

**SITE NOTES**

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE: INSTR. NO. 200910120926835
- PLAT REFERENCE: (UNPLATTED)
- PROPERTY SHOWN ON CLT 144, PARCEL 70.08
- PROPERTY ZONED: PH
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL LOTS: 29 LOTS, COMMON AREA, & PRIVATE RIGHT-OF-WAYS
- TOTAL AREA = 7.93 ACRES - 346,341.74 Sq.Ft.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- SIDEWALKS TO BE PROVIDED IN ACCORDANCE CONCEPT PLAN APPROVAL.
- ALL SIDEWALK INTERSECTIONS TO HAVE (ADA) HANDICAP RAMP.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 8-SB-10-C AND 8-D-10-UR.
- COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
- HERITAGE COURT DRIVE MAY BE GATED AT SUBDIVISION ENTRANCE.
- JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
- JOINT PERMANENT EASEMENT WILL ALSO FUNCTION AS A UTILITY EASEMENT.

**CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION**

(i. No.) M.A. Schubert & J.C. Trustees  
 I, the undersigned owner of the property shown herein, hereby certify that I am the owner in fee simple of the property, and that said property is not encumbered by any mortgages or judgments, taxes, or other claims of any nature whatsoever. I further certify that I am the owner in fee simple of the property, and that said property is not encumbered by any mortgages or judgments, taxes, or other claims of any nature whatsoever. I further certify that I am the owner in fee simple of the property, and that said property is not encumbered by any mortgages or judgments, taxes, or other claims of any nature whatsoever.

M.A. Schubert & J.C. Trustees 2-20-14  
 (Owner/Authorized Signatory) Date

**Certificate of Approval for Recording**

This is to certify that the subdivision plan 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 plan and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, the \_\_\_\_\_ day of \_\_\_\_\_, 2014, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Mark D. Hulse Date: 2/20/14  
 Secretary

**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 his 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 indicated monuments were in place on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

R. E. Selman Date: 2-20-14  
 Surveyor  
 Tenn. Reg. No. 769

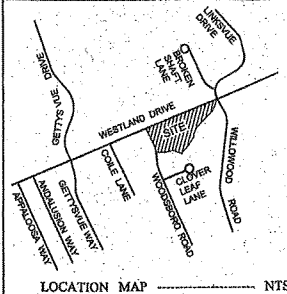
This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewer and treatment facilities and that such installation shall be in accordance with state and local regulations.  
3-3-14 Ronneau (SB)  
 Date Knox County Health Dept.

**GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS**

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference monuments, benchmarks and iron pins in this subdivision in accordance with required standards and specifications within a period not to exceed one year from date of approval of the final plat.

Signed: Eddy Roberts Date: 3-11-14  
 Dept: KC ENG - STORM WATER Title: \_\_\_\_\_

Subdivision name and Street names contained herein reviewed and approved  
 Date: 3.3.14  
 By: Donna Hill  
 Knoxville Knox County Metropolitan Planning Commission



Zoning shown on Official Map  
 Date: 3/11/2014 By: \_\_\_\_\_



COUNTERSIGNED  
 KNOX COUNTY PROPERTY ASSESSOR  
 MAR 11 2014  
 BY: PHIL BALLARD

**CORNER MONUMENT LEGEND**  
 • I.R.(F) - IRON ROD (FOUND)  
 • I.R.(S) - IRON ROD (SET)  
 • I.R.(NEW) - IRON ROD (SET IN CONCRETE)

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	485.15'	20.81'	10.41'	N 11°13'33" W	20.81'
C2	485.15'	88.74'	42.98'	N 17°31'54" W	88.83'
C3	485.15'	40.87'	24.58'	N 22°27'17" W	40.88'
C4	485.15'	88.96'	33.82'	N 37°16'07" W	89.01'
C5	25.00'	34.22'	22.12'	S 05°16'05" W	33.19'
C6	25.00'	38.31'	24.29'	S 64°11'00" E	38.20'
C7	25.00'	38.27'	28.07'	N 29°12'6" E	38.36'
C8	120.00'	33.88'	24.58'	S 0°45'11" E	33.84'
C9	120.00'	48.16'	34.83'	S 12°00'28" W	48.82'
C10	120.00'	49.97'	36.20'	S 35°35'37" W	49.82'
C11	120.00'	8.62'	4.81'	S 82°13'04" W	8.62'
C12	40.00'	20.84'	10.72'	S 69°30'8" W	20.71'
C13	40.00'	32.40'	16.82'	N 35°26'58" W	32.56'
C14	40.00'	36.73'	23.52'	N 67°07'47" E	36.82'
C15	78.00'	61.80'	32.83'	S 80°10'01" W	60.16'
C16	78.00'	2.63'	1.31'	S 56°31'14" W	2.63'
C17	80.00'	98.16'	65.33'	S 19°21'54" W	92.12'
C18	25.00'	47.77'	28.58'	S 79°04'17" E	40.88'
C19	78.00'	26.51'	13.48'	N 42°20'58" E	28.47'
C20	78.00'	21.38'	10.78'	N 28°01'26" E	21.28'
C21	40.00'	38.21'	20.70'	S 45°14'07" W	38.77'
C22	40.00'	77.34'	37.97'	N 62°02'24" W	68.84'
C23	40.00'	35.97'	17.89'	N 27°04'17" E	36.14'
C24	40.00'	24.83'	12.82'	N 68°32'21" E	24.43'
C25	78.00'	41.63'	21.37'	S 70°25'08" W	41.10'
C26	170.00'	24.22'	12.18'	N 68°35'47" E	24.20'
C27	170.00'	34.23'	17.17'	N 68°28'46" E	34.17'
C28	25.00'	33.88'	24.58'	S 0°45'11" E	33.84'
C29	130.00'	44.19'	22.30'	N 64°28'43" E	43.97'

INSTRUMENT #  
201403110052198

I hereby certify that the survey shown hereon is a category 1 survey and that the rate of precision of the unadjusted survey is not less than 1:110,000 as shown hereon. No title opinion was furnished to the surveyor and accessories shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.  
R. E. Selman  
 Surveyor  
 Tenn. Reg. No. 769



**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 60 ft.  
**LeMAY AND ASSOCIATES**  
**CONSULTING ENGINEERS**

SETBACKS PER -MPC(FR) ZONE  
 - FRONT YARD = 30'  
 - SIDE YARD = 5'  
 - REAR YARD = 15' (INTERIOR)  
 - REAR YARD = 25'  
 - PERIPHERY = 15' (ADJONS FR ZONE)  
 - PERIPHERY = 35' (ALONG WESTLAND DR)  
 PH: (865) 671-0183  
 FAX: (865) 671-0213  
 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37934

OWNER  
 SCHUBERT M A R & JOHN C TRUSTEES  
 1601 THIRD CREEK ROAD  
 KNOXVILLE, TN. 37921  
 865-389-0795

MPC NO: 2-SF-14-F

**FINAL PLAT - UNIT 1**

**THE HERITAGE AT ROEFIELD**

SCALE: 1" = 60' APPROVED BY: REL DRAWN BY: GMS

DATE: 08-28-2010 REV: 09-01-2010 REV: 01-30-2014

9020 WESTLAND DRIVE  
 DISTRICT 6 \* KNOX COUNTY \* TENNESSEE

CLT MAP 144, PARCEL 70.08 SHEET 1 OF 1 DRAWING NO.: 4576-PP

This is to certify that all property taxes and assessments due on this property have been paid.  
 Signed: \_\_\_\_\_ Date: 3-3-14  
 Knox County Trustee

GUARANTEE OF COMPLETION OF DRAINAGE SYSTEMS:  
 I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion and stabilization of all drainage systems as shown on drainage plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
 Signed: Eddy Roberts Date: 3-11-14  
 Dept: KC ENG - STORM WATER Title: \_\_\_\_\_

**OWNER(S) RESPONSIBILITY NOTE**  
 - THE PROPERTY OWNER(S) IS/ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.  
 - COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES. INSTR. NO. 201403110052198  
 - DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS AND ESTABLISHMENT OF HOMEOWNERS ASSOCIATION INSTR. NO. 201403110052198  
 - J.P.E. RECORDED: INSTR. NO. 201403110052198