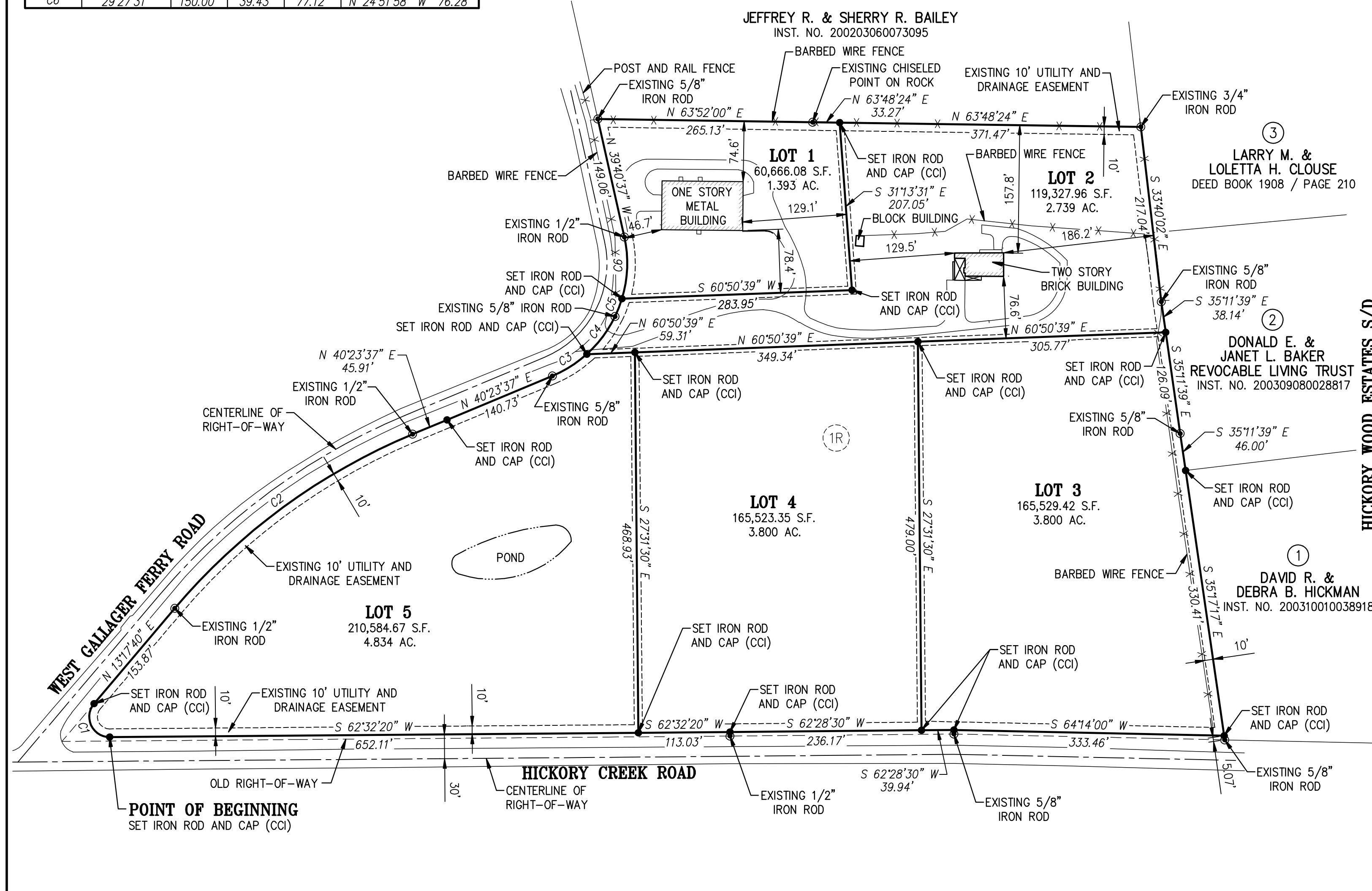
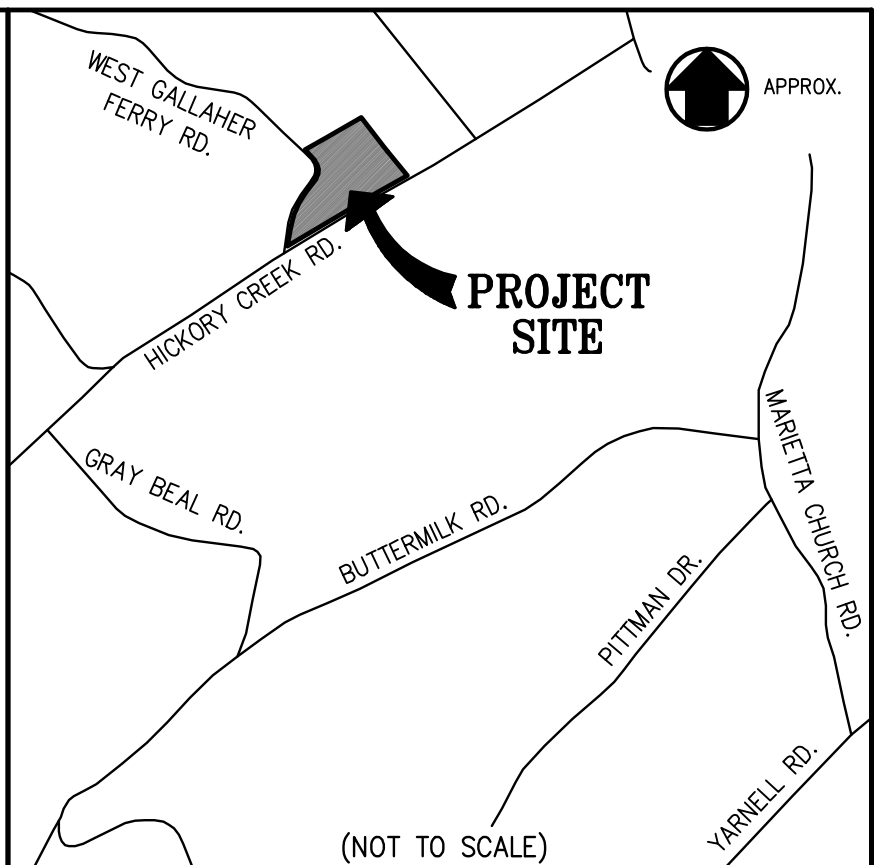
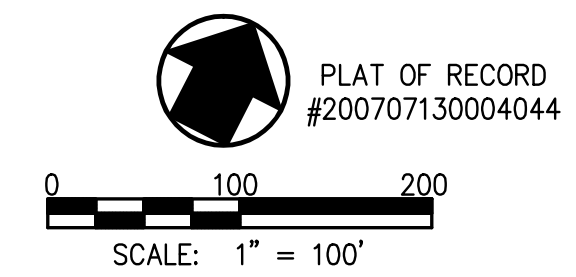
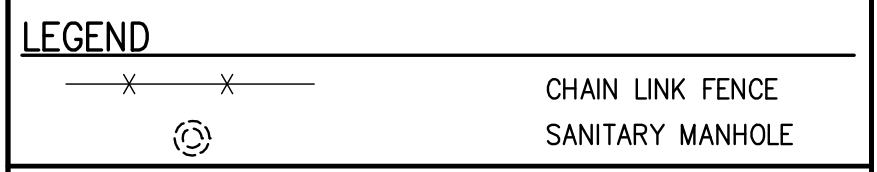


CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1	130°45'19"	25.00'	54.55'	57.05'	N 52°05'00" W 45.45'
C2	27°08'03"	775.00'	187.02'	367.02'	N 26°48'09" E 363.60'
C3	19°19'53"	150.00'	25.55'	50.61'	N 30°41'28" E 50.37'
C4	22°17'17"	150.00'	29.55'	58.35'	N 09°52'53" E 57.98'
C5	8°58'51"	150.00'	11.78'	23.51'	N 05°38'47" W 23.49'
C6	29°27'31"	150.00'	39.43'	77.12'	N 24°51'58" W 76.28'



HICKORY WOOD ESTATES S/D

- NOTES**
- VICINITY MAP**
- 1. OWNERSHIP AND REFERENCE**
- LOT 1R**
 ROGER M. MOORE, JR.
 4713 PAPERMILL DRIVE, SUITE 300
 KNOXVILLE, TENNESSEE 37901
 (865) 675-0022
 CLT MAP 129, PARCEL 35.07
 DEED REFERENCE: INSTRUMENT NUMBER 200812180038289
 PLAT REFERENCE: INSTRUMENT NUMBER 200707130004044
- 2. TOTAL AREA (5 LOTS): 721,631.49 S.F. / 16.566 AC.**
- 3. DATE OF FIELD SURVEY: OCTOBER 1, 2008**
- 4. SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY PER FIRM MAPPING OF KNOX COUNTY, TENNESSEE. COMMUNITY PANEL NO: 47093C0236F, DATED 5/02/2007.**
- 5. 5' UTILITY AND DRAINAGE EASEMENT EACH SIDE OF ALL LOT LINES, 10' INSIDE EXTERIOR BOUNDARY LINES AND ROAD RIGHTS-OF-WAY.**
- 6. THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY. ANOTHER PLAT MAY BE REQUIRED IF NEW STORMWATER QUALITY AND/OR WATER QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT.**



Cannon & Cannon, Inc.
 Consulting Engineers • Field Surveyors
 8550 Kingston Pike
 Knoxville, Tennessee 37919
 Telephone: (865) 670-8555 • Fax: (865) 670-8866
 www.cannon-cannon.com

CLIENT: **R.M. MOORE REAL ESTATE**
 4713 PAPERMILL DRIVE, SUITE 300
 KNOXVILLE, TENNESSEE 37909
 (865) 531-6400

PROJECT: **RESUBDIVISION OF LOT 1R**
JAMES A. HART SUBDIVISION
2300 WEST GALLAHER FERRY ROAD
DISTRICT 6, KNOX COUNTY, TN

NOTARY

State of Tennessee, County of Knox
 On this the ____ day of ____ 2009 before me personally appeared _____

to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act deed.

Witness my hand and notarial seal, this the day and year above written.

 Notary

My commission expires _____ (Seal)

CERTIFICATION 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 14th day of May, 2009, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

 Signature Date

TAXES AND ASSESSMENTS

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

Signed: _____ Date: _____
 City Tax Clerk

Signed: _____ Date: _____
 Knox County Trustee

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 as shown thereon.

 Surveyor Tenn. Reg. No. 1332

ADDRESS CERTIFICATION

Subdivision name and Street names contained herein reviewed and approved.

By: _____ Date: _____
 Knoxville Knox County MPC

IN THE CITY OF KNOXVILLE AND SEWERED AREAS OF KNOX COUNTY

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.

 Knox County Health Department Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I/We the undersigned owners of the property shown herein, hereby adopt this as our plan of subdivision and dedicated the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and grant easements as shown on this plat. We 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.

Owner _____

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 ____ day of _____, 2009.

 Tennessee Certificate No. 1332

ZONING

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

Zoning Shown on Official Map _____

Date _____ By _____

EASEMENT CERTIFICATION

This is to certify that there are no recorded drainage easements or utility easements on lot lines being eliminated on this subdivision plat.

 Surveyor Tennessee Certificate No. 1332

KNOX COUNTY DEPARTMENT OF ENGINEERING

The department of Engineering hereby approves this plat on this the ____ day of _____, 2009.

 Director, Department of Engineering

FINAL PLAT

CCI PROJECT NO. 00264-0009

DRAWING DATE APRIL 6, 2009

P.I.C. RGL PC CC

DRAWN JDW

264-09

MPC#

