

COUNTY OWNERSHIP/DEDICATION
 KNOX COUNTY 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(S) PRINTED NAME:
 SIGNATURE(S):
 OWNER(S) PRINTED NAME:
 SIGNATURE(S):
 OWNER(S) PRINTED NAME:
 SIGNATURE(S):
 OWNER(S) PRINTED NAME:
 SIGNATURE(S):
 DATE:

TAXES
 THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.
 SIGNED:
 CITY TAX CLERK/DATE
 SIGNED:
 KNOX COUNTY TRUSTEE

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:
 ADDRESSING DEPARTMENT CERTIFICATION

ADDRESSING
 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:
 DATE:

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.30'	35.37'	N43°49'08"W	90°03'29.72"
C2	1380.00'	70.87'	70.86'	S85°59'15"W	2°56'33.06"
C3	1380.00'	30.00'	30.00'	S83°53'37"W	1°14'44.15"
C4	1380.00'	43.35'	43.35'	S82°22'15"W	1°47'59.88"
C5	1380.00'	46.01'	46.01'	S80°30'56"W	1°54'37.60"
C6	1380.00'	47.91'	47.91'	S78°33'56"W	1°59'21.52"
C7	1380.00'	13.28'	13.28'	S77°17'43"W	0°33'05.65"
C8	280.00'	57.30'	57.20'	S71°09'25"W	11°43'30.74"
C9	320.00'	8.75'	8.75'	N66°04'40"E	1°34'00.45"
C10	320.00'	46.26'	46.22'	N71°00'08"E	8°16'57.24"
C11	320.00'	10.48'	10.48'	N76°04'54"E	1°52'33.06"
C12	1420.00'	7.41'	7.41'	N77°10'09"E	0°17'56.91"
C13	1420.00'	35.01'	35.01'	N77°55'26"E	1°12'38.60"
C14	1420.00'	35.02'	35.02'	N79°14'09"E	1°24'47.27"
C15	1420.00'	35.17'	35.17'	N80°39'07"E	1°25'08.66"
C16	1420.00'	30.02'	30.02'	N81°58'02"E	1°12'40.05"
C17	1420.00'	35.78'	35.78'	N83°17'40"E	1°26'37.29"
C18	1420.00'	35.91'	35.91'	N84°44'27"E	1°26'56.37"
C19	1420.00'	49.41'	49.40'	N86°27'44"E	1°59'36.71"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°12'37"W	20.00'
L2	S01°12'37"W	29.94'
L3	S01°12'37"W	15.08'
L4	S01°12'37"W	10.02'
L5	S65°17'39"W	28.13'
L6	S65°17'39"W	4.63'
L7	S26°25'58"E	10.00'
L8	S63°34'02"W	20.00'
L9	N26°25'58"W	10.00'
L10	S26°25'58"W	10.00'
L11	N63°34'02"E	8.96'
L12	N63°34'02"E	4.70'
L13	N63°34'02"E	20.00'
L14	N86°22'04"E	21.70'

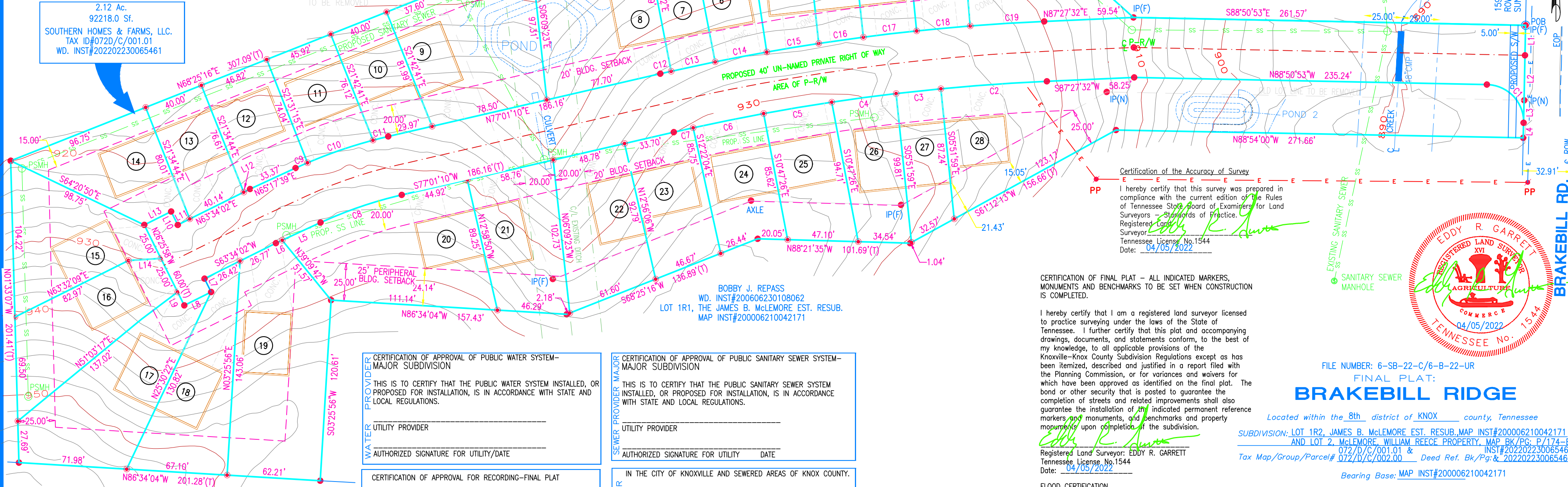
RESURVEYING PUBLIC WORKS CERTIFICATION
 I, THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THE PROPERTY.
 SEE DOCUMENT RECORDED AS INSTRUMENT NO. _____ IN THE OFFICE OF THE REGISTER OF DEEDS.
 CERTIFICATION BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
 THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THE DAY OF _____ 20____.
 ENGINEERING DIRECTOR

2.12 Ac.
 92218.0 Sf.
 SOUTHERN HOMES & FARMS, LLC.
 TAX ID#072D/C/001.01
 WD. INST#202202230065461

2.11 Ac.
 91784.5 Sf.
 SOUTHERN HOMES & FARMS, LLC.
 TAX ID#072D/C/002.0
 WD. INST#202202230065460

LOT 2
 SUNCREST ESTATES
 MAP INST# 20031204-0059184
 WD. INST#200312040059184

BOBBY J. REPASS
 WD. INST#200606230108062
 LOT 1R1, THE JAMES B. McLEMORE EST. RESUB.
 MAP INST#200006210042171



JAMES E. & MARTHA B. BELL
 WD. BINST#201110250022276

CERTIFICATION OF APPROVAL FOR 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 _____, 20____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.
 Date: _____
 Signed: _____ Secretary

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM-MAJOR SUBDIVISION
 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 _____

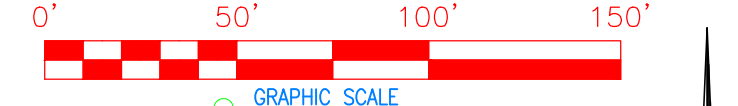
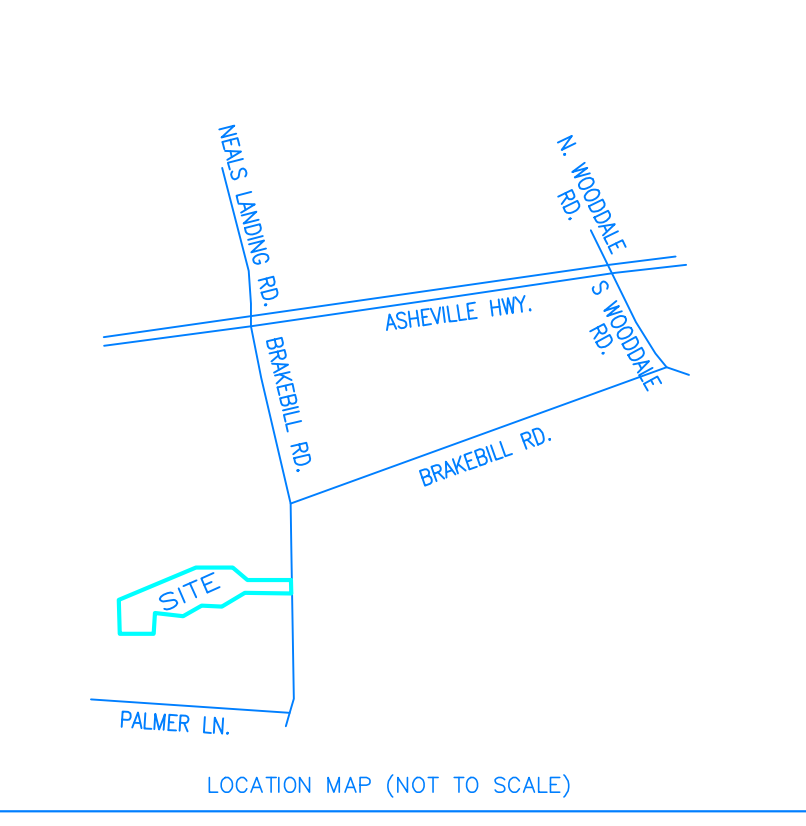
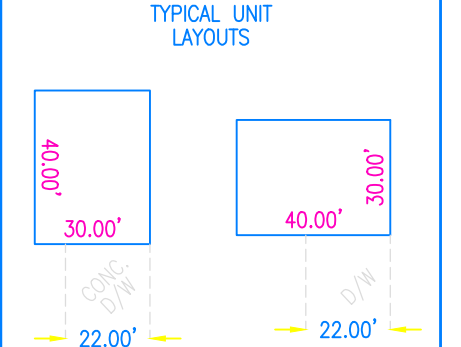
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM-MAJOR SUBDIVISION
 THIS IS TO CERTIFY THAT THE PUBLIC SANITARY SEWER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 UTILITY PROVIDER _____
 AUTHORIZED SIGNATURE FOR UTILITY DATE _____

CERTIFICATION OF APPROVAL 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 EXCEPTIONS OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON THIS THE _____ DAY OF _____, 20____, AND THAT THE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.
 SIGNED: _____
 DATE: _____

IN THE CITY OF KNOXVILLE AND SEWERED AREAS OF KNOX COUNTY.
 THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 KNOX COUNTY HEALTH DEPARTMENT
 DATE: _____

NOTES:
 1-ALL BUILDING (UNITS) ARE: 30 FT. X 40 FT. OR 40 FT. X 30 FT. HAVING 1,200 SQ. FT. AND A MINIMUM OF 10 FT. BETWEEN BUILDINGS.
 2-TOTAL AREA: 4.23 ACRES
 3-28 PROPOSED UNITS
 4-OWNER AND DEVELOPER: SOUTHERN HOMES & FARMS, LLC. 813 HUCKLEBERRY LN., STE. 2, KNOXVILLE, TN, 37924 MARK UNDERWOOD PH NO.: 865-679-6383
 5-ENGINEER: STEVE FORBES ADDRESS PH. NO.: 865-776-4123
 8. PROPERTY IS LOCATED WITHIN PLANNING ZONE "PR" (PENDING)
 7. SETBACKS: 25' PERIPHERAL UNLESS REDUCED BY VARIANCE. 20' FRONT YARD UNLESS REDUCED BY VARIANCE. 5' SIDE YARD
 8. ALL LOTS ARE TO HAVE ACCESS FROM THE INTERNAL STREET ONLY. 9. PRIVATE RIGHT OF WAY WILL BE CURBLESS. 10. UTILITY AND DRAINAGE EASEMENTS OF 10 FT. INSIDE ALL EXTERIOR BOUNDARY LINES AND RIGHT OF WAYS AND 5 FT. ALONG ALL INTERIOR LOT LINES EXCEPT UNDER BUILDINGS.

LEGEND
 ● IP IRON PIN
 (F) EXISTING MONUMENTATION FOUND
 (S) MONUMENTATION 1/2" IRON PIN SET NEW
 ◀ WM WATER METER
 ◀ EP ELECTRIC POLE
 ◀ SP ELECTRIC SERVICE POLE
 LOT # ORIGINAL LOT NUMBER PRIOR TO RESUB.
 ROW RIGHT OF WAY
 CL CENTERLINE
 PMVT PAVEMENT
 (T) TOTAL
 SS SANITARY SEWER
 PROP. PROPOSED
 PSMH PROPOSED SANITARY SEWER MANHOLE
 R/W RIGHT OF WAY
 P-R/W PRIVATE RIGHT OF WAY



VARIANCE REQUEST:
 -REDUCE THE MINIMUM INTERSECTION SEPARATION BETWEEN THE PROPOSED ROAD AND SUNCREST LN. FROM 300 FT. TO 204± FT.
 -REDUCE THE MINIMUM RIGHT OF WAY INTERSECTION ON THE NORTH SIDE OF PROPOSED ROAD FROM 25 FT. TO 0 FT.
 -REDUCE THE MINIMUM PRIVATE RIGHT OF WAY WIDTH FROM 50 FT. TO 40 FT.

Certification of the Accuracy of Survey
 I HEREBY CERTIFY THAT THIS 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
 Surveyor
 Eddy R. Garrett
 Tennessee License No. 1544
 Date: 04/05/2022



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 for 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 subdivision.
 Registered Land Surveyor: EDDY R. GARRETT
 Tennessee License No. 1544
 Date: 04/05/2022

FLOOD CERTIFICATION
 This is to certify that I have examined the federal insurance administration flood hazard map and found the described property is not located within a special flood hazard area.

CERTIFICATE OF ACCURACY AND PRECISION
 I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

Part or All of this survey was performed using a CARLSON BRX7 MULTIPLE FREQUENCY RECEIVER.
 Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
 Type of GPS field procedure: Real Time Kinematic Network
 Datum/Epoch: Horizontal-NAD 83, Vertical-NAVD 88.
 Published/Fixed-control used: TDOT GNSS Reference Network
 Geoid Model: 2020
 Combined grid factors: none applied
 Eddy R. Garrett, Tennessee Certificate No. 1544

FILE NUMBER: 6-SB-22-C/6-B-22-UR
FINAL PLAT:
BRAKEBILL RIDGE

Located within the 8th district of KNOX county, Tennessee
 SUBDIVISION: LOT 1R2, JAMES B. McLEMORE EST. RESUB. MAP INST#200006210042171 AND LOT 2, McLEMORE, WILLIAM REECE PROPERTY, MAP BK/PG. P/174-B 072/D/C/001.01 & 072/D/C/002.00 Deed Ref. Bk/Pg. & 202202230065461
 Tax Map/Group/Parcel# 072/D/C/002.00 Deed Ref. Bk/Pg. & 202202230065461
 Bearing Base: MAP INST#200006210042171

GARRETT & ASSOCIATES
EDDY R. GARRETT, RLS#1544
 4839 SHADY RD., STRAWBERRY PLAINS, TN 37871
 PHONE: (865)-933-5622 FAX: (865)-933-1277
 EMAIL: GARRETT1544@BELL.SOUTH.NET
LAND SURVEYORS
 DATE 04/05/2022
 REVISIONS _____
 DRAWN BY GAB TDH
 SCALE 1"=50'
 /UNDERWOOD/BRAKEBILL/
22-062
 DRAWING NO. (06-175)

6-SB-22-C / 6-B-22-UR
 Revised: 6/1/2022