

NOTES:

1. CLT MAP 117, PART OF PARCEL 84.
2. NO. OF LOTS - 48.
3. THIS IS 18.57 AC. INTO 48 LOTS, COMMON AREA, AND PUBLIC RIGHTS-OF-WAY.
4. IRON PINS AT ALL CORNERS; ALL PINS ARE SET UNLESS NOTED FOUND ("F").
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERMETER LOT LINES, S' EACH SIDE OF ALL INTERIOR LOT
6. THIS PROPERTY IS ZONED PR & PR/TO.
7. 7.5' UTILITY EASEMENT EACH SIDE OF WATERBOD SANITARY SEWER LINES AS
8. BUILDING SETBACKS: FRONT - 20' SIDE - 5' REAR - 15' PERIPHERAL - 35'

9. ALL LOTS WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
10. PROPERTY RECORDING DATA -
11. NO BUILDING OR FILLING IN WITHIN THE FLOODWAY.
12. FOR CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 2-SA-11-C & 2-A-11-UR.
13. THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.
14. MAINTENANCE AGREEMENTS FOR DETENTION FACILITIES RECORDED IN

CLT 117, Parcel 88  
William E. & Lisa A. Beal  
Deed Ref. 20070811 0022384

CLT 117, Parcel 86  
Marjorie Sue Beal Bryant  
Deed Ref. 15-26, Pg. 20

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.

Date \_\_\_\_\_  
Knox County Health Department

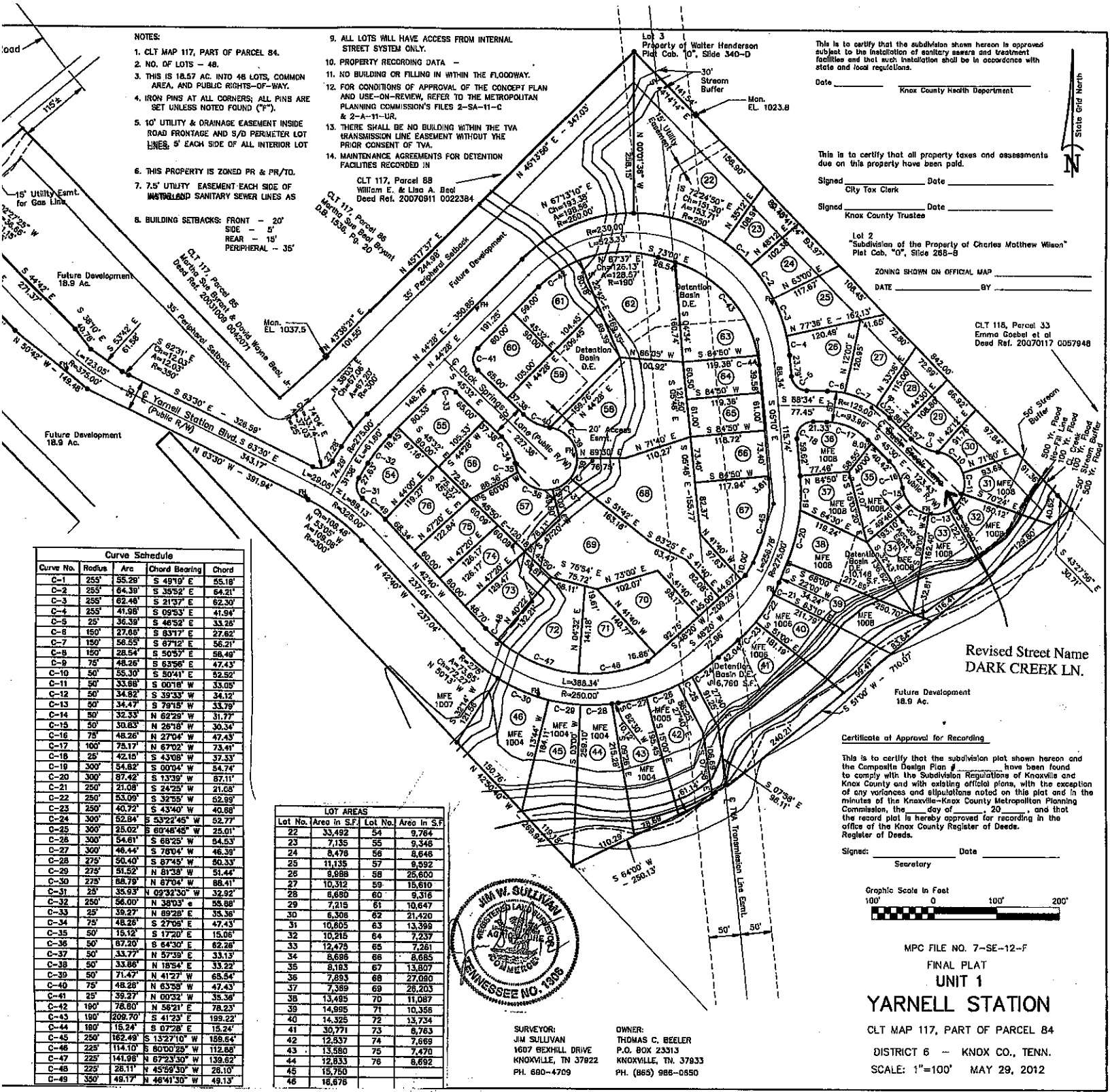
This is to certify that all property taxes and assessments due on this property have been paid.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
City Tax Clerk  
Signed \_\_\_\_\_ Date \_\_\_\_\_  
Knox County Trustee

Lot 2  
"Subdivision of the Property of Charles Matthew Wilson"  
Plat Cab. "O", Slide 288-8

ZONING SHOWN ON OFFICIAL MAP \_\_\_\_\_  
DATE \_\_\_\_\_ BY \_\_\_\_\_

CLT 118, Parcel 33  
Erma Goebel et al  
Deed Ref. 20070117 0057948



Curve Schedule

Curve No.	Radius	Arc	Chord Bearing	Chord
C-1	255'	55.29'	S 49°19' E	55.18'
C-2	255'	64.39'	S 35°52' E	64.21'
C-3	255'	62.48'	S 21°37' E	62.30'
C-4	255'	41.98'	S 09°53' E	41.94'
C-5	25'	36.39'	S 46°52' E	33.26'
C-6	150'	27.65'	S 83°17' E	27.62'
C-7	150'	52.55'	S 67°12' E	56.21'
C-8	150'	28.54'	S 50°57' E	56.49'
C-9	75'	48.26'	S 53°56' E	47.43'
C-10	50'	55.30'	S 80°41' E	62.99'
C-11	50'	33.88'	S 00°18' W	33.05'
C-12	50'	34.82'	S 39°33' W	34.12'
C-13	50'	34.47'	S 79°15' W	33.79'
C-14	50'	32.33'	N 62°29' W	31.77'
C-15	50'	30.83'	N 28°18' W	30.34'
C-16	75'	48.26'	N 27°04' W	47.43'
C-17	100'	79.17'	N 67°02' W	73.41'
C-18	25'	42.15'	S 43°08' W	37.53'
C-19	300'	54.82'	S 00°04' W	54.74'
C-20	300'	87.42'	S 13°39' W	87.11'
C-21	250'	21.08'	S 24°25' W	21.08'
C-22	250'	53.09'	S 32°59' W	62.99'
C-23	250'	40.72'	S 43°40' W	40.68'
C-24	300'	52.84'	S 53°22'45" W	52.77'
C-25	300'	25.02'	S 60°48'45" W	25.01'
C-26	300'	54.61'	S 68°25' W	54.53'
C-27	300'	46.44'	S 78°04' W	46.39'
C-28	275'	50.40'	S 87°45' W	50.33'
C-29	275'	51.52'	N 81°38' W	51.44'
C-30	275'	83.79'	N 87°04' W	86.41'
C-31	25'	35.93'	N 09°32'30" W	32.92'
C-32	250'	56.00'	N 38°03' E	55.68'
C-33	25'	39.27'	N 89°28' E	35.36'
C-34	75'	48.26'	S 27°08' E	47.43'
C-35	50'	15.12'	S 17°20' E	15.06'
C-36	50'	87.20'	S 64°30' E	82.26'
C-37	50'	33.77'	N 57°39' E	33.13'
C-38	50'	33.88'	N 18°54' E	33.22'
C-39	50'	71.47'	N 41°27' W	68.54'
C-40	75'	48.26'	N 63°58' W	47.43'
C-41	25'	39.27'	N 00°32' W	35.36'
C-42	190'	76.80'	N 56°21' E	76.23'
C-43	190'	209.70'	S 41°23' E	199.22'
C-44	180'	15.24'	S 07°28' E	15.24'
C-45	250'	162.49'	S 13°27'10" W	159.54'
C-46	225'	114.10'	S 80°00'25" W	112.89'
C-47	225'	141.98'	N 67°23'30" W	139.62'
C-48	225'	26.11'	N 45°58'30" W	26.10'
C-49	350'	49.17'	N 46°41'30" W	49.13'

Lot No.	Area in S.F.	Lot No.	Area in S.F.
22	33,492	54	9,764
23	7,135	55	9,346
24	8,476	56	8,646
25	11,135	57	8,592
26	8,888	58	25,600
27	10,312	59	15,610
28	8,680	60	9,316
29	7,215	61	10,647
30	6,508	62	21,420
31	10,605	63	13,399
32	10,216	64	7,237
33	12,475	65	7,251
34	8,686	66	8,685
35	8,183	67	13,807
36	7,893	68	27,080
37	7,389	69	25,203
38	13,495	70	11,087
39	14,895	71	10,356
40	14,325	72	13,734
41	30,771	73	6,763
42	12,537	74	7,669
43	13,580	76	7,470
44	12,833	78	8,692
45	15,750		
46	16,676		



SURVEYOR: JIM SULLIVAN  
1607 BEXHILL DRIVE  
KNOXVILLE, TN 37822  
PH. 680-4709

OWNER: THOMAS C. BEELER  
P.O. BOX 23313  
KNOXVILLE, TN 37933  
PH. (865) 986-0850

Certificate of Approval for Recording

This is to certify that the subdivision plot 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 plot and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that the record plot is hereby approved for recording in the office of the Knox County Register of Deeds.

Register of Deeds.

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

Graphic Scale in Feet  
100' 0 100' 200'

MPC FILE NO. 7-SE-12-F  
FINAL PLAT  
UNIT 1  
**YARNELL STATION**  
CLT MAP 117, PART OF PARCEL 84  
DISTRICT 6 - KNOX CO., TENN.  
SCALE: 1"=100' MAY 29, 2012