

**Certificate of Ownership and General 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: Perry Smith  
 Perry Smith Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

Taxes and Assessments  
 This is to certify that all property taxes and assessments due on this property

City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Addressing Department Certification**

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: \_\_\_\_\_

Zoning  
 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 \_\_\_\_\_

Date: \_\_\_\_\_

By \_\_\_\_\_

The Knox County Department of Engineering and Public Works hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Engineering Director \_\_\_\_\_

**Guarantee of Completion of Streets and Related Improvements.**

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Dept: \_\_\_\_\_

Title: \_\_\_\_\_

**Planning Commission Certification of Approval for Recording - Final Plat**

This is to certify that the subdivision plat shown hereon has 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 waivers noted on this plat and in the minutes of the Knoxville- Knox County Planning Commission, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that the record plat is hereby approved for recording in the office of the Knoxville Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Certification of Approval of Public Sanitary Sewer System - Major Subdivisions**

This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider \_\_\_\_\_

Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_

**Certification of Approval of Public Water System - Major Subdivisions**

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider \_\_\_\_\_

Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_

**Guarantee of Completion of Stormwater Facilities.**

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Dept: \_\_\_\_\_

Title: \_\_\_\_\_

**Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.**

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 this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, 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 Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the

Registered Land Surveyor \_\_\_\_\_

Tennessee License No. 1886

Date: \_\_\_\_\_

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C15	25.00'	39.90'	35.80'	S 60°50'20" E
C16	150.00'	46.75'	46.56'	S 03°36'36" W
C17	150.00'	135.90'	131.30'	S 38°29'34" W
C18	150.00'	22.35'	22.33'	S 68°42'54" W
C19	200.00'	30.93'	30.90'	S 00°53'18" E
C20	200.00'	55.82'	55.64'	S 11°32'14" W
C21	200.00'	55.82'	55.64'	S 27°31'42" W
C22	200.00'	55.82'	55.64'	N 43°31'11" E
C23	200.00'	55.82'	55.64'	S 59°30'39" W
C24	200.00'	19.33'	19.32'	N 70°16'30" E
C25	25.00'	38.64'	34.91'	S 29°09'40" W

LINE	BEARING	DISTANCE
L9	N 07°44'30" E	28.31'
L10	N 05°19'06" W	14.09'
L11	S 05°19'06" E	45.91'
L12	S 05°19'06" E	41.47'
L13	S 73°26'11" W	13.66'
L14	N 73°37'59" E	9.07'
L15	N 05°13'18" W	7.84'
L16	S 73°00'13" W	20.59'
L17	S 73°00'13" W	26.72'
L18	N 72°47'07" E	33.28'
L19	N 72°44'45" E	14.18'
L20	S 67°03'24" W	23.85'
L21	N 73°26'11" E	25.72'
L22	N 74°53'08" E	40.00'
L23	S 05°19'06" E	20.32'
L24	S 05°19'06" E	39.68'
L25	S 05°19'06" E	27.38'
L39	N 73°26'11" E	100.03'
L42	N 75°13'11" E	50.00'

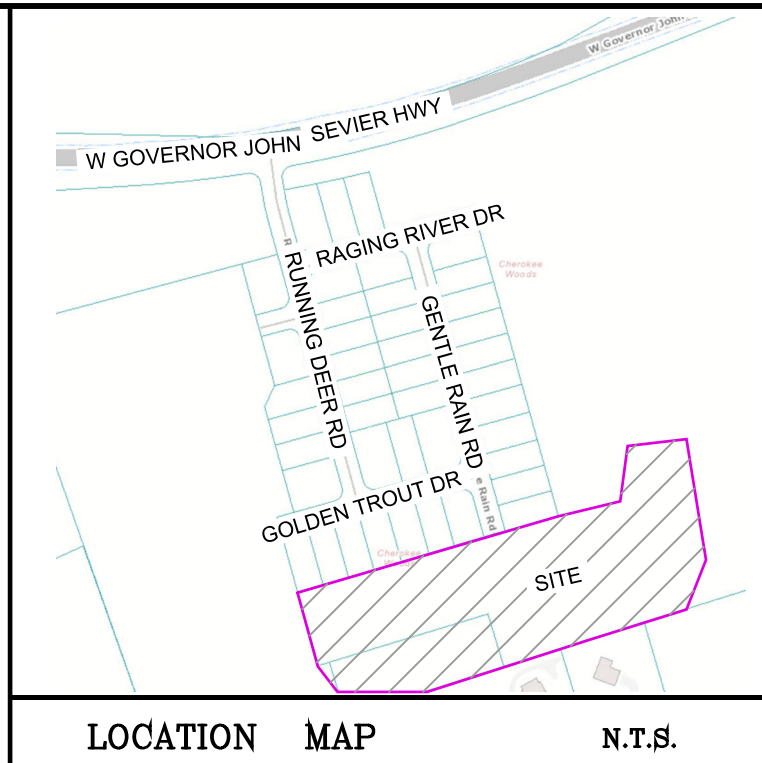
REMAINING PROPERTY & FUTURE DEVELOPMENT  
 13.89 AC  
 605,177 S.F.



NOTE:  
 THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111  
 CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE CONFIRMATION NUMBER.

**LEGEND**

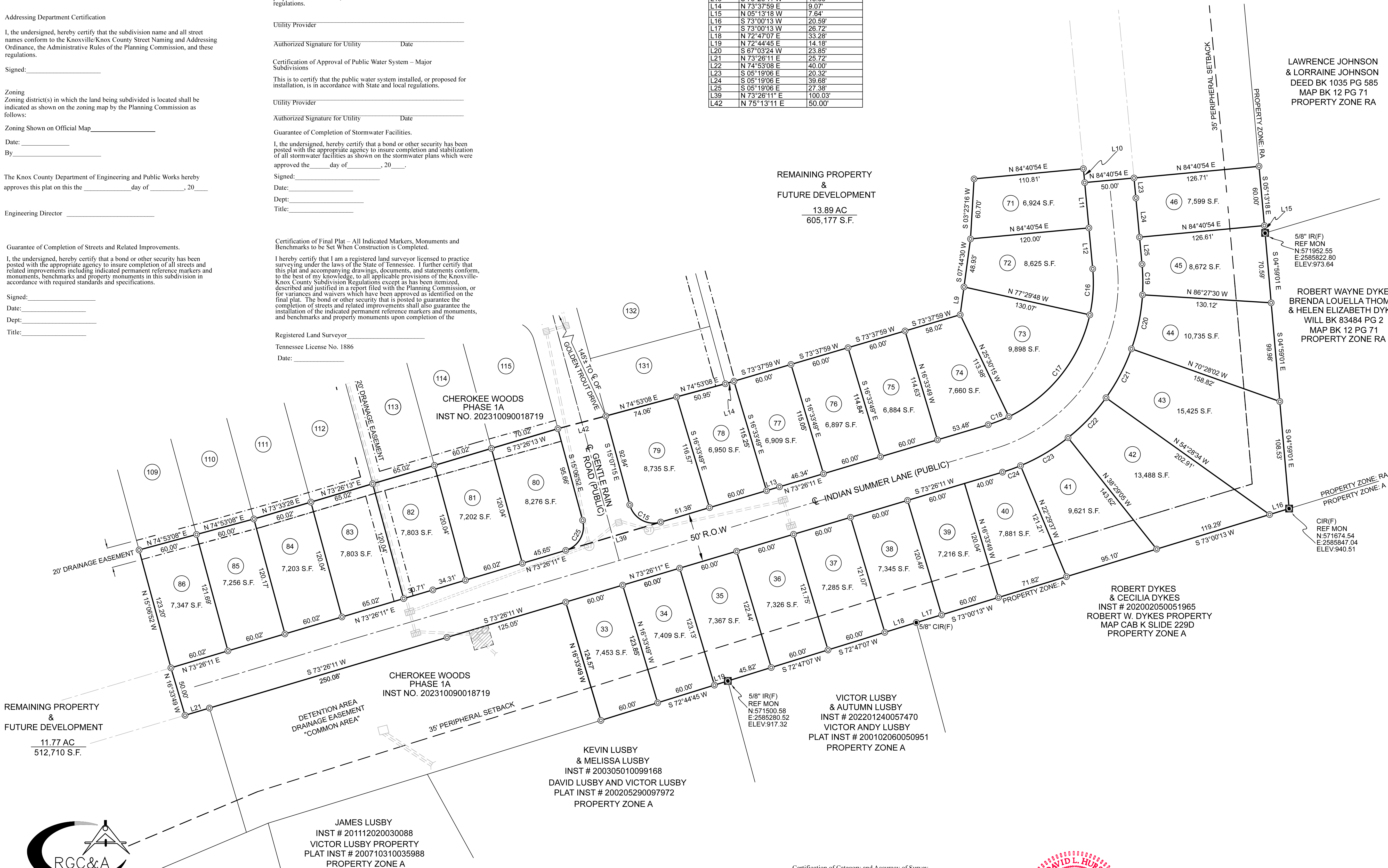
- IR(F) IRON PIN FOUND
- IR(S) IRON PIN SET
- REFERENCE MONUMENT
- (R) RECORDED DATA
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- UP UTILITY POLE
- AC AIR CONDITIONER PAD
- LS LIGHT STANDARD
- WV WATER VALVE
- WM WATER METER
- HYDRANT
- CI CURB INLET
- SM SEWER MANHOLE
- SD STORM DRAIN MANHOLE
- CB CATCH BASIN
- WMH WATER MANHOLE
- CO CLEAN-OUT



OWNER  
 CHEROKEE LANDING DEVELOPMENT LLC  
 2139 NEW ERA RD  
 SEVIERVILLE, TN 37862  
 (865) 805-2946

LAWRENCE JOHNSON & LORRAINE JOHNSON  
 DEED BK 1035 PG 585  
 MAP BK 12 PG 71  
 PROPERTY ZONE RA

- NOTES:
- EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
  - STANDARD UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
  - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH
  - PROPERTY IS ZONED PR. SETBACKS AS FOLLOWS: FRONT 20', SIDE 5', REAR IS 15' UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK.
  - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF THE CONCEPT PLAN & USE ON REVIEW, REFER TO PLANNING FILE 7-SC-20-C & 7-C-20-UR, APPROVAL DATE (9/9/2020).
  - PLAT CONSIST OF 7.18 ACRES INTO 30 LOTS, PUBLIC STREETS, AND FUTURE DEVELOPMENT AREA.
  - AN HOA HAS BEEN ESTABLISHED AND RECORDED BY INST NO. 202310090018720
  - MAINTENANCE AGREEMENT AND OPERATIONS AND MAINTENANCE PLAN AS RECORDED IN INST NO 202310040017922
  - PROPERTY WAS FORMERLY PLATTED AS THE GREEN BRIAR RETIREMENT COMMUNITY.
  - THE DEVELOPER HAS USED REASONABLE MEANS TO NOTIFY THE OPERATOR OF THE PIPELINE TO VERIFY THE LOCATION OF THE PIPELINE AND THE PIPELINE EASEMENT. THE DEVELOPER HAS REVIEWED, OR ATTEMPTED TO REVIEW, PRELIMINARY INFORMATION ABOUT THE PROPOSED DEVELOPMENT WITH THE PIPELINE OPERATOR.
  - ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
  - SITE DISTANCE IS ADEQUATE PER SUBDIVISION REGULATIONS (SECTION 3.04.J).



REMAINING PROPERTY & FUTURE DEVELOPMENT  
 11.77 AC  
 512,710 S.F.

KEVIN LUSBY & MELISSA LUSBY  
 INST # 200305010099168  
 DAVID LUSBY AND VICTOR LUSBY  
 PLAT INST # 20020529009792  
 PROPERTY ZONE A

VICTOR LUSBY & AUTUMN LUSBY  
 INST # 202201240057470  
 VICTOR ANDY LUSBY  
 PLAT INST # 200102060050951  
 PROPERTY ZONE A

ROBERT DYKES & CECILIA DYKES  
 INST # 202002050051965  
 ROBERT W. DYKES PROPERTY  
 MAP CAB K SLIDE 229D  
 PROPERTY ZONE A

ROBERT WAYNE DYKES  
 BRENDA LOUELLA THOMAS & HELEN ELIZABETH DYKES  
 WILL BK 83484 PG 2  
 MAP BK 12 PG 71  
 PROPERTY ZONE RA

Certification of Category 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 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor  
 Tennessee License No. 1886



Knox County Property Assessor \_\_\_\_\_ Date \_\_\_\_\_

**CHEROKEE WOODS**

9th CIVIL DISTRICT, KNOX COUNTY, TENNESSEE  
 TAX MAP: 14B PARCEL: PART OF 001.00  
 ADDRESS: W GOVERNOR JOHN SEVIER  
 DEED REFERENCES: INST# 202110250033953  
 PLAT REFERENCE: INST# 201602230048835

APPROVED BY: D. HURST  
 DRAWN BY: D. HURST

FIELD DATE: 12-08-2021  
 DRAWING DATE: 12-17-2021  
 LAST REV. DATE: 11-21-2023

SCALE: 1" = 50'  
 PROJECT NUMBER: 20169

ROBERT G. CAMPBELL & ASSOCIATES, L.P.  
 CONSULTING ENGINEERS  
 KNOXVILLE, PIGEON FORGE & SEVIERVILLE, TENNESSEE  
 621 Wall Street  
 Sevierville, Tennessee 37862  
 Phone: (865) 429-4683 FAX: (865) 429-4684

