

CERTIFICATE OF OWNERSHIP AND GENERAL 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 PLAN. 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.

CERTIFICATION OF FINAL PLAT - CONSTRUCTION COMPLETE

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. THE INDICATED MONUMENTS WERE IN PLACE ON THE 30th DAY OF MAY, 2005.

Eddie D. Miller
SURVEYOR

TENNESSEE CERTIFICATE NO. 2033

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

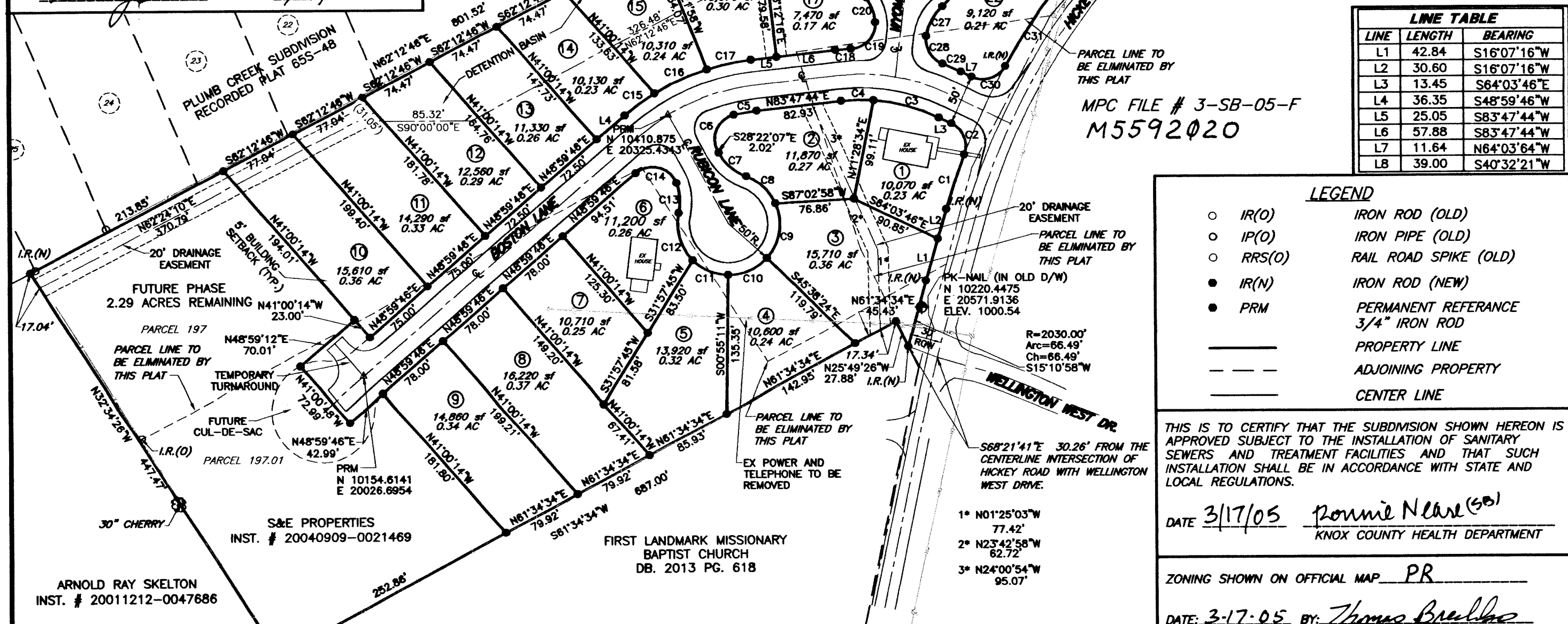
SIGNED: _____ DATE: _____
CITY TAX CLERK
SIGNED: Mike Lowe 1/10 DATE: 3-17-05
KNOX COUNTY TRUSTEE

COUNTY - RELEASE OF EASEMENTS

EXCEPT AS NOTED OR SHOWN ON THIS PLAT, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS MAY, ON THE CONDITION THAT NEW UTILITY AND DRAINAGE EASEMENTS ARE PROVIDED ALONG THE NEW PROPERTY LINES.

KNOX COUNTY ENGINEERING DIVISION
SIGNED: _____ DATE: 3/18/05
WATER: _____ DATE: 3-18-05
POWER: _____ DATE: 3-18-05
SEWER: _____ DATE: 3-18-05
GAS: _____ DATE: 3-18-05
TELEPHONE: _____ DATE: 3/18/05
CABLE TV: _____ DATE: 3/22/05

* KNOXVILLE UTILITIES BOARD DOES NOT RELEASE AND HEREBY RETAINS ALL EASEMENTS AND RIGHTS FOR EXISTING UTILITY FACILITIES, WHETHER OR NOT SHOWN ON THIS PLAT.



CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, BEARING, CHORD. Lists curve data for lots C1 through C32.

- NOTES: 1. IRON PINS AT ALL CORNERS. 2. CLT MAP NO. 104, PARCEL 197 & 197.01, DISTRICT NO. W6, DB. 2178 PG. 357 & DB. 2078 PG. 392. 3. TOTAL LOTS = 26. TOTAL AREA = 8.62 AC. (UNIT 1). 4. THIS PROPERTY IS ZONED PR 1-3 DU/AC. 5. VERIFY EASEMENTS WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION. 6. THERE IS A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS. 7. THE OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. 8. VARIANCES APPROVED AT JULY 8, 2004 MPC MEETING. 9. VARIANCE APPROVED AT FEBRUARY 23, 2005 BZA MEETING. 10. ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY WITH THE EXCEPTION OF LOTS 23-26. 11. THIS IS TO CERTIFY THAT THERE IS 300' OF SIGHT DISTANCE IN BOTH DIRECTIONS WHERE BOSTON LANE AND HICKEY ROAD INTERSECT AND AT THE PROPOSED DRIVEWAYS FOR LOTS 23-26. 12. FRONT SETBACK 20', SIDE SETBACK 5', REAR SETBACK 5', UNLESS CONTROLLED BY PERIPHERAL SETBACKS (SEE NOTE 9).

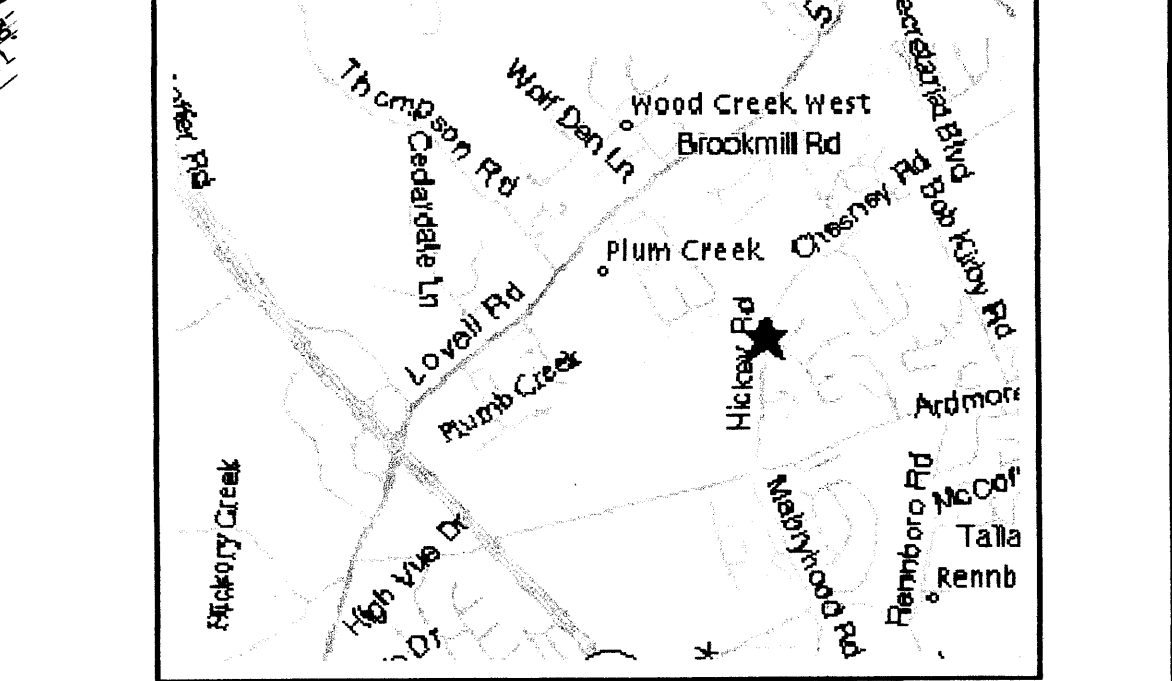
RELEASE OF EASEMENTS: THIS IS TO CERTIFY THAT THERE ARE NO RECORDED DRAINAGE EASEMENTS OR UTILITY EASEMENTS ON LOT LINES (S) BEING ELIMINATED ON THIS SUBDIVISION PLAT. DATE: 3-16-05. BY: Eddie D. Miller.

CERTIFICATION OF APPROVAL FOR RECORDING-FINAL PLAT: THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS 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 MARCH, 2005, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. SIGNED: _____ DATE: 3-22-05.

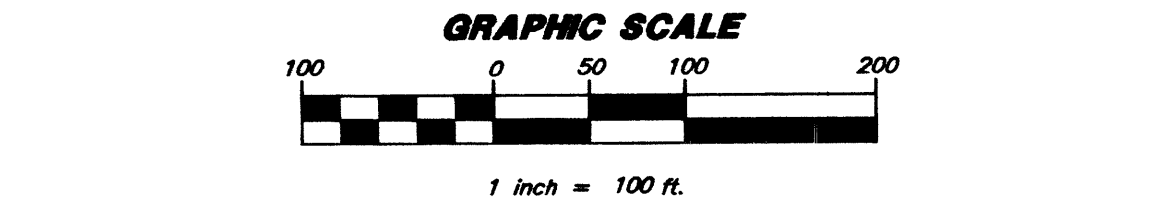
SUBDIVISION NAME AND STREET NAMES CONTAINED HEREIN REVIEWED AND APPROVED. DATE: 3-17-05. BY: Donna Hill.

GUARANTEE OF COMPLETION OF DRAINAGE SYSTEMS: THE UNDERSIGNED, HEREBY CERTIFY BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO COMPLETION AND STABILIZATION OF ALL DRAINAGE SYSTEMS AS SHOWN ON DRAINAGE PLANS WHICH WERE APPROVED THE 17th DAY OF March, 2004, WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL.

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 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.



LOCATION MAP N.T.S. COUNTERSIGNED MAR 22 2005 JOHN R. WHITEHEAD KNOX COUNTY PROPERTY APPRAISOR



LINE TABLE with columns: LINE, LENGTH, BEARING. Lists line data for L1 through L8.

LEGEND: IR(O) IRON ROD (OLD), IP(O) IRON PIPE (OLD), RRS(O) RAIL ROAD SPIKE (OLD), IR(N) IRON ROD (NEW), PRM PERMANENT REFERENCE 3/4" IRON ROD, PROPERTY LINE, ADJOINING PROPERTY, CENTER LINE.

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF SANITARY SEWERS AND TREATMENT FACILITIES AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

DATE 3/17/05 Bonnie Near (60) KNOX COUNTY HEALTH DEPARTMENT

ZONING SHOWN ON OFFICIAL MAP PR

DATE: 3-17-05 BY: Thomas Brubaker

BELLSOUTH TELECOMMUNICATIONS DOES NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

OWNER: S&E PROPERTIES
ADDRESS: 405 MONTBROOK ROAD KNOXVILLE, TN 37922
PHONE: 865-567-5111

FINAL PLAT FOR: CHESTERFIELD SUBDIVISION UNIT 1
ADDRESS: 1333 HICKEY ROAD KNOXVILLE, TN 37932
DATE OF SURVEY: 6/03/04 ISSUED: 2-7-05
LDS PROJECT NO. 20435 REVISED: 3-16-05

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K - KNOXVILLE, TENNESSEE 37922 - PH: 865-671-2281 FAX: 865-671-2283