

Curve Schedule				
Curve No.	Radius	Arc	Chord Bearing	Chord
C-1	25'	32.16'	S 76°15' E	29.99'
C-2	310'	72.37'	N 73°35' E	72.21'
C-3	Not Used			
C-4	25'	39.27'	N 41°00' E	35.36'
C-5	50'	37.52'	N 17°30' E	36.65'
C-6	50'	47.47'	N 66°12' E	45.71'
C-7	50'	41.36'	S 62°54' E	40.19'
C-8	50'	45.92'	S 12°54' E	44.32'
C-9	50'	31.16'	S 31°16' W	30.66'
C-10	75'	69.55'	S 22°34' W	67.08'
C-11	25'	39.27'	S 49°00' E	35.35'
C-12	300'	59.69'	S 88°18' E	59.59'
C-13	300'	84.12'	S 74°34' E	83.85'
C-14	300'	76.79'	S 59°12' E	76.58'
C-15	275'	86.39'	S 42°52' E	86.04'
C-16	275'	85.27'	S 24°59' E	84.93'
C-17	275'	85.27'	S 07°13' E	84.93'
C-18	275'	85.43'	S 10°34' W	85.09'
C-19	275'	11.28'	S 20°38' W	11.28'
C-20	75'	46.79'	S 03°57' W	46.03'
C-21	50'	37.96'	S 07°49' W	37.05'
C-22	50'	44.45'	S 55°02' W	43.00'
C-23	50'	44.45'	N 74°02' W	43.00'
C-24	50'	46.28'	N 22°03' W	44.65'
C-25	50'	48.24'	N 32°06' E	46.39'
C-26	75'	51.56'	N 40°03' E	50.55'
C-27	225'	126.41'	N 04°16' E	124.75'
C-28	225'	134.49'	N 28°57' W	132.50'
C-29	225'	22.72'	N 48°58' W	22.71'
C-30	25'	42.76'	S 79°08' W	37.74'
C-31	150'	27.05'	S 35°18' W	27.02'
C-32	150'	76.58'	S 55°06' W	75.75'
C-33	150'	79.67'	S 84°56' W	78.73'
C-34	75'	33.83'	S 87°14' W	33.54'
C-35	50'	48.25'	N 78°03' W	46.40'
C-36	50'	50.68'	N 21°22' W	48.54'
C-37	50'	49.71'	N 36°09' E	47.69'
C-38	50'	63.56'	S 78°57' E	59.37'
C-39	75'	125.32'	N 89°36' E	111.24'
C-40	100'	20.24'	N 35°56' E	20.20'
C-41	25'	35.78'	N 10°52' W	32.80'
C-42	250'	133.81'	N 67°12' W	132.22'
C-43	250'	50.03'	N 88°16' W	49.95'
C-44	240'	39.21'	S 75°35' W	39.16'
C-45	25'	41.13'	S 23°46' W	36.65'
C-46	200'	113.13'	S 38°04'20" E	111.63'
C-47	200'	55.82'	S 62°16'20" E	55.64'

- NOTES:
- CLT MAP 134, PARCEL 91.
  - NO. OF LOTS - 37.
  - AREA SUBDIVIDED - 18.65 ACRES.
  - IRON PINS AT ALL CORNERS; ALL PINS ARE SET UNLESS NOTED FOUND ("F").
  - 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
  - THIS PROPERTY IS ZONED PR.
  - 7.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED.
  - BUILDING SETBACKS: FRONT - 20'  
SIDE - 5'  
REAR - 15'  
PERIPHERAL - 35'
  - PROPERTY RECORDING DATA - 20030611015084
  - BEARINGS ARE REFERENCED TO PLAT OF CHATSWORTH S/D, RECORDED IN PLAT CAB. "O", SLIDE 120-B, SHOWING A 1992 MAGNETIC NORTH.
  - EXCEPT FOR LOT 26, ALL LOTS WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
  - 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-SG-03-C AND 7-G-03-UR.

LOCATION MAP NOT TO SCALE

Subdivision Names and Street Names Contained Herein Reviewed and Approved.

Date 28 September 2004

By Shelby J. Mose

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 9-28-04 Roxie Nease (P)  
Knox County Health Department

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 19 Day of September, 192004 within a period not to exceed one year from date of approval.

Signed Shelby J. Mose Date 9/28/04

Dept: Eng & Public Works Title Hydrologist

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 Shelby J. Mose Date 9/28/04

Dept: Eng & Public Works Title Hydrologist

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 benchmarks upon completion of the subdivision.

29<sup>th</sup> day of June, 2004

Jim Sullivan  
Surveyor  
Tennessee Certificate No. 1306

Certification of Class and 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 hereon.

Jim Sullivan  
Surveyor  
Tennessee Certificate No. 1306

ZONING SHOWN ON OFFICIAL MAP PR 1-2 DU/AC

DATE 9-21-04 BY P. Phillips

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

Signed \_\_\_\_\_ Date \_\_\_\_\_  
City Tax Clerk

Signed MIKE LANE Date 09/28/04  
Knox County Trustee  
pt. thru 2003 tax year.

Certification of Ownership and General Dedication

(I, We) S & E PROPERTIES, the undersigned owner of the property shown herein, hereby adopt as my plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or grant easements as shown on this plat. I 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.

Shelby J. Mose

INSTR. 200410060029605 PAGE: 1 OF 1  
REC'D FOR REC 10/06/2004 11:48:23AM  
RECORD FEE: \$17.00  
TAX: \$0.00 T. TAX: \$0.00

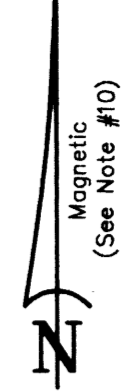
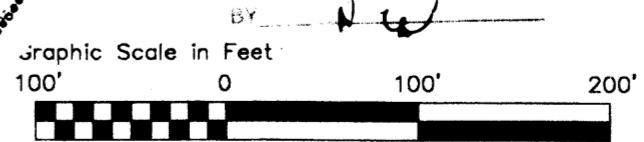
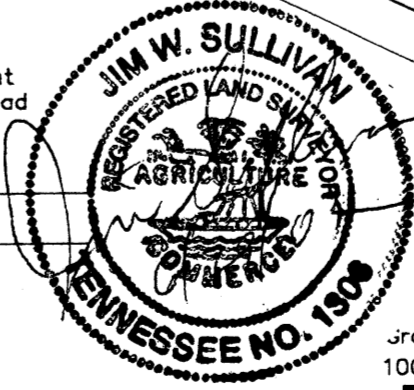
Certification of Sight Distance

I hereby certify that there is a min. of 300' sight distance each way along Duncan and Schriver Road at the entrance intersection of the subdivision.

Jim Sullivan  
Surveyor  
Tennessee Certificate No. 1306

SURVEYOR:  
JIM SULLIVAN  
1607 BEXHILL DRIVE  
KNOXVILLE, TN 37922  
PH. 690-4709

OWNER:  
S & E PROPERTIES  
405 MONTBROOK  
KNOXVILLE, TN. 37919  
PH. (865) 454-3727



Certificate 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 \_\_\_\_\_ of \_\_\_\_\_, 2004, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Registered Deeds.

Signed: Debra J. ... Date 10/6/04  
Secretary

M557670BF  
MPC FILE NO. 7-SFF-04-F  
FINAL PLAT  
DUNCAN WOODS  
CLT MAP 134, PARCEL 91  
DISTRICT 6 - KNOX CO., TENN.  
SCALE: 1"=100' JUNE 14, 2004

Crabtree  
Deed Ref. 20000928 0022301

COUNTERSIGNED  
OCT 06 2004