

NOTARY
State of Tennessee, County of Knox
On this _____ day of _____, 2006 before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
Witness my hand and notarial seal, this the day and year above written.
Notary
My commission expires _____ (Seal)

CERTIFICATE OF OWNERSHIP AND DEDICATION
We the undersigned owners of the property shown herein, hereby adopt this as our plan of subdivision and dedicated the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and grant easements as shown on this plat. We further certify that all restrictive covenants, if any, which apply to the lots are either shown on the plan or are referred to thereon, with copies of the referred to covenants filed with the Knox County Register of Deeds.
Owner _____

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 _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
The department of Engineering hereby approves this plat on this the _____ day of _____, 2006.
Director, Department of Engineering _____

TAXES AND ASSESSMENTS
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

CERTIFICATION OF FINAL PLAT CONSTRUCTION INCOMPLETE
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 itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. Bond has been posted to guarantee installation of the indicated monuments and benchmark upon completion of the subdivision.
Surveyor _____ Tennessee Certificate No. 1332

EASEMENT CERTIFICATION
This is to certify that there are no recorded drainage easements or utility easements on lot lines being eliminated on this subdivision plat.
Surveyor _____ Tennessee Certificate No. 1332

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 _____, 2006, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.
Signature _____ Date _____

ADDRESS CERTIFICATION
Subdivision name and Street names contained herein reviewed and approved.
By: _____ Date: _____
Knoxville Knox County MPC

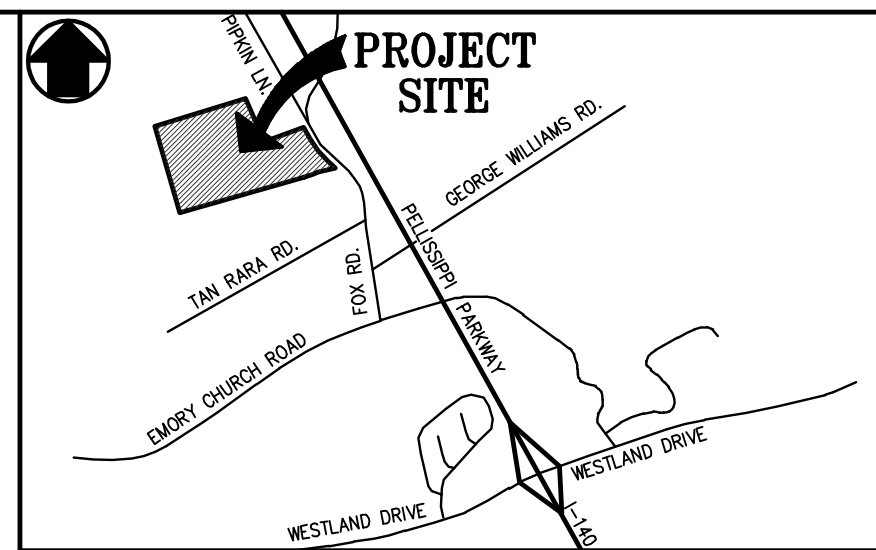
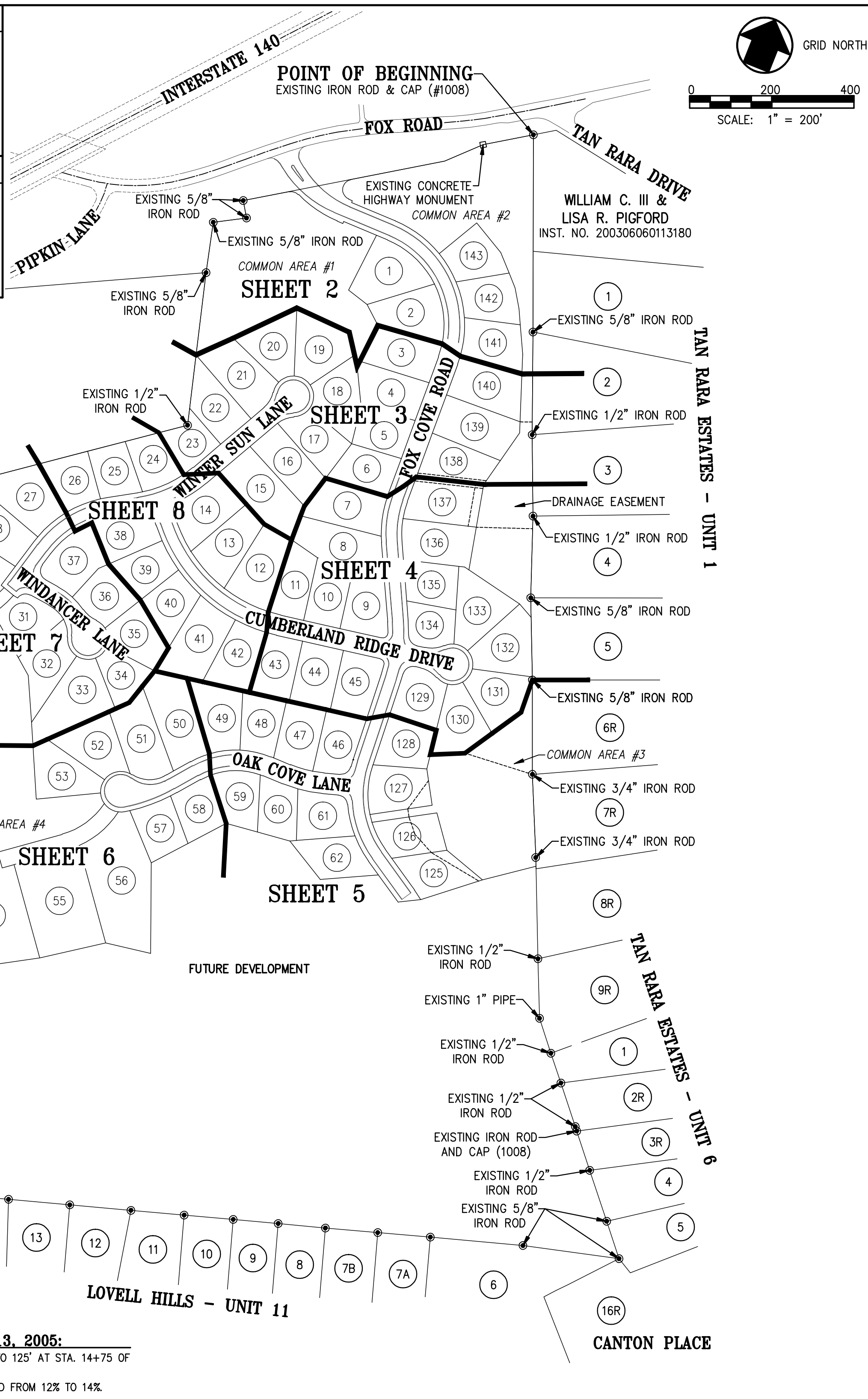
CERTIFICATE OF CLASS & ACCURACY OF SURVEY
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown thereon.
Surveyor _____ Tenn. Reg. No. 1332

ZONING
Zoning district(s) in which the land being located shall be indicated as shown on the zoning map by the Planning Commission as follows:
Zoning Shown on Official Map _____
Date _____ By _____

INSPECTION OF COMPLETED DRAINAGE SYSTEM
I, the undersigned, hereby certify this subdivision has been inspected and drainage systems have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and are fully stabilized and have been officially accepted as built by the appropriate official(s).
Signature _____ Date _____
Department _____ Title _____

INSPECTION OF COMPLETED STREETS AND RELATED IMPROVEMENTS
I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).
Signature _____ Date _____
Department _____ Title _____

VARIANCES GRANTED OCTOBER 13, 2005:
1. HORIZONTAL CURVE VARIANCE FROM 250' TO 125' AT STA. 14+75 OF FOX COVE ROAD.
2. ROAD GRADE VARIANCE ON FOX COVE ROAD FROM 12% TO 14%.



- NOTES VICINITY MAP (N.T.S.)**
- OWNERSHIP AND REFERENCE:
PARCEL 107
S & E PROPERTIES LLC
405 MONTBRAKE LANE
KNOXVILLE, TENNESSEE 37919
TEL. NO. (865) 691-1169
CLT MAP 143, PARCEL 107
INST. #200401050066713
 - TOTAL AREA (81 LOTS & 4 COMMON AREAS): 2,089,256.79 S.F. OR 47.963 AC. (RIGHT-OF-WAY OF 249,302.65 S.F. OR 5,723 AC.)
 - DATE OF SURVEY: NOVEMBER 21, 2002
 - THIS SURVEY PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT WHICH MAY EXPOSE EASEMENTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES.
 - 5' UTILITY AND DRAINAGE EASEMENT EACH SIDE OF ALL LOT LINES, 10' INSIDE EXTERIOR BOUNDARY LINES AND ROAD RIGHTS-OF-WAY.
 - GRID NORTH IS BASED ON A BEARING OF N 54° 19' 27" W FROM CITY CONTROL PT #0070 TO #0071. DISTANCES HAVE NOT BEEN REDUCED TO GRID. (SEE DETAIL "A" SHEET 2)
 - SUBJECT PROPERTY LIES WITHIN ZONE C (MINIMAL FLOODING), AS SHOWN ON FLOOD INSURANCE MAP 175 OF THE CITY OF KNOXVILLE, TENNESSEE, COMMUNITY PANEL NO: 475433-175B, DATED 5/16/1983.
 - THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES AS REQUIRED PER THE STORM WATER MAINTENANCE AGREEMENT RECORDED IN KNOX COUNTY REGISTER OF DEEDS OFFICE AS INSTRUMENT #200402120076987
 - ACCESS TO RETENTION BASIN EASEMENT IS TRAVERSABLE FROM THE ADJOINING PUBLIC RIGHT-OF-WAY.
 - ALL LOTS HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
 - SETBACK REQUIREMENTS FOR PLANNED RESIDENTIAL DISTRICT (RP-1):
FRONT YARD = 25 FEET
PERIPHERY = 25 FEET
SIDE = 5 FEET (10' TOTAL)
BACK = 15 FEET
 - 300' SIGHT DISTANCE IN BOTH DIRECTIONS ON THE INTERSECTING ROAD.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 7-SH-03-C, 9-SC-03-C & 10-SE-05-C & 7-K-03-UR & 9-F-03-UR.
 - COVENANTS RECORDED IN KNOX COUNTY REGISTER OF DEEDS OFFICE AS INSTRUMENT # 200402120076987
- LEGEND**
- EXISTING 1/2" IRON ROD UNLESS NOTED
 - SET IRON ROD & CAP UNLESS NOTED
 - CONCRETE REFERENCE MONUMENT

Cannon & Cannon, Inc.
Civil Engineering • Field Surveying
9724 Kingston Pike
Suite 1100, Franklin Square
Knoxville, Tennessee 37922
Telephone: (865) 670-8888
Fax: (865) 670-8888

CLIENT:
S & E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
(TEL.) 865-691-1169

FOX CREEK SUBDIVISION
631 FOX ROAD
DISTRICT 6, WARD 47, BLOCK 46349
KNOXVILLE, TENNESSEE 37922

INDEX SHEET

CCI PROJECT NO. 00478-0000
DATE NOVEMBER 1, 2005
P.I.C. RGL
DRAWN JDW
1 OF 8
478-00
MPC FILE# 10-SS-05-F/M M# 557207U

ROBERT G. LUSBY, JR.
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCIAL
TENNESSEE No. 1332