LINE/CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S65°45'E	142.40'	146.65'	175.00'
C2	S23°18'E	47.43'	48.26'	75.00'
C3	S27°15'E	38.06'	39.04'	50.00'
C4	S69°49'E	34.52'	35.25'	50.00'
C5	N69°08'E	35.63'	36.43'	50.00'
C6	N24°08'E	40.86'	42.11'	50.00'
C7	N22°13'W	37.82'	38.79'	50.00'
C8	N61°32'W	29.36'	29.82'	50.00'
C9	N60°11'W	47.43'	48.26'	75.00'
C10	N44°04'W	18.20'	18.21'	225.00'
C11	N02°31'W	34.64'	38.27'	25.00'
C12	N43°59'E	20.78'	20.79'	225.00'
C13	S87°33'E	35.88'	39.98'	25.00'
C14	S23°19'E	47.43'	49.42'	75.00'
C15	S17°55'E	22.57'	22.77'	50.00'
C16	S60°29'E	49.26'	51.53'	50.00'
C17	N69°08'E	35.63'	36.43'	50.00'
C18	N24°08'E	40.86'	42.11'	50.00'
C19	N26°01'W	46.98'	48.91'	50.00'

LINE/CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C20	N67°20'W	19.56'	19.69'	50.00'
C21	N60°11'W	47.43'	49.42'	75.00'
C22	N02°27'E	34.85'	38.56'	25.00'
C23	N54°11'E	39.48'	39.59'	150.00'
C24	S81°59'E	178.00'	190.56'	150.00'
C25	S41°44'E	10.00'	10.00'	150.00'
C26	S26°59'E	38.20'	38.63'	75.00'
C27	S08°33'E	9.63'	9.64'	75.00'
C28	S39°57'E	57.46'	61.21'	50.00'
C29	N79°20'E	43.27'	44.75'	50.00'
C30	N23°31'E	50.29'	52.70'	50.00'
C31	N42°39'W	58.73'	62.77'	50.00'
C32	N60°11'W	47.43'	48.26'	75.00'
C33	N53°15'W	81.00'	81.56'	200.00'
C34	N69°15'W	25.01'	25.03'	200.00'
C35	N78°52'W	53.52'	53.68'	200.00'
C36	S81°04'W	75.10'	75.56'	200.00'
C37	S59°25'W	78.03'	78.53'	200.00'
C38	S47°29'W	6.01'	6.01	200.00'

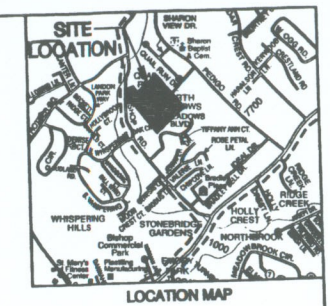
LINE/CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C39	S45°18'W	12.70'	12.70'	275.00'
C40	S42°39'W	12.70'	12.70'	275.00'
C41	S75°47'W	28.28'	30.06'	25.00'
C42	N79°46'W	78.09'	78.48'	225.00'
C43	N45°43'W	34.76'	38.43'	25.00'
C44	N44°37'E	35.74'	39.82'	25.00'
L1	N01°00'W	16.45'		
L2	N01°23'W	109.76'		
L3	N00°15'E	5.00'		
L4	N89°45'W	35.99'		
L5	S89°45'E	35.99'		
L6	N00°15'E	5.00'		
L7	N22°03'E	60.05'		
L8	S67°57'E	25.00'		
L9	S52°47'E	28.23'		
L10	S30°54'E	56.33'		

CP-2 (MAGNAIL)
N 636,044.554
E 2,562,081.688
ELEV 1076.90

CP-3 (MAGNAIL)
N 636,127.326
E 2,561,836.854
ELEV 1064.28

LEGEND

- EIP — EXISTING IRON PIN
- IRON PIN SET
- P/T — POWER/TELEPHONE
- WM — WATER METER
- FH — FIRE HYDRANT
- WV — WATER VALVE
- SIGN
- CO — CLEANOUT
- BENCH MARK



LOCATION MAP

STEVE PRICE

(I, WE) THE UNDERSIGNED OWNERS 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 DOCUMENTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

SIGNATURE

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 A VARIANCE 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. 1947

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

SURVEYOR

TENNESSEE REG. NO. 1947

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.

Connie Rose (A) 3-9-04
KNOX COUNTY HEALTH DEPARTMENT

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 PR

DATE 3-9-04 BY Emily Dills

SUBDIVISION NAMES AND STREET NAMES CONTAINED HEREIN ARE APPROVED

DATE 29 March 2004

BY Secretary
KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION

I HEREBY CERTIFY THAT TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: MIKE LOWE RAB DATE: 03/11/04
KNOX COUNTY TRUSTEE

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 WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL OF THE FINAL PLAT.

SIGNED: DATE: 3/12/04
DEPT.: TITLE: DIRECTOR

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 DAY OF TO WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL.

SIGNED: DATE: 3/12/04
DEPT.: TITLE: DIRECTOR

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 8th DAY OF January, 2004, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

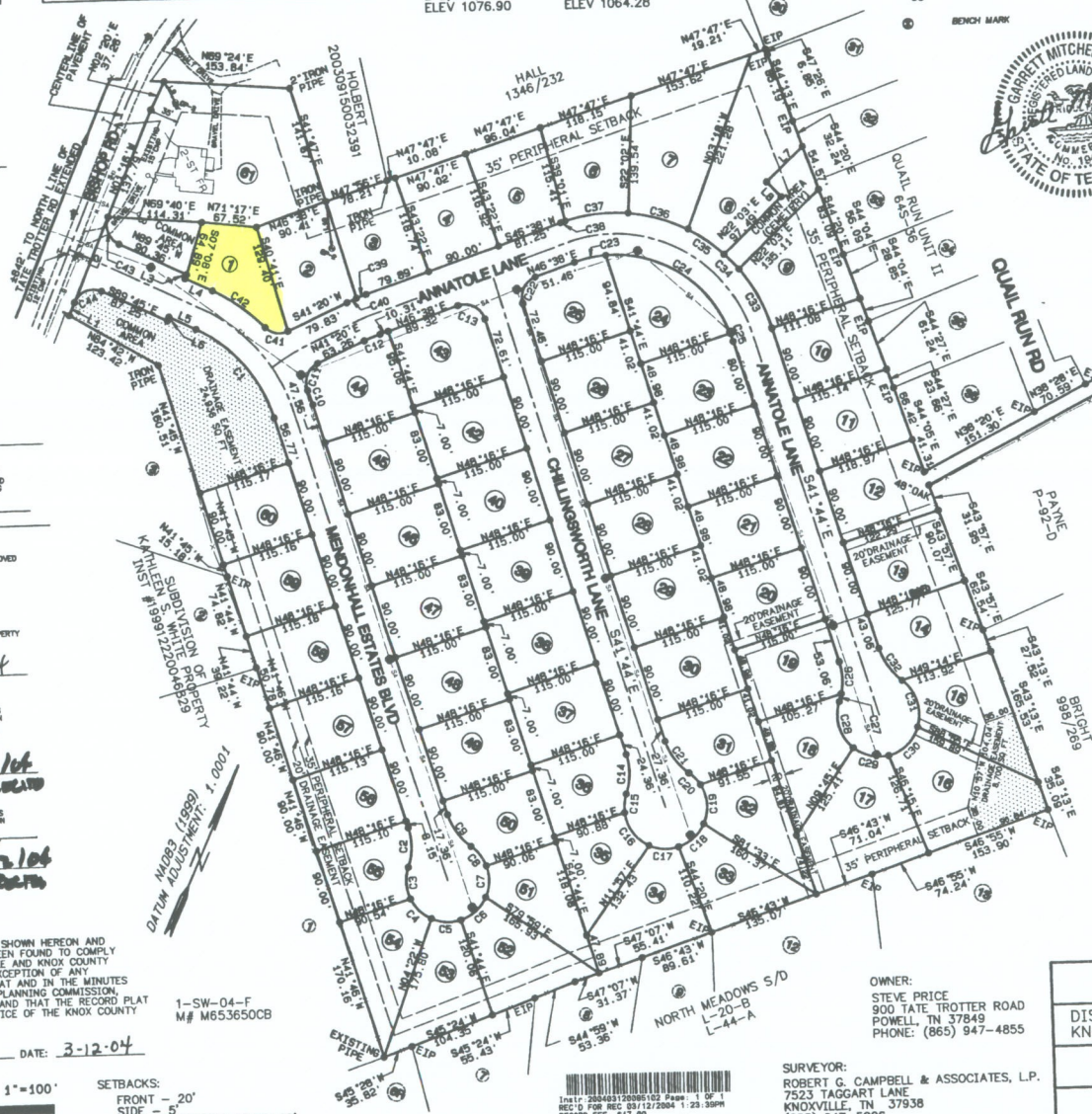
SIGNED: SECRETARY DATE: 3-12-04

GRAPHIC SCALE 1"=100'

0 100 200 300

SETBACKS:
FRONT – 20'
SIDE – 5'
REAR 25' (EXCEPT WHERE 35' PERIPHERAL APPLIES)

1-SW-04-F
M# M653650CB



NOTES:

1) IRON PINS AT ALL CORNERS WITH EXISTING IRON PINS (EIP) AS SHOWN ON MAP. ALL OTHERS SET BY RGC
2) A 10' DRAINAGE AND/OR UTILITY EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE INTERIOR LOT LINES.
3) A 15' SANITARY SEWER EASEMENT EXISTS 7.5' EACH SIDE OF SEWER AS INSTALLED
4) NO STRUCTURE OR VEGETATION IS ALLOWED WITHIN THE SIGHT DISTANCE EASEMENT ON LOTS 23, 24, & 25 THAT MAY IMPEDE THE VISION OF THE TRAVELING PUBLIC ON THE ADJOINING STREETS
5) 300' OF SIGHT DISTANCE IS AVAILABLE IN BOTH DIRECTIONS ALONG BISHOP RD
6) COMMON AREAS WILL BE QUIT CLAIMED TO THE MENDONHALL ESTATES HOMEOWNERS ASSOCIATION.
7) FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 12-SA-03-C & 12-D-03-UR.
8) ALL LOTS EXCEPT LOT 61 WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
9) TURNAROUND DRIVEWAY REQUIRED FOR LOT 61. EXISTING GRAVEL DRIVE TO LOT 61 THROUGH COMMON AREA TO BE ABANDONED.

NUMBER OF LOTS: 61
CLT 047, PARCEL 064
DEED: 200401230071739
CIVIL DISTRICT NO.: SIX
PROPERTY ZONED: PR
NUMBER OF ACRES: 20.21 AC

COUNTERSIGNED
MAR 11 2004
JOHN R. WHITEHEAD
KNOX COUNTY
PROPERTY ASSESSOR
BY

OWNER:
STEVE PRICE
900 TATE TROTTER ROAD
POWELL, TN 37849
PHONE: (865) 947-4855

SURVEYOR:
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

Instr:200403120085102 Page: 1 OF 1
REC'D FOR REC 03/12/2004 1:23:39PM
RECORD FEE: $17.00
M. TAX: $0.00 T. TAX: $0.00

GARRETT MITCHELL TUCK
REGISTERED LAND SURVEYOR
No. 1947
STATE OF TENNESSEE
3-9-04

FINAL PLAT OF MENDONHALL ESTATES - UNIT 1

DIST NO. SIX KNOX CO., TN	SCALE 1"= 100'	DRAWN BY AGK/GMT
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 03/09/04	PROJECT NUMBER 03076	