

LEISURE CONCEPTS, INC.
FORMERLY LECONTE PROPERTIES
LOT 8 BLK A

COTTAGE GARDENS DEVELOPMENT
A PLANNED UNIT DEVELOPMENT

PLAT BY BOUNDARY CONSULTANTS ENTITLED
BOUNDARY SURVEY OF COTTAGE GARDENS
BEARING PROJECT NUMBER 16064
SURVEYED BY MICHAEL FUMERLIC R.L.S. 1746
WARRANTY DEED BOOK 554, PAGE 32
TAX MAP 126J PARCEL 22

JAMES A. GERDING & JUNE L.
W.D.B. 652 PAGE 266
TAX MAP 126O
CTL MAP: 126J-C-30.00

JAMES A. GERDING
W.D.B. 490 PAGE 251
TAX MAP 126O
CTL MAP: 126J-C-29.00

CERTIFICATE OF STREET NAMES

I HEREBY 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 SEVIER COUNTY.

VINCE LOVEAT, E-911 COORDINATOR DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE GATLINBURG MUNICIPAL PLANNING COMMISSION. 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 SEVIER COUNTY REGISTER.

DATE
SECRETARY, GATLINBURG MUNICIPAL 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.

DATE
OWNER AND/OR DEVELOPER

GATLINBURG UTILITY DEPARTMENT

WATER SERVICE AVAILABLE Y N
EXTENSION REQUIRED? Y N
SEWER SERVICE AVAILABLE Y N
EXTENSION REQUIRED? Y N
SPECIAL CONDITIONS OR REQUIREMENTS:

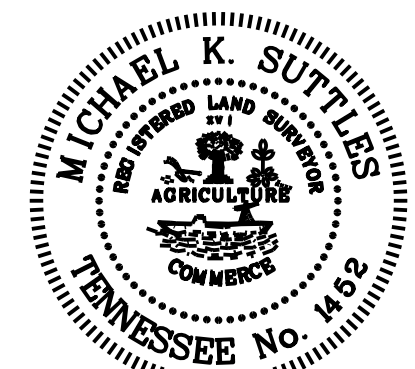
DATE
BY

CERTIFICATION

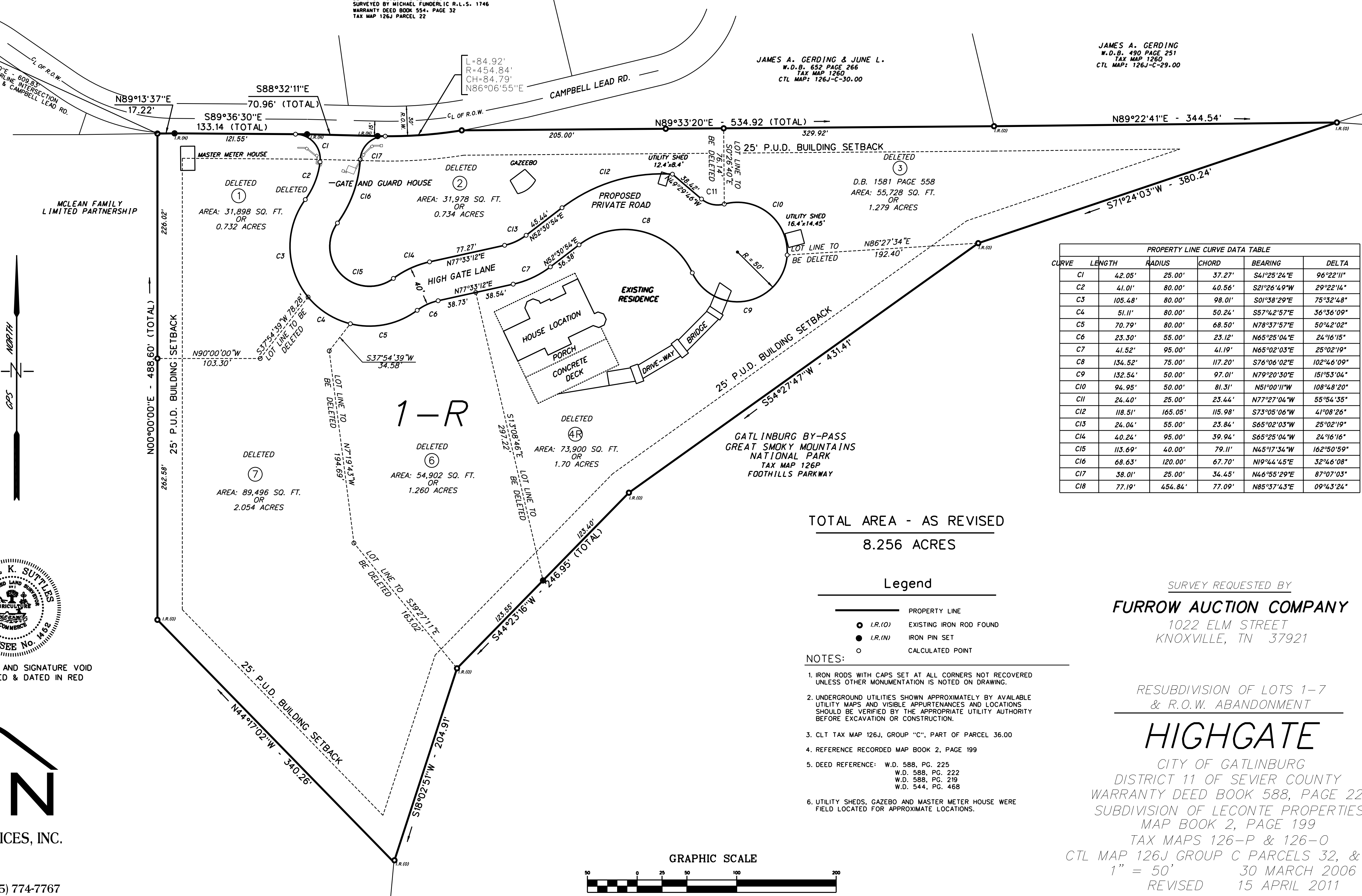
I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN 1:10,000.

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 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



CERTIFICATION AND SIGNATURE VOID IF NOT SIGNED & DATED IN RED



PROPERTY LINE CURVE DATA TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	42.05'	25.00'	37.27'	S41°25'24"E	96°22'11"
C2	41.01'	80.00'	40.56'	S21°26'49"W	29°22'14"
C3	105.48'	80.00'	98.01'	S01°38'29"E	75°32'48"
C4	51.11'	80.00'	50.24'	S57°42'57"E	36°36'09"
C5	70.79'	80.00'	68.50'	N78°37'57"E	50°42'02"
C6	23.30'	55.00'	23.12'	N65°25'04"E	24°16'15"
C7	41.52'	95.00'	41.19'	N65°02'03"E	25°02'19"
C8	134.52'	75.00'	117.20'	S76°06'02"E	102°46'09"
C9	132.54'	50.00'	97.01'	N79°20'30"E	151°53'04"
C10	94.95'	50.00'	81.31'	N51°00'11"W	108°48'20"
C11	24.40'	25.00'	23.44'	N77°27'04"W	55°54'35"
C12	118.51'	165.05'	115.98'	S73°05'06"W	41°08'26"
C13	24.04'	55.00'	23.84'	S65°02'03"W	25°02'19"
C14	40.24'	95.00'	39.94'	S65°25'04"W	24°16'16"
C15	113.69'	40.00'	79.11'	N45°17'34"W	162°50'59"
C16	68.63'	120.00'	67.70'	N19°44'45"E	32°46'08"
C17	38.01'	25.00'	34.45'	N46°55'29"E	87°07'03"
C18	77.19'	454.84'	77.09'	N85°37'43"E	09°43'24"

TOTAL AREA - AS REVISED
8.256 ACRES

Legend

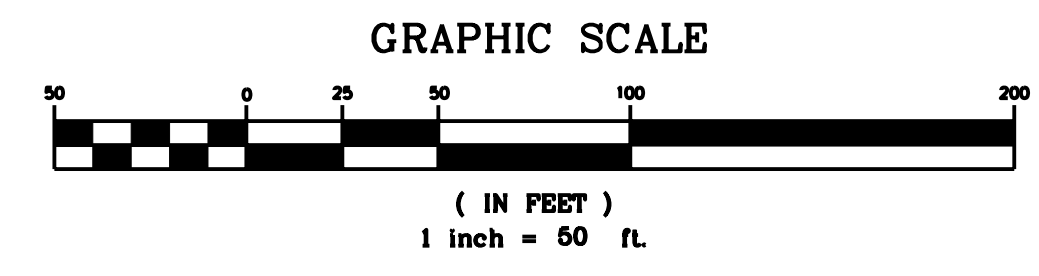
- PROPERTY LINE
- I.R.(O) EXISTING IRON ROD FOUND
- I.R.(N) IRON PIN SET
- CALCULATED POINT

NOTES:

1. IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
2. UNDERGROUND UTILITIES SHOWN APPROXIMATELY BY AVAILABLE UTILITY MAPS AND VISIBLE APPURTENANCES AND LOCATIONS SHOULD BE VERIFIED BY THE APPROPRIATE UTILITY AUTHORITY BEFORE EXCAVATION OR CONSTRUCTION.
3. CLT TAX MAP 126J, GROUP "C", PART OF PARCEL 36.00
4. REFERENCE RECORDED MAP BOOK 2, PAGE 199
5. DEED REFERENCE: W.D. 588, PG. 225
W.D. 588, PG. 222
W.D. 588, PG. 219
W.D. 544, PG. 468
6. UTILITY SHEDS, GAZEBO AND MASTER METER HOUSE WERE FIELD LOCATED FOR APPROXIMATE LOCATIONS.

SURVEY REQUESTED BY
FURROW AUCTION COMPANY
1022 ELM STREET
KNOXVILLE, TN 37921

RESUBDIVISION OF LOTS 1-7
& R.O.W. ABANDONMENT
HIGHGATE
CITY OF GATLINBURG
DISTRICT 11 OF SEVIER COUNTY
WARRANTY DEED BOOK 588, PAGE 225
SUBDIVISION OF LECONTE PROPERTIES
MAP BOOK 2, PAGE 199
TAX MAPS 126-P & 126-O
CTL MAP 126J GROUP C PARCELS 32, & 36
1" = 50'
30 MARCH 2006
REVISED 15 APRIL 2011



VISION
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