

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADVERTISE AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY. AS PROPERTY OWNER I HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENTS AS SHOWN ON THIS PLAN. I FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, EASEMENTS AND OTHER RIGHTS WHICH APPLY TO THE PROPERTY SHOWN ON THIS PLAN HAVE BEEN REFERRED TO WITH COPIES OF THE REFERRED COVENANTS FILED IN THE PUBLIC RECORDS REGISTER OF DEEDS.

SIGNATURE: *[Signature]*

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED, RECORDED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, OR FOR A VARIANCE FOR WHICH APPLICATION HAS BEEN FILED. A BOND HAS BEEN POSTED TO GUARANTEE INSTALLATION OF THE INDICATED MONUMENTS AND BENCHMARKS UPON COMPLETION OF THE SUBDIVISION.

SURVEYOR: *[Signature]*
TENNESSEE CERTIFICATE NO. 1947

DATUM: NAD83 (1983)
ADJUSTMENT: 1.0001

LINE/CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S05°13' W	52.97'	52.98'	815.00'
C2	N34°10' W	32.97'	36.00'	25.00'
C3	S54°08' E	490.33'	501.81'	675.00'
C4	N77°50' W	35.35'	39.27'	25.00'
C5	S12°10' W	35.35'	39.27'	25.00'
C6	S12°59' E	81.49'	83.15'	120.00'
C7	S19°27' W	52.25'	52.67'	120.00'
C8	S44°36' W	52.25'	52.67'	120.00'
C9	S68°36' W	47.54'	47.85'	120.00'
C10	N88°18' W	48.60'	48.94'	120.00'
C11	N68°32' W	33.74'	33.85'	120.00'
C12	N46°39' W	57.29'	57.85'	120.00'
C13	N23°23' W	39.40'	39.58'	120.00'
C14	N03°23' W	43.92'	44.16'	120.00'
C15	N19°28' E	51.17'	51.57'	120.00'
C16	N44°28' E	52.75'	53.18'	120.00'
C17	S12°10' W	35.36'	39.27'	25.00'
C18	N32°50' W	54.64'	54.73'	275.00'
C19	N35°41' W	47.17'	47.19'	475.00'

LINE/CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C20	S77°50' E	35.36'	39.27'	25.00'
C21	N12°10' E	113.14'	125.66'	80.00'
C22	N77°50' W	113.14'	125.66'	80.00'
C23	S12°10' W	113.14'	125.66'	80.00'
C24	S31°04' E	30.89'	30.91'	225.00'
C25	N35°23' W	46.59'	46.61'	525.00'
C26	S38°14' E	5.55'	5.55'	525.00'
C27	N33°42' W	18.76'	18.76'	625.00'
C28	N40°07' W	121.01'	121.20'	625.00'
C29	N60°59' W	330.32'	334.29'	625.00'
C30	S59°07' W	35.09'	38.89'	25.00'
C31	S10°49' W	106.07'	106.15'	815.00'
C32	S14°48' W	3.73'	3.73'	815.00'
L1	S57°10' W		23.40'	
L2	S32°50' E		14.36'	
L3	S57°10' W		17.16'	
L4	N57°10' E		17.16'	
L5	N38°32' W		101.18'	
L6	N75°26' W		6.59'	
L7	N27°08' W		39.06'	

LEGEND

- EIP EXISTING IRON PIN
- IRON PIN SET
- G.V. GAS VALVE
- W.M. WATER METER
- M.H. MANHOLE
- L.P. LIGHT POLE
- SGN
- W.V. WATER VALVE
- F.H. FIRE HYDRANT
- C.B. CATCH BASIN
- P/T POWER/TELEPHONE
- G.W. GUY WIRE
- B.M. BENCH MARK

I HEREBY CERTIFY THAT THIS IS A CANTONARY SURVEY AND THE BASIS OF THE UNADJUSTED SURVEY IS: *[Signature]*
SURVEYOR: *[Signature]*
TENNESSEE REG. NO. 1947

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREIN 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: 10-16-03
KNOX COUNTY HEALTH DEPARTMENT

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: *[Signature]*
DATE: 10/13/03

SUBDIVISION NAMES AND STREET NAMES CONTAINED HEREIN ARE APPROVED
DATE: 10/13/03
BY: *[Signature]*
KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION

I HEREBY CERTIFY THAT TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.
SIGNED: *[Signature]* DATE: 12/11/03
KNOX COUNTY TRUSTEE

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 P.L.
SIGNED: *[Signature]* DATE: 2/10/04
DEPT.: Eng & Public Works TITLE: Hydrologist

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 105 DAY OF *[Signature]* 2/10/04 WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL.
SIGNED: *[Signature]* DATE: 2/10/04
DEPT.: Eng & Public Works TITLE: Hydrologist

SETBACKS (CONDOMINIUMS):
FRONT - 25'
SIDE - 0' TO 5' (MIN 5 FT BETWEEN BUILDINGS)
REAR 15' (EXCEPT WHERE 35' PERIPHERAL APPLIES)

SETBACKS (HOUSES):
FRONT - 25'
SIDE - 10'
REAR 25' (EXCEPT WHERE 35' PERIPHERAL APPLIES)

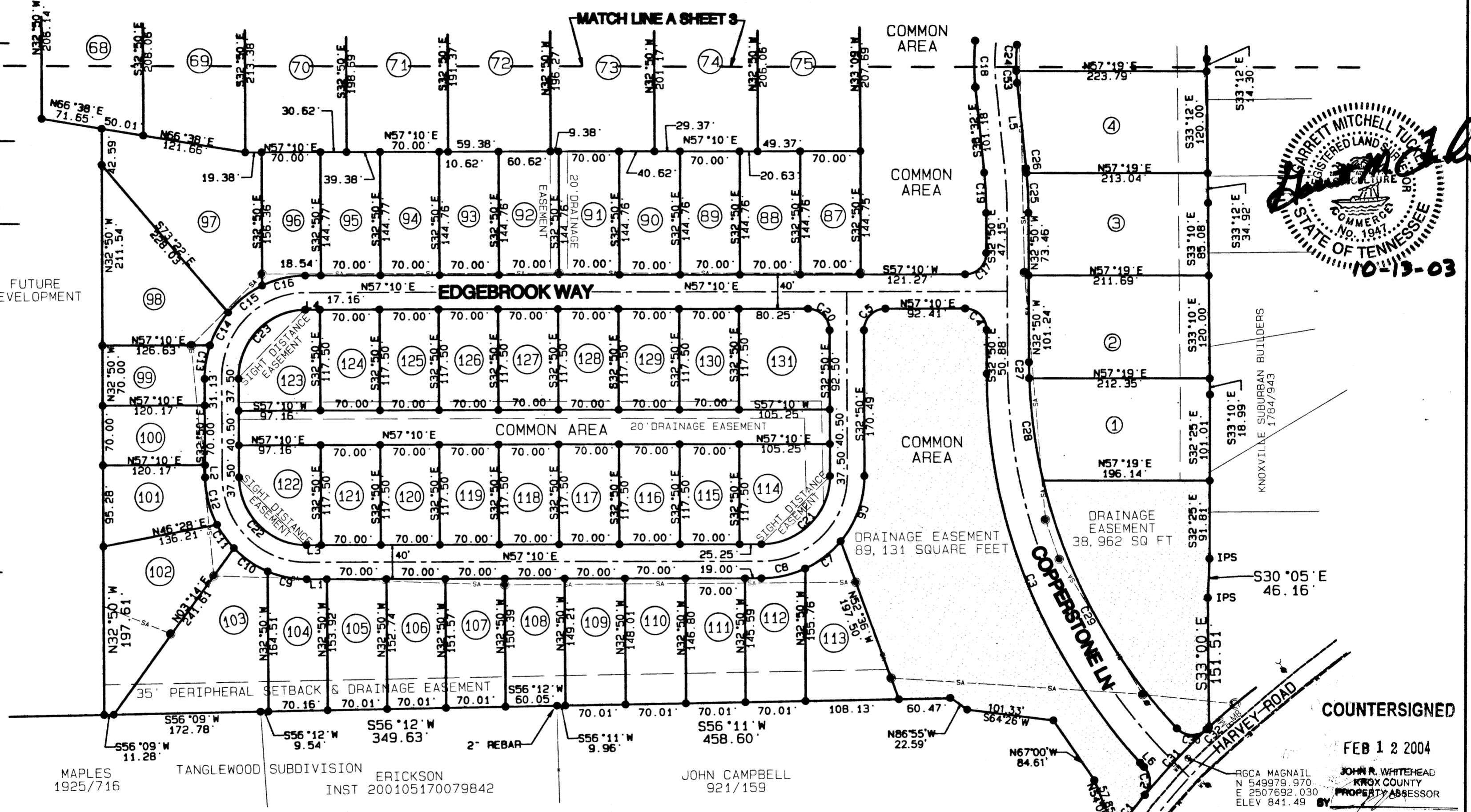
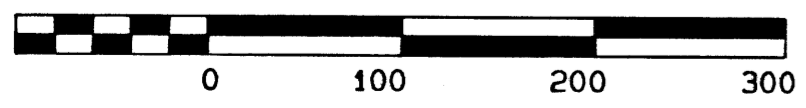
M 5540756
10-SM-03-F

CERTIFICATE OF APPROVAL FOR RECORDING

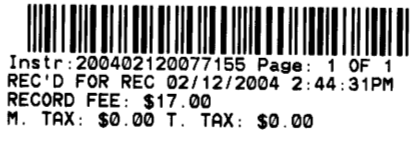
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON AND THE COMPOSITE DESIGN PLAN HAVE BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND STIPULATIONS NOTED ON THIS PLAN AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, THE DAY OF *[Signature]* 2003 AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: *[Signature]* DATE: 2-12-04
SECRETARY

GRAPHIC SCALE 1"=100'



- NOTES:
- IRON PINS AT ALL CORNERS WITH EXISTING IRON PINS (EIP) AS SHOWN ON MAP. ALL OTHERS SET BY RCG
 - A 10' DRAINAGE AND/OR UTILITY EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS
 - A 15' SANITARY SEWER EASEMENT EXISTS 7.5' EACH SIDE OF SEWER AS INSTALLED
 - NO STRUCTURE OR VEGETATION IS ALLOWED WITHIN THE SIGHT DISTANCE EASEMENT ON LOTS 116, 114, 122, & 123 THAT MAY IMPEDE THE VISION OF THE TRAVELING PUBLIC ON THE ADJOINING STREETS
 - 350' OF SIGHT DISTANCE IS AVAILABLE IN BOTH DIRECTIONS ALONG HARVEY RD
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 4-SC-03-C AND 4-E-03-UR
 - VARIANCE APPROVED AT THE OCTOBER 9, 2003 MPC MEETING TO ELIMINATE THE SIDE DRAINAGE AND/OR UTILITY EASEMENTS FOR LOTS 87-131



OWNER:
THE SMITH COMPANY
CONTACT: GREG SMITH
7826 KINGSTON PIKE
KNOXVILLE, TN 37919
(865) 539-1313

SURVEYOR:
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

SHEET TWO OF THREE

COUNTERSIGNED

FEB 12 2004

RGCA MAGNAIL
N 549978.970
E 2507692.030
ELEV 841.48
BY: *[Signature]*
JOHN R. WHITEHEAD
KNOX COUNTY
PROPERTY APPRAISOR

CLT 162
PART OF PARCEL 30.07
DB 2054 PAGE 771
CAB "O" SLIDE 175-B
TOTAL ACREAGE: 40.93 ac
NUMBER OF UNITS: 79
ZONING: PR

FINAL PLAT OF COPPERSTONE SUBDIVISION - UNIT 1		
DIST NO. SIX KNOX CO., TN	SCALE 1" = 100'	DRAWN BY AGK/GMT
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 10/13/03	PROJECT NUMBER 03006	