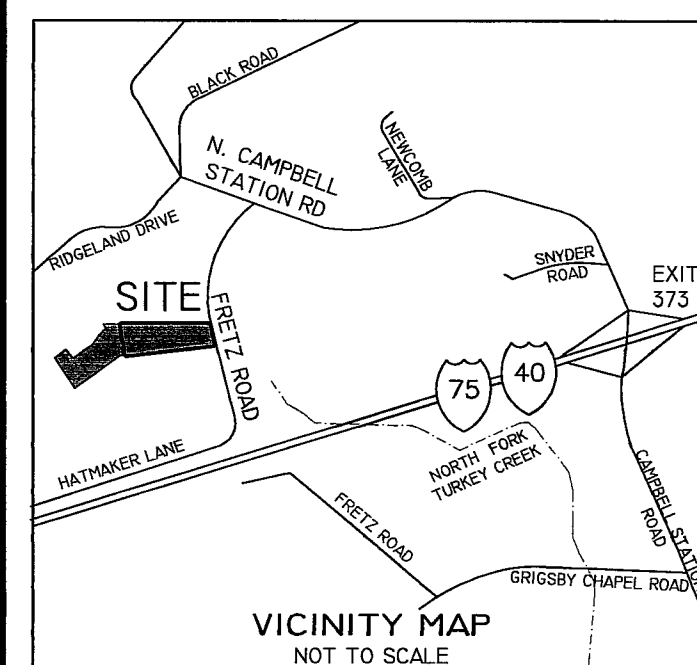
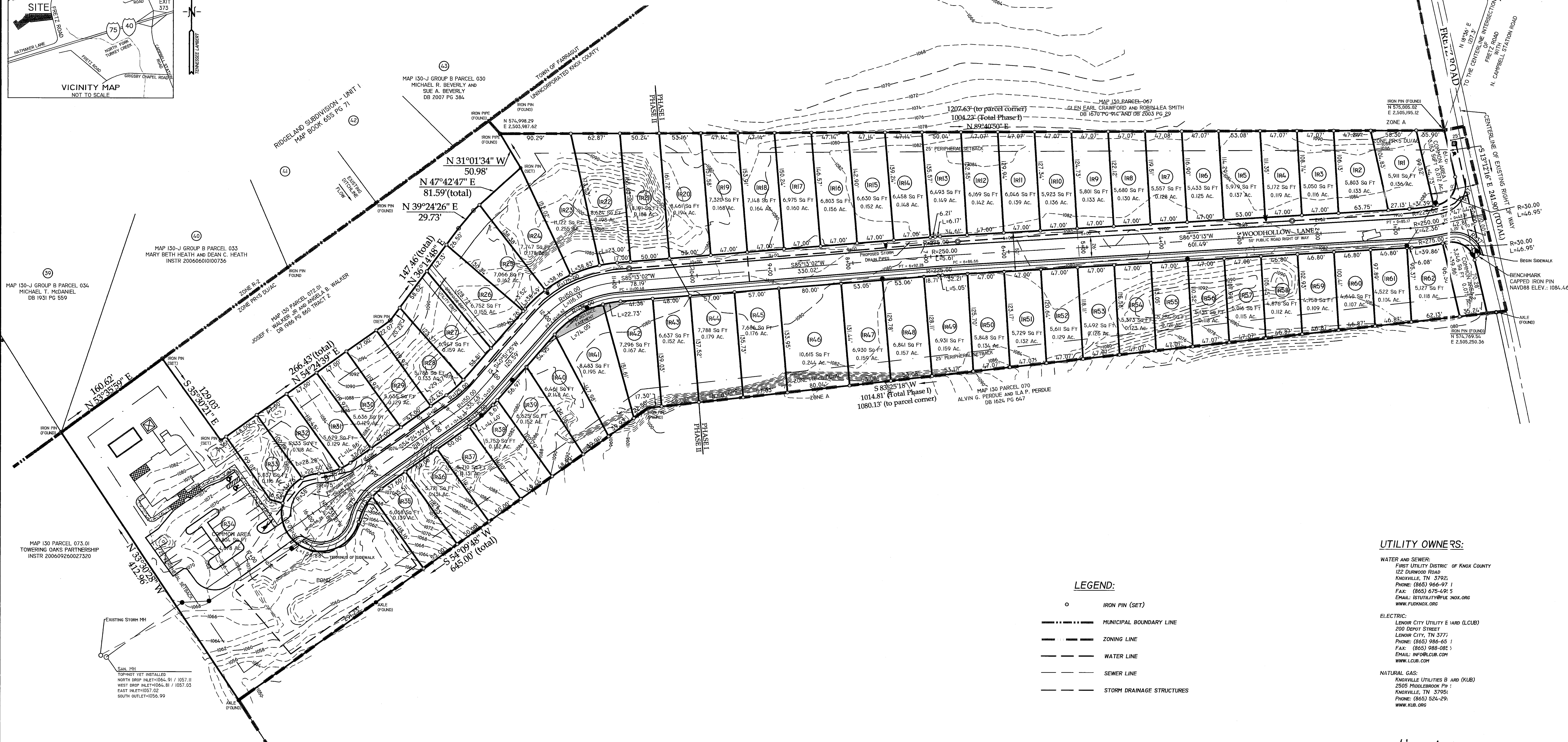




NORTH FOR THIS SURVEY AND MAP IS TENNESSEE LAMBERT
GRID NORTH BASED ON GPS POSITION DERIVED FROM T.D.O.T.
H.A.R.N. STATION GPS 21.
POSITION CO-ORDINATES SHOWN ARE REDUCED TO GRID
DATUM. REFERENCE IS NORTH AMERICAN DATUM
1983(NRSR2007).
DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.
NOT REDUCED TO GRID DATUM AND NO GEODETIC
CORRECTIONS WERE APPLIED.

VICINITY MAP
NOT TO SCALE



LEGEND:

- IRON PIN (SET)
- MUNICIPAL BOUNDARY LINE
- ZONING LINE
- WATER LINE
- SEWER LINE
- STORM DRAINAGE STRUCTURES

UTILITY OWNERS:

WATER AND SEWER:
FIRST UTILITY DISTRICT OF KNOX COUNTY
122 CUMWOOD ROAD
KNOXVILLE, TN 37922
PHONE: (865) 966-9711
FAX: (865) 675-4915
EMAIL: 1STUTILITY@FUDK.KNOX.ORG
WWW.FUDKNOX.ORG

ELECTRIC:
LENOIR CITY UTILITY BOARD (LCUB)
200 DEPOT STREET
LENOIR CITY, TN 37777
PHONE: (865) 986-6511
FAX: (865) 988-0885
EMAIL: INFO@LCUB.COM
WWW.LCUB.COM

NATURAL GAS:
KNOXVILLE UTILITIES BOARD (KUB)
2505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37955
PHONE: (865) 624-2291
WWW.KUB.ORG

11-SA-10-C
10-6-10
REVISED

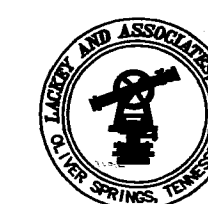


CERTIFICATION OF CLASS AND ACCURACY OF SURVEY:
I hereby certify that this is a Category 1 Survey and the
Ratio of Precision of the Unadjusted Survey is 1:10,000
as Shown Thereon.
Eugene Lackey
Tennessee Certificate Number 411

OWNER INFORMATION:
BRANDYWINE AT TURKEY CREEK, LLC
c/o BRUCE MATZEL, MANAGING PARTNER
1411 STATE HIGHWAY 35 NORTH
OCEAN, NEW JERSEY 07712
PHONE: (865) 441-5042

GENERAL NOTES:

- SUBJECT PROPERTY IS OWNED BY BRADYWINE AT TURKEY CREEK, LLC AND IDENTIFIED AS PART OF MAP 130 PARCEL 068 AS RECORDED AND PREVIOUSLY DEFINED IN INSTRUMENTS 200909240021848, 200210250035991 AND 201006230079726 IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.
- SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON FEMA FIRM MAP NUMBER 47093C0239F BEARING AN EFFECTIVE DATE OF MAY 2, 2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- ELEVATIONS ARE BASED ON NAVD83 DATUM DERIVED FROM TENNESSEE DEPARTMENT OF TRANSPORTATION HIGH ACCURACY REFERENCE NETWORK STATION GPS 21 WHICH HAS AN ELEVATION 993.76 AND HAS A TENNESSEE LAMBERT GRID LOCATION OF NORTH = 602,852.04 AND EAST = 2,507,430.02
- TOTAL AREA OF BRANDYWINE AT TURKEY CREEK SUBDIVISION IS 12.859 ACRES ± WHICH INCLUDES 62 LOTS, 2 COMMON AREAS AND A DEDICATED PUBLIC ROADWAY. REFERENCE PRIOR MPC FILE NUMBERS 2-B-09-UR AND 2-SA-09-C FOR PREVIOUSLY APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE ON REVIEW.
- PROPERTY IS SUBJECT TO A STANDARD UTILITY AND DRAINAGE EASEMENT OF 10' INSIDE ALL EXTERIOR LOT LINES AND RIGHTS OF WAY AND 5' INSIDE ALL INTERIOR LOT LINES.
- PROPERTY IS ZONED PR-5 DU/AC. MINIMUM BUILDING SETBACKS ARE 20' FROM FRONT, 5' FROM SIDE, AND 25' FROM REAR/PERIPHERY BOUNDARY.
- CONTOURS SHOWN ARE BASED ON FIELD DATA OBSERVED ON AUGUST 30, 2010



GRAPHIC SCALE
1 inch = 60 feet

SURVEY BY:
LACKEY AND ASSOCIATES, INC.
214 MAIN STREET
OLIVER SPRINGS, TN 37840
PHONE: (865) 435-7663
FAX: (865) 435-1033
EMAIL: rls411@bellsouth.net
SCALE: 1 INCH = 60 FEET
DATE: SEPTEMBER 27, 2010
DRAWING NO. 10-549-R1
REVISION 1, OCTOBER 26, 2010; ADDRESSED MPC COMMENTS.

CONCEPT PLAN OF:
BRANDYWINE AT TURKEY CREEK
PHASES I AND II
SIXTH CIVIL DISTRICT - KNOX COUNTY, TENNESSEE
PART OF MAP 130 PARCEL 068
REFERENCE INSTRUMENTS 200909240021848,
200210250035991, 201006230079726 AND 201007280005606
KNOXVILLE - KNOX COUNTY MPC FILE # 11-SA-10-C