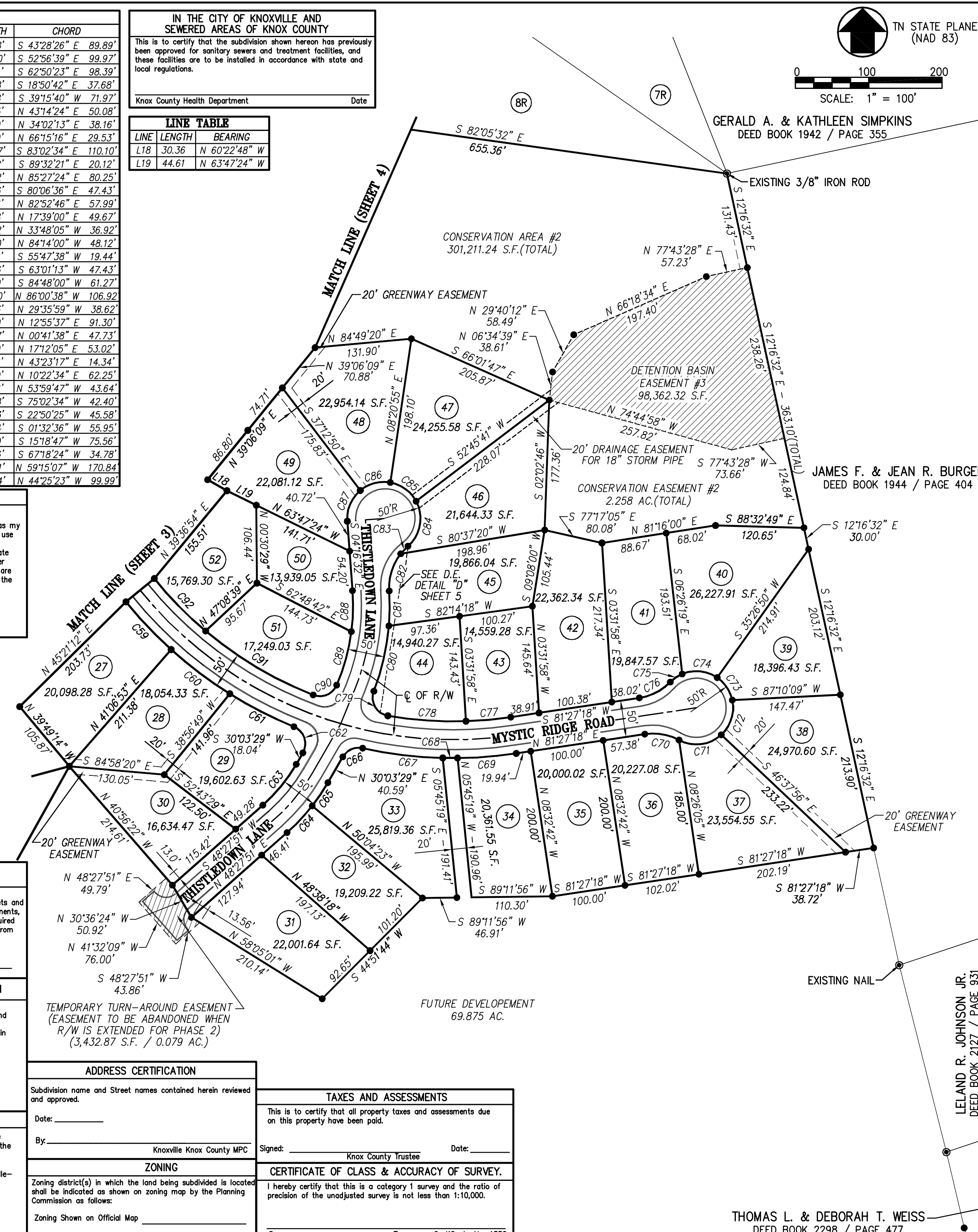


CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C59	8°57'57"	575.00'	45.08'	89.98'	S 43°28'26" E 89.89'
C60	9°58'28"	575.00'	50.18'	100.10'	S 52°56'39" E 99.97'
C61	9°48'59"	575.00'	49.38'	98.51'	S 62°50'23" E 98.39'
C62	9°48'22"	25.00'	28.66'	42.68'	S 18°50'42" E 37.68'
C63	18°24'21"	225.00'	36.45'	72.28'	S 39°15'40" W 71.97'
C64	10°26'54"	275.00'	25.14'	50.15'	N 43°14'24" E 50.08'
C65	7°57'27"	275.00'	19.13'	38.19'	N 34°02'13" E 38.16'
C66	7°23'34"	25.00'	18.29'	31.59'	N 66°15'16" E 29.53'
C67	10°59'16"	575.00'	55.30'	110.27'	S 83°02'34" E 110.10'
C68	2°00'17"	575.00'	10.06'	20.12'	S 89°32'21" E 20.12'
C69	8°00'12"	575.00'	40.23'	80.32'	N 85°27'24" E 80.25'
C70	36°52'13"	75.00'	25.00'	48.26'	S 80°06'36" E 47.43'
C71	70°53'28"	50.00'	35.59'	61.86'	N 82°52'46" E 57.99'
C72	59°34'04"	50.00'	28.62'	51.98'	N 17°39'00" E 49.67'
C73	43°20'06"	50.00'	19.86'	37.82'	N 33°48'05" W 36.92'
C74	57°31'43"	50.00'	27.45'	50.20'	N 84°14'00" W 48.12'
C75	22°25'02"	50.00'	9.91'	19.56'	S 55°47'38" W 19.44'
C76	36°52'11"	75.00'	25.00'	48.26'	S 63°01'13" W 47.43'
C77	6°41'24"	525.00'	30.68'	61.30'	S 84°48'00" W 61.27'
C78	11°41'19"	525.00'	33.74'	67.47'	N 86°00'38" W 106.92'
C79	10°10'20"	25.00'	30.40'	44.13'	N 28°35'59" W 38.62'
C80	16°04'48"	376.39'	46.10'	91.60'	N 12°55'37" E 91.30'
C81	8°23'10"	376.39'	23.93'	47.77'	N 00°41'38" E 47.73'
C82	41°24'03"	75.00'	28.34'	54.19'	N 17°12'05" E 53.02'
C83	10°58'21"	75.00'	7.20'	14.36'	N 43°21'17" E 14.34'
C84	76°59'46"	50.00'	39.77'	67.19'	N 10°22'34" E 62.25'
C85	51°44'56"	50.00'	24.25'	45.16'	N 53°59'47" W 43.64'
C86	50°10'22"	50.00'	23.41'	43.78'	S 75°02'34" W 42.40'
C87	54°13'55"	50.00'	25.60'	47.33'	S 22°50'25" W 45.58'
C88	11°42'24"	274.30'	28.12'	56.04'	S 01°32'36" W 55.95'
C89	15°49'58"	274.30'	38.14'	75.80'	S 15°18'47" W 75.56'
C90	88°09'17"	25.00'	24.21'	38.46'	S 67°18'24" W 34.78'
C91	18°43'42"	525.00'	86.58'	171.61'	N 59°15'07" W 170.84'
C92	10°55'45"	525.00'	100.14'	200.22'	N 44°25'23" W 99.89'

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: \_\_\_\_\_

LINE	LENGTH	BEARING
L18	30.36	N 60°22'48" W
L19	44.61	N 63°47'24" W



**CERTIFICATE OF OWNERSHIP & DEDICATION**  
 I, 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.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**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 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: \_\_\_\_\_ TN Certificate No. 1332

**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: \_\_\_\_\_

**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: \_\_\_\_\_

**ADDRESS CERTIFICATION**  
 Subdivision name and Street names contained herein reviewed and approved.

Date: \_\_\_\_\_

By: \_\_\_\_\_ Knoxville Knox County MPC

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 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.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ 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.

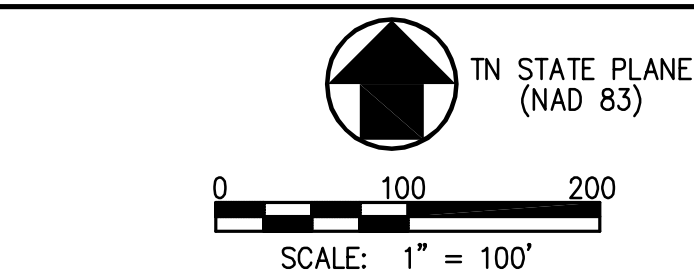
Zoning: \_\_\_\_\_

Zoning Shown on Official Map: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Tennessee Certificate No. 1332



GERALD A. & KATHLEEN SIMPKINS  
 DEED BOOK 1942 / PAGE 355

EXISTING 3/8" IRON ROD

CONSERVATION AREA #2  
 301,211.24 S.F. (TOTAL)

DETENTION BASIN EASEMENT #3  
 98,362.32 S.F.

CONSERVATION EASEMENT #2  
 2,258 AC. (TOTAL)

JAMES F. & JEAN R. BURGER  
 DEED BOOK 1944 / PAGE 404

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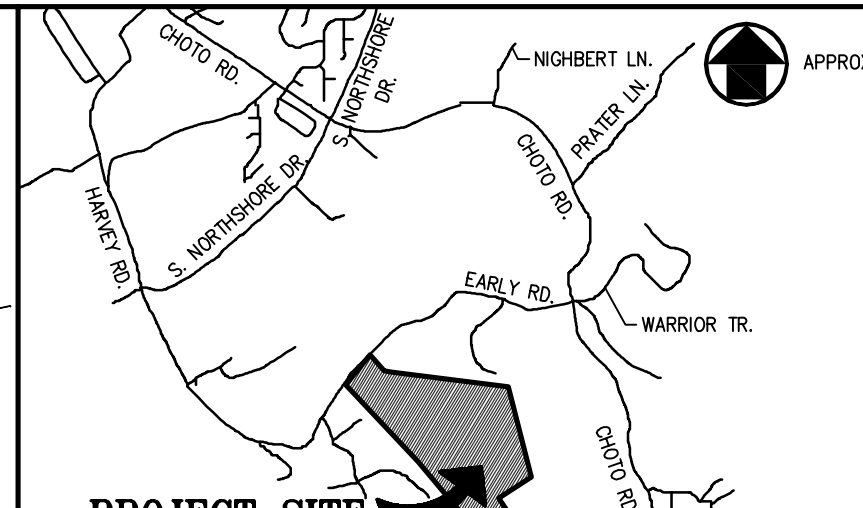
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**NOTES**

- OWNERSHIP AND REFERENCE  
 S & E PROPERTIES, LLC CLT MAP 169  
 405 MONTEBROOK LANE PARCELS 33.00 & 33.01  
 KNOXVILLE, TN 37919 INST. #200507060001828  
 TEL. NO. (865) 567-5111 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.
- 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 SIDE = 5 FEET  
 PERIPHERY = 35 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 5-00-02-C & 5-00-05-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 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

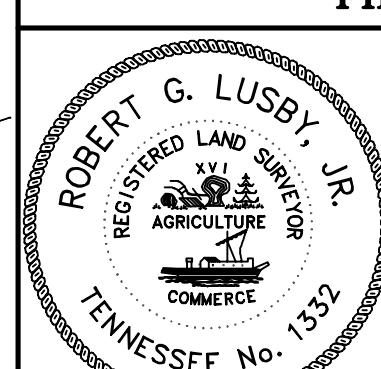
P.I.C.: RGL

DRAWN: JDW

4 OF 5

**531-02**

MPC# 3-SL-07-F M#



THOMAS L. & DEBORAH T. WEISS  
 DEED BOOK 2298 / PAGE 477

LELAND R. JOHNSON JR.  
 DEED BOOK 2127 / PAGE 331