

CERTIFICATE OF EXEMPT PLAT

I certify that this plat qualifies under the provisions of Section 13-3-401 of the Tennessee Code, Annotated and is exempt from the requirements of the Knoxville/Knox County Minimum Subdivision Regulations, because (a) no new street or utility construction is required, and (b) all resultant tracts are five (5) acres or greater in size.

Surveyor: Tennessee Certificate No. 1332

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1	024°17'20"	429.54'	92.43'	182.09'	S 88°55'19" E 180.73'
C2	011°44'48"	578.18'	59.48'	118.54'	S 40°10'11" E 118.33'
C3	009°16'13"	653.05'	52.95'	105.66'	S 56°01'43" E 105.55'
C4	010°21'55"	653.05'	59.23'	118.14'	S 65°50'47" E 117.98'
C5	027°19'41"	395.63'	96.18'	188.70'	S 43°19'00" E 186.92'
C6	026°14'28"	435.63'	101.54'	199.52'	N 43°58'29" W 197.78'
C7	019°09'01"	613.05'	103.42'	204.90'	N 61°43'21" W 203.95'

LINE TABLE

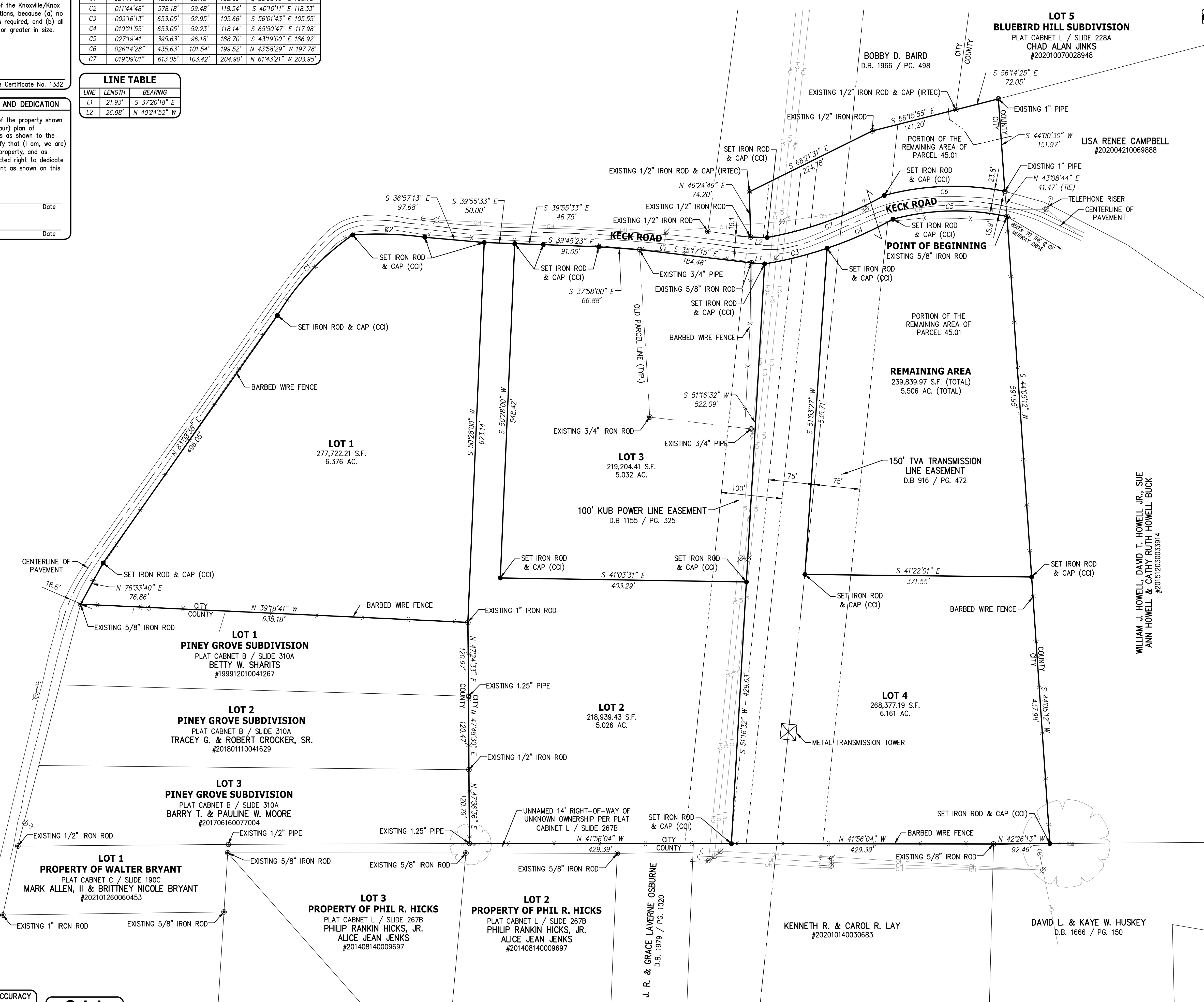
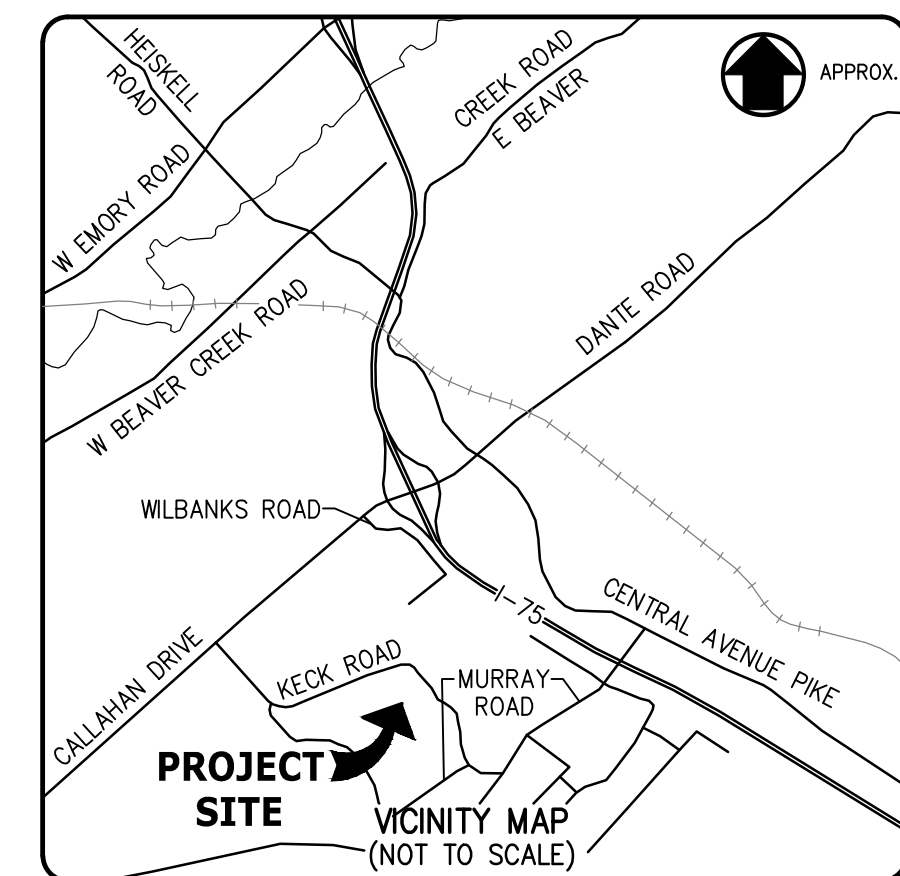
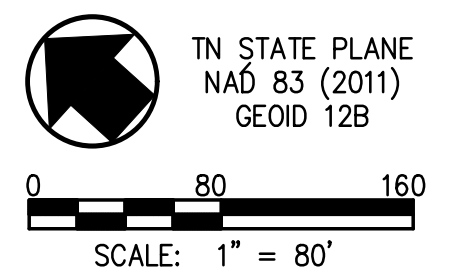
LINE	LENGTH	BEARING
L1	21.93'	S 37°20'18" E
L2	26.98'	N 40°24'52" W

CERTIFICATE OF OWNERSHIP AND DEDICATION

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner's Printed Name: _____ Date: _____

Owner's Signature: _____ Date: _____



- NOTES:**
- OWNERSHIP AND REFERENCE
PARCEL 45.01
 WILBANKS, LLC
 P.O. BOX 50730
 KNOXVILLE, TENNESSEE 37950-0730
 TAX MAP 068, PARCEL 45.01
 DEED REFERENCE: #200601270063768
PARCEL 45.02
 WILBANKS, LLC
 6621 WILBANKS ROAD
 KNOXVILLE, TENNESSEE 37912
 TAX MAP 068, PARCEL 45.02
 DEED REFERENCE: #200601270063769
 - TOTAL AREA (4) LOTS AND THE REMAINING AREA OF PARCEL 45.01: 1,224,083.21 S.F. / 28.101 AC.
 - DATE OF FIELD SURVEY: FEBRUARY 3, 2023
 - SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY PER FEMA MAPPING OF KNOX COUNTY, TENNESSEE. COMMUNITY PANEL NO: 47093C01386 DATED 8/5/2013.
 - PROPERTIES ARE ZONED AGRICULTURAL DISTRICT (A). THE REQUIRED SETBACKS ARE TO BE IN ACCORDANCE WITH THE CURRENT ZONING REGULATIONS.
 - THE PURPOSE OF THIS PLAT IS TO CREATE FOUR NEW LOTS FROM PARCEL 45.02 AND A PORTION OF PARCEL 45.01.
 - THIS PLAT IS CREATED 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.

LEGEND

	OVERHEAD UTILITIES
	POWER EQUIPMENT
	GUY WIRE
	LIGHT POLE
	POWER METER
	POWER POLE
	FENCELINE
	TREE

REVISIONS	DATE

CANNON & CANNON INC
 CONSULTING ENGINEERS · FIELD SURVEYORS
 TEL 865.670.8555 | 8550 Kingston Pike
 WWW.CANNON-CANNON.COM | Knoxville, TN 37919

WILBANKS, LLC
 10142 PARKSIDE DRIVE, SUITE 300
 KNOXVILLE, TENNESSEE 37922
 865-219-7330

FINAL PLAT OF KECK ROAD SUBDIVISION
 KECK ROAD
 DISTRICT 6, WARD 39, BLOCK 39960
 KNOXVILLE, TENNESSEE

EXEMPT PLAT

CCI PROJECT NO.	01555-0000
DRAWING DATE	MARCH 10, 2023
PM	RGL PC SP
DRAWN	JDW FR --

1555-00

CERTIFICATE OF CLASS AND 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 1:15,000 as shown thereon.

Tenn. Reg. No. 1332



WILLIAM J. HOWELL, DAVID T. HOWELL, JR., SUE ANN HOWELL & CATHY RUTH HOWELL BUCK
 #201512030038914