'31"E
L38	52.41	N82°12'25"E
L39	20.00	N82°12'25"E
L40	19.21	N82°12'25"E
L41	19.21	N82°12'25"E
L42	30.00	N82°12'25"E
L43	21.70	S87°49'35"E
L44	20.00	N41°03'49"W
L45	84.98	N48°49'57"E
L46	87.12	N48°49'57"E
L47	15.84	N82°22'23"W
L48	78.81	N48°22'23"W
L49	41.88	S74°02'20"W
L50	56.48	N82°39'41"E
L51	37.78	S82°10'25"W
L52	13.85	S41°03'49"E

CURVE	BEARING	CHORD LENGTH	RADIUS
C1	N85°36'28"W	83.73	68.24
C2	N85°36'28"W	109.83	114.27
C3	S89°54'00"W	65.78	85.87
C4	N82°30'47"E	54.78	54.90
C5	N82°39'41"E	20.85	20.86
C6	N82°39'41"E	185.84	186.52
C7	N82°27'30"E	98.28	98.11
C8	S86°12'48"W	121.61	122.08
C9	S81°18'09"W	20.98	20.99
C10	S81°18'09"W	119.17	119.54
C11	S85°18'59"W	58.92	58.96
C12	S77°30'47"W	45.91	45.94
C13	S87°45'45"E	138.04	138.35
C14	N78°24'02"E	7.86	7.86
C15	S86°23'02"E	27.92	28.13
C16	S81°04'35"E	127.34	127.80
C17	S86°23'02"E	126.71	126.83
C18	N82°23'02"W	19.21	19.43
C19	S83°38'38"W	41.86	42.08
C20	N82°32'02"E	34.00	34.22
C21	S57°44'44"E	40.07	40.30
C22	N59°13'14"W	18.15	18.43
C23	S44°33'02"E	79.20	83.55
C24	S42°50'18"W	19.91	20.81
C25	N41°12'25"W	15.31	15.71
C26	N82°12'25"E	15.31	15.71
C27	S30°48'48"W	27.13	27.34
C28	S55°23'35"W	27.13	27.34
C29	N82°12'25"E	48.80	50.25
C30	S42°33'02"E	37.13	38.12
C31	N59°13'14"W	41.08	41.78
C32	S57°44'44"E	34.92	35.21
C33	N82°28'28"E	32.21	34.85
C34	S82°38'38"W	32.81	32.86
C35	N82°39'41"E	164.41	164.23
C36	S54°59'44"E	173.19	173.57
C37	N59°13'14"W	164.41	164.23
C38	S54°59'44"E	164.41	164.23
C39	N59°13'14"W	10.69	10.69
C40	N75°29'34"W	65.03	65.28
C41	N82°12'25"E	89.12	90.10
C42	N87°43'25"W	81.48	81.77
C43	S77°38'47"W	34.72	34.80
C44	S75°38'17"W	107.50	108.23
C45	S51°39'41"W	88.74	88.83
C46	S82°12'25"W	115.80	115.28
C47	N82°12'25"E	11.67	11.99
C48	N42°49'35"W	21.21	23.56
C49	S24°38'17"W	11.80	11.88
C50	S82°54'19"E	11.48	11.78
C51	N82°39'41"E	21.21	23.56
C52	S74°02'20"W	11.80	12.28
C53	N83°01'31"W	33.70	38.24
C54	N39°32'22"W	54.87	56.83

CERTIFICATION AND SIGNATURE VOID IF NOT SIGNED & DATED IN RED

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

I hereby certify that this property is served by approved city water and sewage systems.

Mike Miller 11/24/04
Director of Public Works
City of Pigeon Forge

Cedar Falls Bluff

PHASE II

SURVEY REQUESTED BY

DEVELOPER
GARY FIELDS
P.O. BOX 732
PIGEON FORGE, TN 37868
(865) 774-6040

45.00 ACRES
TOTAL

LEGEND:
● IRON PIN SET
○ IRON PIN FOUND
○ CALCULATED POINT
--- SETBACKS
--- DRAIN
--- MAJOR CONTOUR
--- MINOR CONTOUR

FINAL BOUNDARY OF
CEDAR FALLS
BLUFF
A PREMIER MOUNTAIN RESORT
WALDENS CREEK COMMUNITY
DISTRICT 16 SEVER COUNTY, TENNESSEE
WARRANTY DEED BOOK 575 PAGE 217
SCALE 1" = 150' 13 FEBRUARY 2004
TAX MAP 103 PARCEL 1.00

GRAPHIC SCALE
1 inch = 150 ft.

02101940/FINAL_PH_4.DWG

CERTIFICATION OF ROAD NAMES

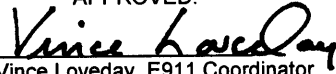


VINCE LOVEDAY
911 Coordinator

I hereby certify the road name(s) listed below for CEDAR FALLS PHASE IV

and _____ Subdivision, have been reviewed for duplication by Sevier County Emergency Communications District and there are no conflicts with the MSAG (master street addressing guide).

CERTIFIED ROAD NAME LIST	
MCPHILL SAWMILL RD (EXISTING)	
CARNES HOLLOW WAY	
SMOKY VISTA WAY	
LOWER BLUFF WAY	

APPROVED:

Vince Loveday, E911 Coordinator

DATE:
09/17/2004

I hereby certify the above road list have been reviewed and approved by the Sevier County Planning or Regional Planning Director.

APPROVED:


DATE:
11-30-04

PLANNING REGION

Sevier County Planning

UPON APPROVAL OF CERTIFIED ROAD NAMES PLEASE RETURN TO:
Vince Loveday, P.O. Box 4572, Sevierville, TN 37864-4572 or Fax to: 865-429-4911