

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
(LWE)

THE
UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT
AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO
THE PUBLIC USE FOREVER AND HERETOFOR THAT (LWE) 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 THE PLAT. I FURTHER CERTIFY THAT ALL
RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER
SHOWN ON THE PLAT OR ARE REFERRED TO THEREON, WITH COPIES OF
THE REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER
OF DEEDS.

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

ZONING SHOWN ON OFFICIAL MAP _____

DATE _____ BY _____

NOTES:
NEW IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

ZONING: RA
SETBACKS: 35' FRONT, 8' SIDE (1 STORY) , 25' REAR

UTILITY AND DRAINAGE EASEMENT: 10' INSIDE ALL EXTERIOR LOT LINES AND 5'
INSIDE ALL INTERIOR LOT LINES.

JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE
MAINTAINED BY THE COUNTY.

JOINT PERMANENT EASEMENT WILL ALSO SERVE AS A DRAINAGE AND UTILITY
EASEMENT.

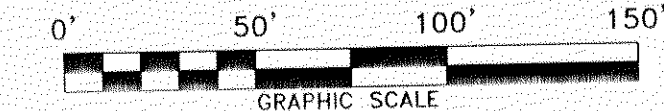
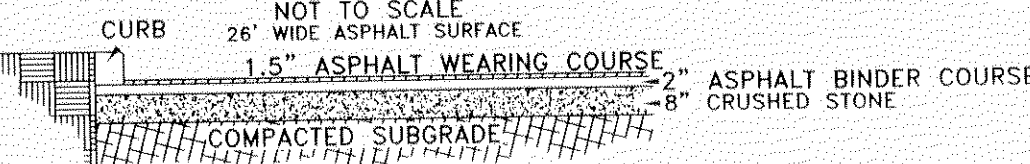
J.P.E. GRADE IS LESS THAN 12%.

PROPERTY CONSISTS OF 5 LOTS WITH A TOTAL AREA OF 1.46 ACRES PLUS
0.65 ACRE OF J.P.E., 2.11 TOTAL ACRES.

ALL PROPOSED BUILDINGS ARE 28'X56' UNLESS OTHERWISE NOTED.

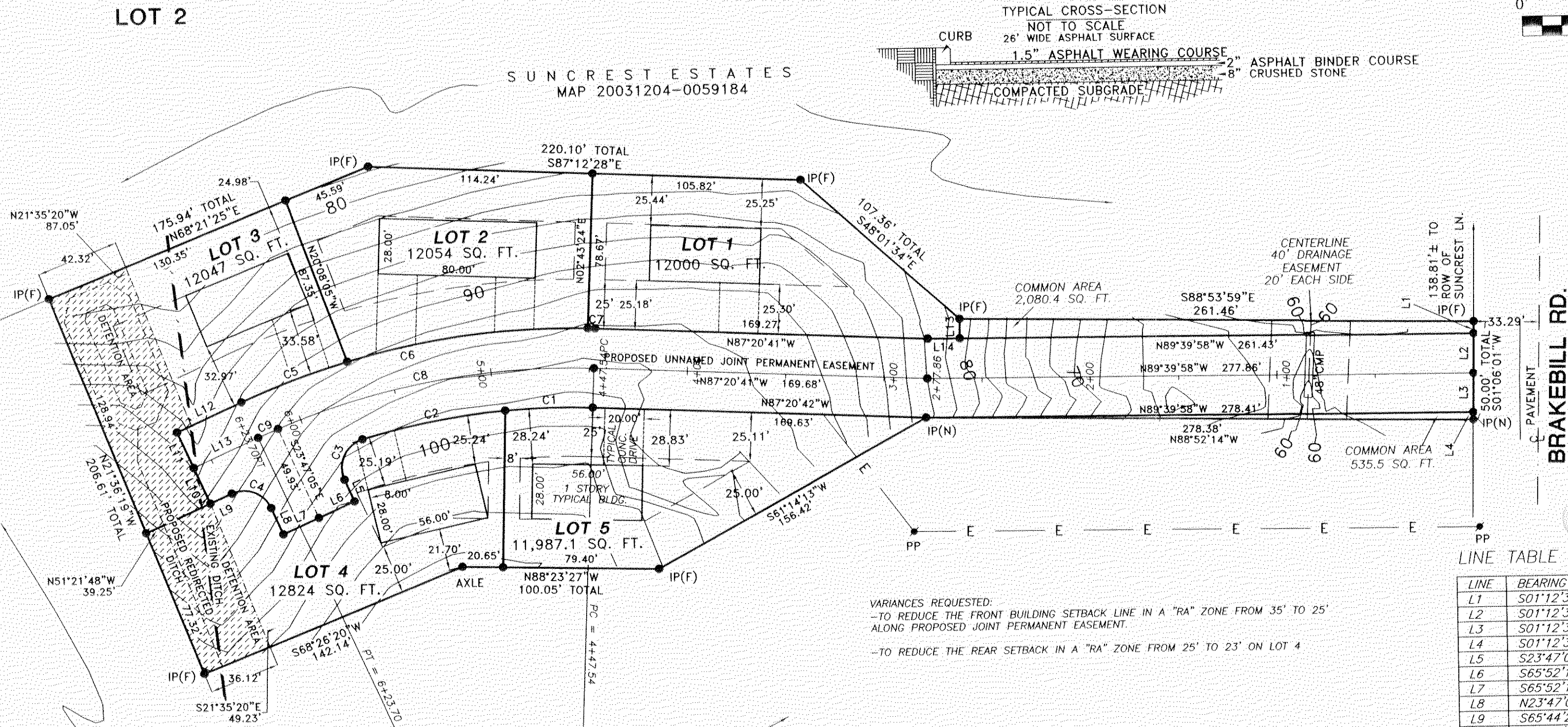
OWNER:
UNDERWOOD BROTHERS PROPERTIES
MARK UNDERWOOD
524 CARTER SCHOOL RD.
STRAWBERRY PLAINS, TN. 37871
PH: 865-932-3410

TYPICAL CROSS-SECTION
NOT TO SCALE



LEGEND

- IP IRON PIN
- (F) FOUND
- (S) SET
- WV WATER VALVE
- FH FIRE HYDRANT
- WM WATER METER
- E.O.P. EDGE OF PAVEMENT
- U/G UNDERGROUND
- O/H OVERHEAD
- MON. MONUMENT
- CONC. CONCRETE
- ELEV. ELEVATION
- CK. CREEK
- PT. POINT
- ELEC. ELECTRIC
- TELE. TELEPHONE
- APPROX. APPROXIMATE
- SSMH SANITARY SEWER
- MANHOLE
- INACCESSIBLE POINT IN CREEK



VARIANCES REQUESTED:
-TO REDUCE THE FRONT BUILDING SETBACK LINE IN A "RA" ZONE FROM 35' TO 25'
ALONG PROPOSED JOINT PERMANENT EASEMENT.
-TO REDUCE THE REAR SETBACK IN A "RA" ZONE FROM 25' TO 23' ON LOT 4

LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°12'37"W	6.09'
L2	S01°12'37"W	20.00'
L3	S01°12'37"W	20.00'
L4	S01°12'37"W	3.85'
L5	S23°47'05"E	12.72'
L6	S65°52'15"W	20.00'
L7	S65°52'15"W	20.00'
L8	N23°47'05"W	14.92'
L9	S65°44'24"W	12.00'
L10	N24°15'36"W	20.00'
L11	N24°15'36"W	20.00'
L12	N65°44'24"E	36.23'
L13	N65°44'24"E	36.23'
L14	S89°39'58"E	16.33'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	354.98'	44.68'	44.65'	N89°02'59"E	22.37'
C2	354.99'	74.18'	74.04'	N79°27'31"E	37.23'
C3	15.00'	25.46'	22.51'	N24°50'38"E	17.03'
C4	15.00'	23.69'	21.30'	S69°01'20"E	15.12'
C5	395.00'	57.76'	57.71'	N69°55'45"E	28.93'
C6	395.00'	124.08'	123.57'	N83°07'03"E	62.56'
C7	393.13'	3.71'	3.71'	S87°36'54"E	1.86'
C8	375.00'	176.16'	174.54'	N79°11'51"E	89.74'
C9	375.00'	11.06'	11.06'	N66°35'06"E	5.53'

BIVINS
WD. 20000714-0002992
LOT 1R2
THE JAMES B. MCLEMORE ESTATE
RESUB.
MAP 20000621-0042171



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 MONUMENTS WERE IN PLACE
ON THE

3RD DAY OF, AUGUST 2006.

EDDY R. GARRETT, RLS NO. 1544

CERTIFICATION OF CONCEPT PLAN:
I hereby certify that I am a registered land surveyor, licensed to
practice surveying under the laws of the State of Tennessee. I
further certify that the plan and accompanying drawings, documents,
and statements conform to all applicable provisions of the
Knoxville/Knox County Subdivision Regulations except as has been
itemized and described in a report filed with the Metropolitan Planning
Commission.

EDDY R. GARRETT, RLS #1544 Dated 08/03/06

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE
ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY
IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. I HEREBY CERTIFY THAT
THIS IS A CATEGORY 1 SURVEY AND THE RATIO PRECISION OF THE
UNADJUSTED SURVEY IS GREATER THAN
1:15,000 AS SHOWN THEREON.

EDDY R. GARRETT, RLS NO. 1544

SUBDIVISION NAME AND STREET NAME CONTAINED HEREIN REVIEWED AND
APPROVED. DATE _____
BY _____

KNOXVILLE KNOX COUNTY
METROPOLITAN PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED
SUBJECT TO THE INSTALLATION OF THE SANITARY SEWERS AND TREATMENT
FACILITIES AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH
STATE AND LOCAL REGULATIONS.

DATE _____

KNOX COUNTY HEALTH DEPARTMENT

INSPECTION OF JOINT PERMANENT EASEMENT (JPE) IMPROVEMENTS:

I THE UNDERSIGNED HEREBY CERTIFY THIS SUBDIVISION HAS BEEN
INSPECTED AND ALL JPE IMPROVEMENTS HAVE BEEN COMPLETED IN
A MANNER THAT MEETS ALL COUNTY STANDARDS AND SPECIFICATIONS.

SIGNED _____

DEPT. _____

DATED _____

TITLE _____

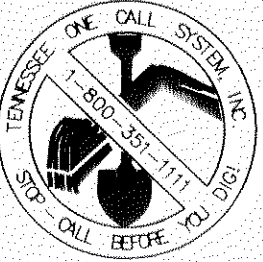
MARK AND LISA UNDERWOOD
AND
LYNN AND EMILY UNDERWOOD

CONCEPT PLAN FOR:
DISTRICT 8 COUNTY OF KNOX, TENNESSEE
LOT NO. 2 IN "THE JAMES B. MCLEMORE ESTATE"
PROPERTY ADDRESS 317 BRAKEBILL RD.
MAP BOOK _____ PAGE _____ MAP CAB. "P" SLIDE 174-B
TAX MAP 72-D GROUP C PARCEL 2.00
WARRANTY DEED BK. 2296 PAGE 925
BEARING BASE PLAT

SCALE 1"=50' DATE 08/03/06 DRAWN BY ggb DRAWING NO. 06-175

GARRETT & ASSOCIATES
EDDY R. GARRETT RLS #1544

4839 SHADY RD.
STRAWBERRY PLAINS, TN 37871
PHONE: (865)-933-5622
FAX: (865)-933-1277



11-SE-06C
11-H-0601
10/2/06