



- NOTES VICINITY MAP (N.T.S.)**
- OWNERSHIP AND REFERENCE
S & E PROPERTIES, LLC
405 MONTEBROOK LANE
KNOXVILLE, TN 37919
TEL. NO. (865) 567-5111
CLT MAP 169
PARCELS 33.00 & 33.01
INST. #200507060001828
INST. #200510190035720
 - DATE OF SURVEY: MAY 11, 2005
 - 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.
 - 5' UTILITY & DRAINAGE EASEMENT EACH SIDE OF ALL LOT LINES, 10' INSIDE BOUNDARY LINES AND ALONG ALL ROAD RIGHTS-OF-WAY.
 - 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)
 - 20' DRAINAGE EASEMENT ALONG ALL STORM DRAIN LINES.
 - FOR APPROVED SUBDIVISION VARIANCES & CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSION'S FILES
 - THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD EXCEEDS THE MINIMUM SUBDIVISION REGULATIONS.
 - 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.
 - SETBACK REQUIREMENTS FOR PLANNED RESIDENTIAL ZONE (PR) PER KNOX COUNTY ZONING ORDINANCE.
FRONT YARD = 20 FEET
PERIPHERY = 35 FEET
SIDE = 5 FEET
BACK = 15 FEET
 - 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.
 - LOTS 1 THRU 82 HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY. LOT 83 HAS ACCESS TO RED FOX DRIVE ONLY.
 - FOR APPROVED SUBDIVISION VARIANCES & CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE ON REVIEW, REFER TO THE MPC'S FILES 5-S0-02-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

CLIENT: **S & E PROPERTIES**
405 MONTEBROOK 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.T.C. RGL

DRAWN JOW

1 OF 5

531-02

MPC# 3-SL-07-F M#

GUARANTEE OF COMPLETION OF DRAINAGE SYSTEM	IN THE CITY OF KNOXVILLE AND SEWERED AREAS OF KNOX COUNTY
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.	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.
Signature _____ Date _____	Knox County Health Department _____ Date _____
Department _____ Title _____	ADDRESS CERTIFICATION
CERTIFICATE OF CLASS & ACCURACY OF SURVEY.	Subdivision name and Street names contained herein reviewed and approved.
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.	Date: _____
Surveyor _____ Tennessee Certificate No. 1332	By: _____ Knoxville Knox County MPC
TAXES AND ASSESSMENTS	ZONING
This is to certify that all property taxes and assessments due on this property have been paid.	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 _____
Signed: _____ Date: _____	Date: _____ By: _____
CERTIFICATE OF APPROVAL FOR RECORDING	GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS
This is to certify that the subdivision plot 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 plot 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.	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.
Signed _____ Date: _____	Signature _____ Date _____

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°37'32" E 146.55'

CERTIFICATE OF OWNERSHIP & DEDICATION	CERTIFICATION OF FINAL PLAT CONSTRUCTION INCOMPLETE
(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 hereon, with copies of the referred to covenants filed with the Knox County Register of Deeds.	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 benchmarks upon completion of the subdivision.
Surveyor _____ Tennessee Certificate No. 1332	Surveyor _____ Tennessee Certificate No. 1332

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

