

**LEGEND**

- EIP EXISTING IRON PIN
- IPS IRON PIN SET
- WM WATER METER
- WV WATER VALVE
- ↑ SIGN
- ⊕ P/T POWER/TELEPHONE
- ⊕ UTILITY POLE
- ⊕ FP FENCE POST
- TREE
- ▭ DRAINAGE EASEMENT

I, the undersigned owner of the property shown herein, hereby adopt this as my plan of subdivision and dedicate the interests of each lot shown hereon forever and hereby certify that I am the owner in fee simple of the property shown on this plan and further certify that I have the right to dedicate the right-of-way and/or grant easements as shown on this plan and further certify that all restrictive covenants, if any, which apply to the lots are either shown on the plan or are referred to herein with copies of the referred-to covenants filed with the Knox County Register of Deeds.

SIGNATURE: *[Signature]* DATE: 5-24-02

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 WHICH HAVE BEEN ADOPTED, 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 BENCHMARK UPON COMPLETION OF THE SUBDIVISION.

SIGNATURE: *Mark Lunn* DATE: 1996

TENNESSEE CERTIFICATE NO. 1996

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:1600

SIGNATURE: *Mark Lunn* DATE: 1996

TENNESSEE REG. NO. 1996

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF SANITARY SEWERS AND THE ADOPTION OF ALL APPLICABLE REGULATIONS WHICH SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

SIGNATURE: *Donna News* DATE: 5-17-02

KNOX COUNTY HEALTH DEPARTMENT

ZONING DISTRICT 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: 5-6-02 BY: *[Signature]*

SUBDIVISION NAMES AND STREET NAMES CONTAINED HEREIN ARE APPROVED DATE: 5-17-2002

BY: *[Signature]* METROPOLITAN PLANNING COMMISSION

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

SIGNATURE: *Mike Lane-CC* DATE: 5-17-2002

KNOX COUNTY REGISTER

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 RETENTION AGREEMENTS.

SIGNATURE: *Deo Calanesia* DATE: 5/16/02

DEPT.: *Engineering + Public Works* TITLE: *Hydrologist*

I, THE UNDERSIGNED, HEREBY CERTIFY BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION AND STABILIZATION OF ALL DRAINAGE STRIPES AS SHOWN ON THIS DRAINAGE PLAN WHICH HAVE BEEN APPROVED IN ACCORDANCE WITH REGULATIONS WHICH A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL OF THE FINAL PLAN.

SIGNATURE: *Deo Calanesia* DATE: 5/16/02

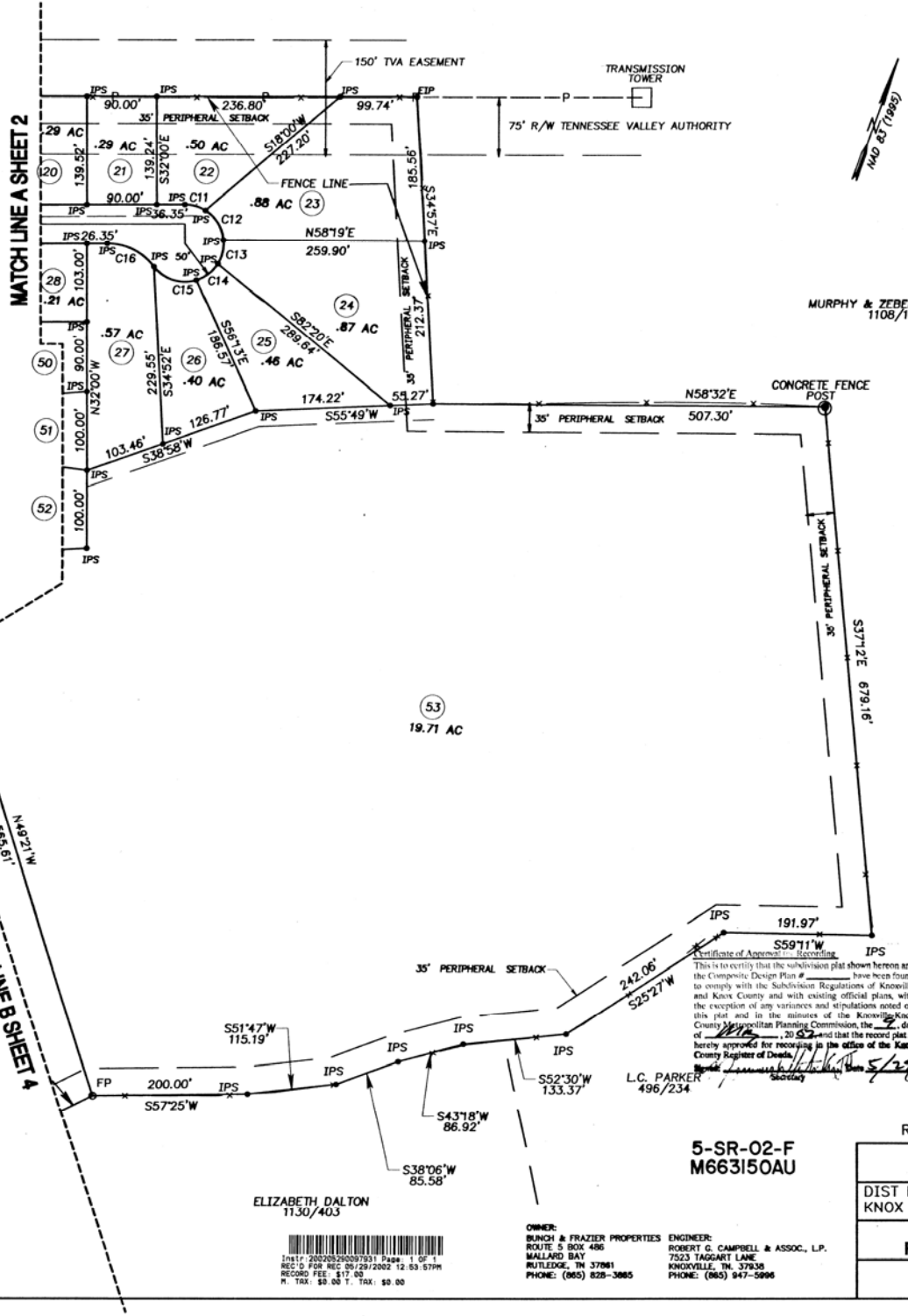
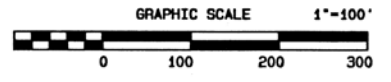
DEPT.: *Engineering + Public Works* TITLE: *Hydrologist*

CURVE TABLE			
C11: S73°55'W	CH=27.45'	L=27.81'	R=50.00'
C12: N63°34'W	CH=44.74'	L=46.39'	R=50.00'
C13: N18°34'W	CH=31.60'	L=32.15'	R=50.00'
C14: S20°19'W	CH=34.96'	L=35.71'	R=50.00'
C15: S75°57'W	CH=57.60'	L=61.38'	R=50.00'
C16: S84°33'W	CH=67.08'	L=69.55'	R=75.00'

**NOTES:**

- 1) IRON PINS AT ALL CORNERS WITH EXISTING IRON PINS (EIP) AS SHOWN ON MAP. ALL OTHERS SET BY ROC
- 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' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED
- 4) THIS PROPERTY IS ZONED PR
- 5) SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE 300' REQUIREMENT OF THE MINIMUM SUBDIVISION REGULATIONS
- 6) ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY
- 7) REVISION TO UNIT I IS TO SHOW REVISED DRAINAGE EASMENTS
- 8) VARIANCE APPROVED AT THE MAY 9, 2002 MPC MEETING TO OBTAIN A 14% ROAD SLOPE

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



MURPHY & ZEBEDA ROBERTS  
1108/127



Certificate of Approval - 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 \_\_\_\_\_ day of \_\_\_\_\_, 2002, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds, \_\_\_\_\_ Date: 5/23/02

L.C. PARKER  
496/234

5-SR-02-F  
M663150AU

CLT MAP: 41  
PARCELS: 44  
CLT MAP: 41-P-A  
PARCELS: 1-48  
DEED BOOK: 1696 PAGE: 558  
INST # 200011060031668  
PLAT INST # 200105140078532  
NUMBER OF LOTS: 74  
TOTAL ACREAGE: 74.32 AC  
ZONING: PR

SHEET THREE OF FOUR

CHESTNUT RIDGE UNIT II & REVISION OF CHESTNUT RIDGE UNIT I

FINAL PLAT OF CHESTNUT RIDGE SUBDIVISION		
DIST NO. EIGHT KNOX CO., TN.	SCALE 1" = 100'	DRAWN BY A.G.K.
SURVEYED BY <b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b>		
DATE 4-12-02	PROJECT NUMBER 00110	

ELIZABETH DALTON  
1130/403



OWNER:  
BLUNCH & FRAZIER PROPERTIES  
ROUTE 5 BOX 486  
MALLARD BAY  
RUTLEDGE, TN 37681  
PHONE: (865) 828-3885

ENGINEER:  
ROBERT G. CAMPBELL & ASSOC., L.P.  
7523 TAGGART LANE  
KNOXVILLE, TN 37939  
PHONE: (865) 947-5996

COUNTERSIGNED  
MAY 29 2002  
KNOX COUNTY REGISTER