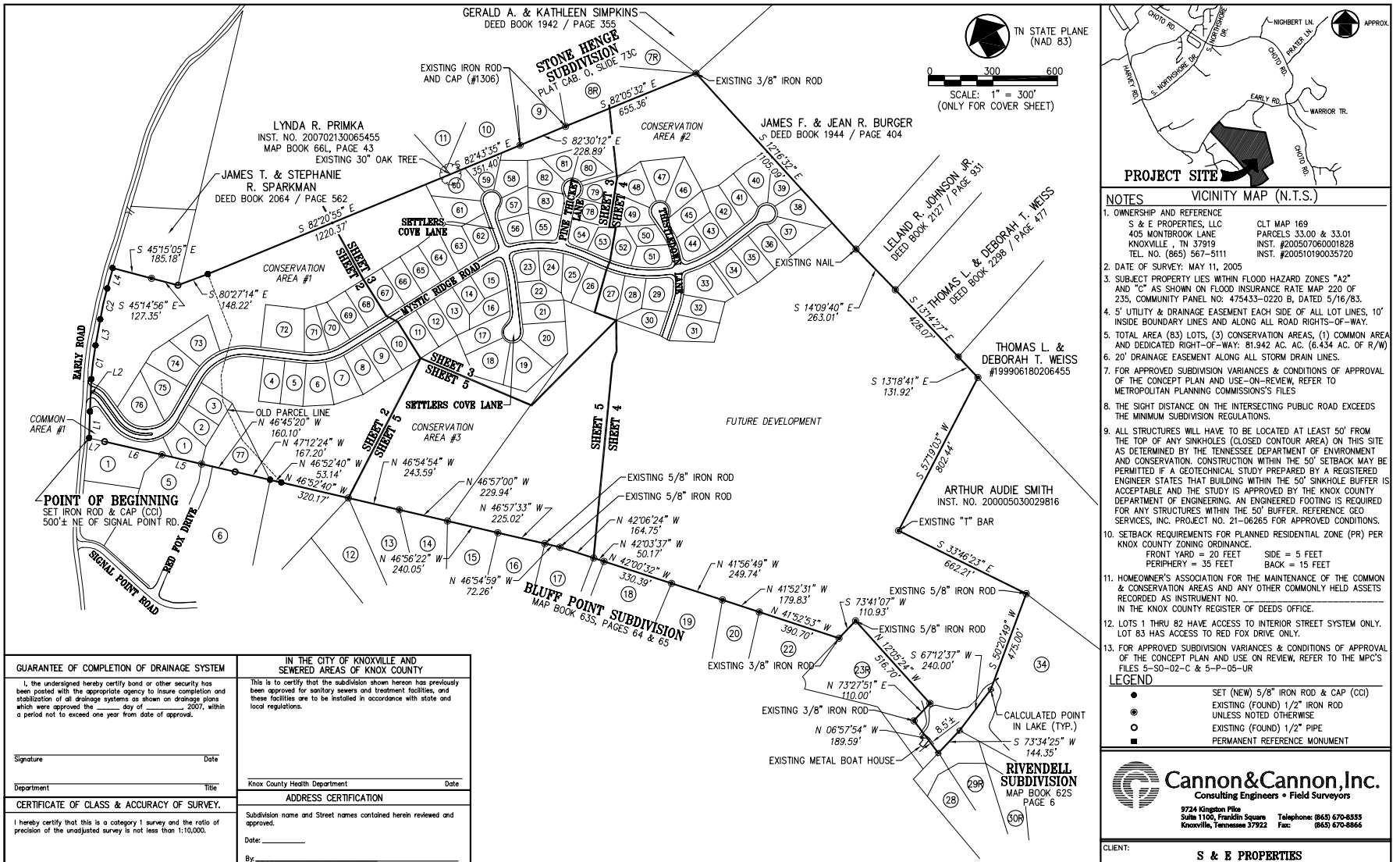

NOTES

1. OWNERSHIP AND REFERENCE
   S & E PROPERTIES, LLC — CLT MAP 169
   405 MONTBROOK LANE — PARCELS 33.00 & 33.01
   KNOXVILLE , TN 37919 — INST. #200507060001828
   TEL. NO. (865) 567-5111 — INST. #200510190035720
2. DATE OF SURVEY: MAY 11, 2005
3. SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD ZONES "A2" AND "C" AS SHOWN ON FLOOD INSURANCE RATE MAP 220 OF 235, COMMUNITY PANEL NO: 475433-0220 B, DATED 5/16/83.
4. 5' UTILITY & DRAINAGE EASEMENT EACH SIDE OF ALL LOT LINES, 10' INSIDE BOUNDARY LINES AND ALONG ALL ROAD RIGHTS-OF-WAY.
5. TOTAL AREA (83) LOTS, (3) CONSERVATION AREAS, (1) COMMON AREA AND DEDICATED RIGHT-OF-WAY: 81.942 AC. AC. (6.434 AC. OF R/W)
6. 20' DRAINAGE EASEMENT ALONG ALL STORM DRAIN LINES.
7. FOR APPROVED SUBDIVISION VARIANCES & CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSIONS'S FILES
8. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD EXCEEDS THE MINIMUM SUBDIVISION REGULATIONS.
9. ALL STRUCTURES WILL HAVE TO BE LOCATED AT LEAST 50' FROM THE TOP OF ANY SINKHOLES (CLOSED CONTOUR AREA) ON THIS SITE AS DETERMINED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION. CONSTRUCTION WITHIN THE 50' SETBACK MAY BE PERMITTED IF A GEOTECHNICAL STUDY PREPARED BY A REGISTERED ENGINEER STATES THAT BUILDING WITHIN THE 50' SINKHOLE BUFFER IS ACCEPTABLE AND THE STUDY IS APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING. AN ENGINEERED FOOTING IS REQUIRED FOR ANY STRUCTURES WITHIN THE 50' BUFFER. REFERENCE GEO SERVICES, INC. PROJECT NO. 21-06265 FOR APPROVED CONDITIONS.
10. SETBACK REQUIREMENTS FOR PLANNED RESIDENTIAL ZONE (PR) PER KNOX COUNTY ZONING ORDINANCE.
    FRONT YARD = 20 FEET — SIDE = 5 FEET
    PERIPHERY = 35 FEET — BACK = 15 FEET
11. HOMEOWNER'S ASSOCIATION FOR THE MAINTENANCE OF THE COMMON & CONSERVATION AREAS AND ANY OTHER COMMONLY HELD ASSETS RECORDED AS INSTRUMENT NO. _____ IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
12. LOTS 1 THRU 82 HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY. LOT 83 HAS ACCESS TO RED FOX DRIVE ONLY.
13. FOR APPROVED SUBDIVISION VARIANCES & CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE ON REVIEW, REFER TO THE MPC'S FILES 5-SO-02-C & 5-P-05-UR

LEGEND

- ● SET (NEW) 5/8" IRON ROD & CAP (CCI)
- ◉ EXISTING (FOUND) 1/2" IRON ROD UNLESS NOTED OTHERWISE
- ○ EXISTING (FOUND) 1/2" PIPE
- ■ PERMANENT REFERENCE MONUMENT

Cannon&Cannon, Inc.
Consulting Engineers • Field Surveyors
9724 Kingston Pike
Suite 1100, Franklin Square
Knoxville, Tennessee 37922
Telephone: (865) 670-8555
Fax: (865) 670-8866

CLIENT:
S & E PROPERTIES
405 MONTBROOK LANE
KNOXVILLE, TENNESSEE 37919
(865) 567-5111

PROJECT
TURNING LEAF TRAILS SUBDIVISION
EARLY ROAD
DISTRICT 6, KNOX COUNTY, TENNESSEE

FINAL PLAT

CCI PROJECT NO. 00531-0002
DATE APRIL 26, 2007
P.I.C. RGL
DRAWN JDW
1 OF 5

531-02

MPC# 3-SL-07-F M#

ROBERT G. LUSBY, JR. — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE No. 1332

GUARANTEE OF COMPLETION OF DRAINAGE SYSTEM

I, the undersigned hereby certify bond or other security has been posted with the appropriate agency to insure completion and stabilization of all drainage systems as shown on drainage plans which were approved the _____ day of _____, 2007, within a period not to exceed one year from date of approval.

Signature Date

Department Title

CERTIFICATE OF CLASS & ACCURACY OF SURVEY.

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000.

Surveyor Tennessee Certificate No. 1332

TAXES AND ASSESSMENTS

This is to certify that all property taxes and assessments due on this property have been paid.

Signed: _____ Date: _____
Knox County Trustee

CERTIFICATE OF APPROVAL FOR RECORDING

This is to certify that the subdivision plat shown hereon and the Composite Design Plan #_____ have been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, the 10th day of May, 2007, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed Date:

IN THE CITY OF KNOXVILLE AND SEWERED AREAS OF KNOX COUNTY

This is to certify that the subdivision shown hereon has previously been approved for sanitary sewers and treatment facilities, and these facilities are to be installed in accordance with state and local regulations.

Knox County Health Department Date

ADDRESS CERTIFICATION

Subdivision name and Street names contained herein reviewed and approved.

Date: _____

By: _____
Knoxville Knox County MPC

ZONING

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map _____

Date _____ By _____

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference monuments, benchmarks and iron pins in this subdivision in accordance with required standards and specifications with a period not to exceed one year from date of approval of the Final Plat.

Signature Date

CERTIFICATE OF OWNERSHIP & DEDICATION

(I,We) _____ the undersigned owner of the property shown herein, hereby adopt this as my plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat. I further certify that all restrictive covenants, if any, which apply to the lots are either shown on the plan or are referred to thereon, with copies of the referred to covenants filed with the Knox County Register of Deeds.

Signature

CERTIFICATION OF FINAL PLAT CONSTRUCTION INCOMPLETE

I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. Bond has been posted to guarantee installation of the indicated monuments and benchmark upon completion of the subdivision.

Surveyor Tennessee Certificate No. 1332

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1	6°01'45"	1500.00'	78.99'	157.84'	N 37°08'40" E 157.77'
C2	5°36'01"	1500.00'	73.36'	146.61'	N 42°57'32" E 146.55'

LINE TABLE

LINE	LENGTH	BEARING
L1	122.91	N 31°57'56" E
L2	151.22	N 32°22'15" E
L3	123.70	N 40°09'32" E
L4	98.35	N 45°45'33" E
L5	189.10	N 47°03'26" W
L6	273.55	N 47°00'56" W
L7	74.65	N 46°57'21" W