

37760-P

Recorded in Plat Instrument # 200505060088867

Cobia Properties, Inc.  
Mr. Jack Stooksbury  
Mr. Darrell McDaniel

I, 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 easement 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.

*Jack Stooksbury*  
*Darrell McDaniel*

Subdivision Name and Street Names Contained Herein Reviewed and Approved.  
Date: May 2, 2005  
By: Shirley J. Mose  
Knoxville/Knox County Metropolitan Planning Commission

20' Permanent Traversable Detention Basin Access Easement			
0.0464 Ac./2020 Sq. Ft.			
L1	N 19°33' W	10.00'	
L2	N 70°27' E	10.100'	
L3	S 19°33' E	10.00'	
L4	S 19°33' E	10.00'	
L5	S 70°27' W	10.100'	
L6	N 19°33' W	10.00'	

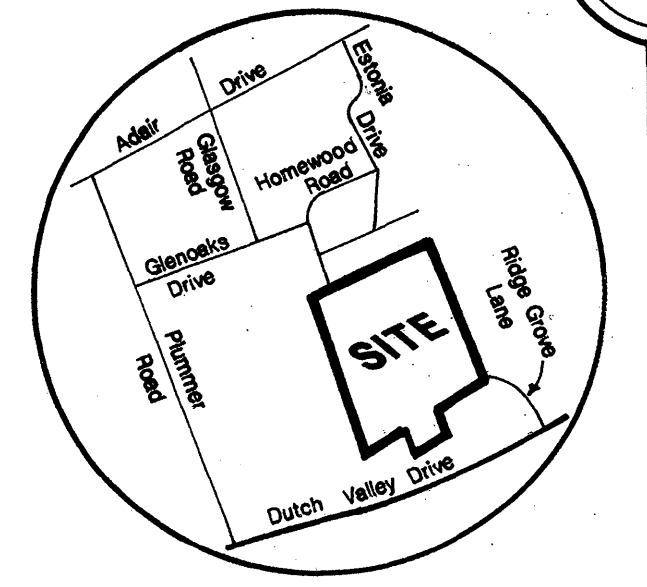
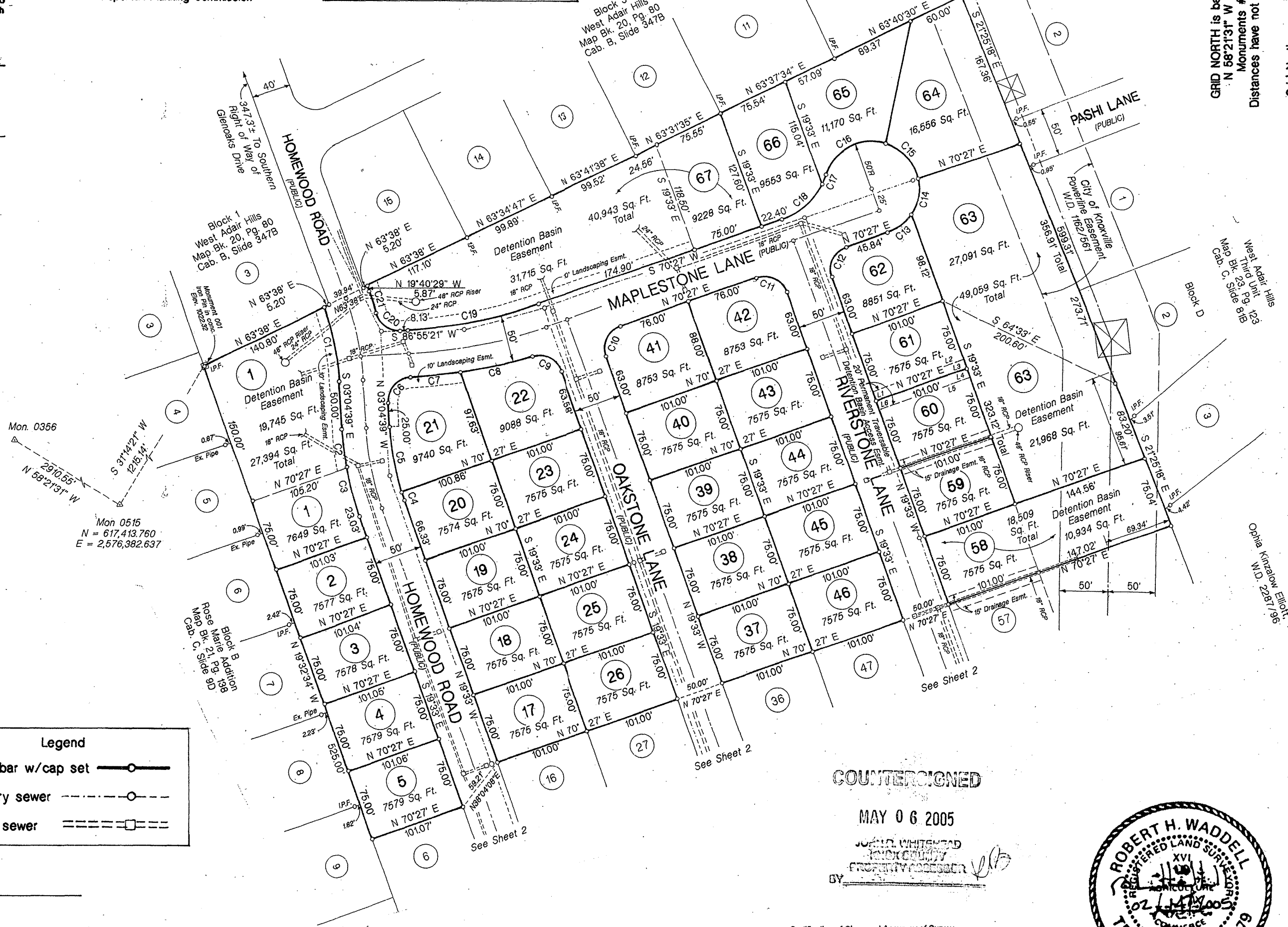
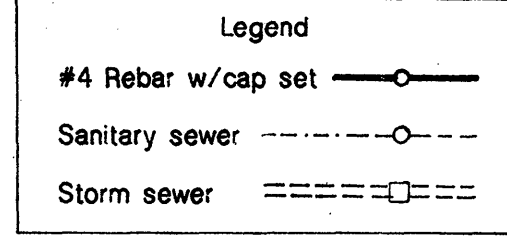
State of Tennessee, County of Knox  
On this 17th day of February 2005 before me personally appear Jack Stooksbury, Darrell McDaniel to me known to be the person described in and who executed, the foregoing instrument, and acknowledged that he executed the same as his free act and deed.  
Witness my hand and notarial seal this day and year above written.  
*W. B. Johnson* Notary  
My commission expires 11/16/06 (Seal)

This is to certify that all property taxes and assessments due on this property have been paid.  
Signed: [Signature] Date: 5/02/05  
City Tax Clerk  
Signed: Mike Low RAB Date: 05/02/05  
Knox County Trustee

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: 5/2/05 Ronnie Neace  
Knox County Health Department

ZONING SHOWN ON OFFICIAL MAP R-1  
DATE 5-2-05 BY P. Phillips

City of Knoxville Department of Engineering  
The Department of Engineering hereby approves this plat on this the 2 day of May, 2005  
*Jerry W. Ledbetter P.E.*  
Engineering Director  
By *RJM*



GRID NORTH is based on a bearing of N 58°21'31" W from City Control Monuments #0515 to #0366. Distances have not been reduced to grid.

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 17th day of February, 2005, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.  
Signed: [Signature] Date: 5-6-05  
Secretary

MPC FILE NO. 3-SP-05-F  
M NO. 651777K

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 4 day of FEB, 2005, within a period not to exceed one year from date of approval.

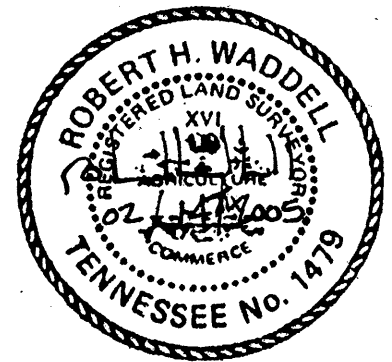
Signed: C. Thayer Date: 5/2/2005  
Dept: ENG. Title: SEI

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 with a period not to exceed one year from date of approval of the Final Plat.

Signed: C. Thayer Date: 5/2/2005  
Dept: ENG. Title: SEI

Certification of Final Plat - Construction Incomplete  
I hereby certify that I am a registered land surveyor licensed to practice 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.

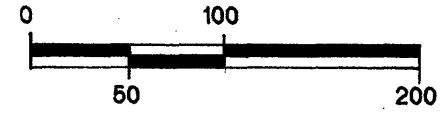
*Robert H. Waddell*  
Robert H. Waddell, RLS  
Tr. License #1479



COUNTERSIGNED  
MAY 06 2005  
JERRY W. LEDBETTER  
KNOX COUNTY  
PROPERTY RECORDS

Certification of Class and Accuracy of Survey  
I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is not less than 1 : 10,000 as shown thereon.

Surveyor  
Tennessee Certificate No. 1479



SHEET 1 OF 2

# MAPLERIDGE

WARD 37, BLOCK 37760  
SEVENTH CIVIL DISTRICT  
SCALE : 1" = 100'

CITY OF KNOXVILLE  
KNOX CO., TENNESSEE  
FEBRUARY 14, 2005

*Robert H. Waddell*  
Waddell Surveying and Design  
Robert H. Waddell, Surveyor  
1114 CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916  
PHONE: 524-5739

Tax Map 69-F, Group A, Parcel 9.

Warranty Deeds 200410190032731 & 200502090063334.

Utility & Drainage Easement of 5' inside all interior lot lines; 10' inside of boundary & roads.

This tract contains a total of 23.02 acres subdivided into 4 streets and 67 lots, and was previously recorded as "Property of Cobia Properties, Inc." in Plat Instrument No. 200502280067408.

All lots will have access to the interior street system only.

For approved subdivision variances and conditions of approval of the concept plan, refer to the MPC file 5-SH-04-C.

The property owners are responsible for maintaining all stormwater facilities on this property. See covenants recorded in instrument No. 200503080070341 in the office of the Knox County Register of Deeds.

Variance granted by MPC on March 10, 2005 to remove the standard utility and drainage easement under all the detention basin easements shown on this plat.

Building setbacks shall conform to R-1 Zoning Regulations.  
25' Front Yard setback.  
25' Rear Yard setback.  
12' Side Yard setback for 2 story structures.  
For 1 story structures Side Yard setback is at least 8' on one side with a total of 20' for both side yards.

Curve	Bearing	Chord	Arc	Radius	Delta	Tangent
C1	S 11°22'34" E	79.38'	79.66'	275.00'	16°35'50"	
C2	S 06°42'48" E	41.22'	41.25'	325.00'	07°16'17"	
C3	S 14°56'58" E	52.14'	52.19'	325.00'	09°12'04"	
C4	N 18°38'45" W	8.68'	8.68'	275.00'	01°48'28"	
C5	N 10°24'36" W	70.19'	70.39'	275.00'	14°39'53"	
C6	N 41°55'21" E	35.36'	39.27'	25.00'	90°00'00"	25.00'
C7	N 84°06'21" E	53.06'	53.08'	539.95'	05°37'58"	
C8	N 77°09'56" E	77.66'	77.73'	539.95'	08°14'54"	
C9	S 63°15'16" E	34.55'	38.14'	25.00'	87°24'31"	23.89'
C10	N 25°27'00" E	35.36'	39.27'	25.00'	90°00'00"	25.00'
C11	S 64°33'00" E	35.36'	39.27'	25.00'	90°00'00"	25.00'
C12	N 25°27'00" E	35.36'	39.27'	25.00'	90°00'00"	25.00'
C13	N 51°53'48" E	31.82'	32.38'	50.00'	37°06'24"	
C14	N 10°30'28" E	38.81'	39.86'	50.00'	45°40'16"	
C15	N 42°33'04" W	50.34'	52.75'	50.00'	60°26'48"	
C16	S 62°16'22" W	70.65'	78.46'	50.00'	89°54'21"	
C17	S 21°36'55" W	11.24'	11.25'	75.00'	08°35'27"	
C18	S 48°10'49" W	56.85'	58.30'	75.00'	44°32'22"	
C19	S 78°41'10" W	140.37'	140.86'	489.95'	16°28'21"	
C20	N 54°15'52" W	31.34'	33.87'	25.00'	77°37'35"	20.11'
C21	N17°33'47" W	23.95'	23.96'	325.00'	04°13'25"	

**Cobia Properties, Inc.  
Mr. Jack Stooksbury  
Mr. Darrell McDaniel**

(1. We) 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 as the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right of way and/or grant easement 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.

*[Signatures]*

Subdivision Name and Street Names  
Contained Herein Reviewed and Approved.  
Date: May 2, 2005  
By: Shibler & Mase  
Knoxville/Knox County  
Metropolitan Planning Commission

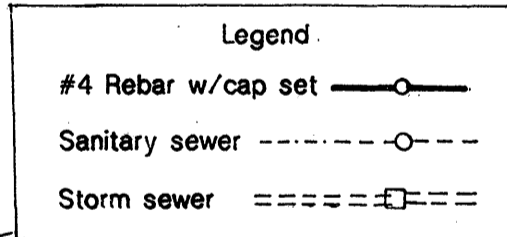
State of Tennessee, County of Knox  
On this 14 day of February, 2005  
I, Jack Stooksbury, Darrell McDaniel  
me personally appeared Jack Stooksbury, Darrell McDaniel  
to me known to be the person described in, and who executed, the  
foregoing instrument, and acknowledged that he executed the same  
as his free act and deed.  
Witness my hand and notarial seal, this the day and year above  
written.  
[Signature] Notary  
My commission expires 12/16/06 (Seal)

This is to certify that all property taxes and assessments due on  
this property have been paid.  
Signed: [Signature] Date: 5/02/05  
City Tax Clerk  
Signed: MIKE LOWE Date: 05/02/05  
Knox County Trustee

This is to certify that the subdivision shown hereon is approved  
subject to the installation of sanitary sewers and treatment fac-  
ilities and that such installation shall be in accordance with  
state and local regulations.  
Date: 5/2/05 Ronnie Nease  
Knox County Health Department

ZONING SHOWN ON OFFICIAL MAP R-1  
DATE 5-2-05 BY P. Phillips

City of Knoxville Department of Engineering  
The Department of Engineering hereby approves this plat on this the  
2 day of May, 2005  
[Signature] P.E.  
by RJM



Tax Map 69-F, Group A, Parcel 9.  
Warranty Deeds 200410190032731 & 200502090063334.

Utility & Drainage Easement of 5' inside all interior lot lines;  
10' inside of boundary & roads.

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and 67 lots, and was previously recorded as "Property of Cobia  
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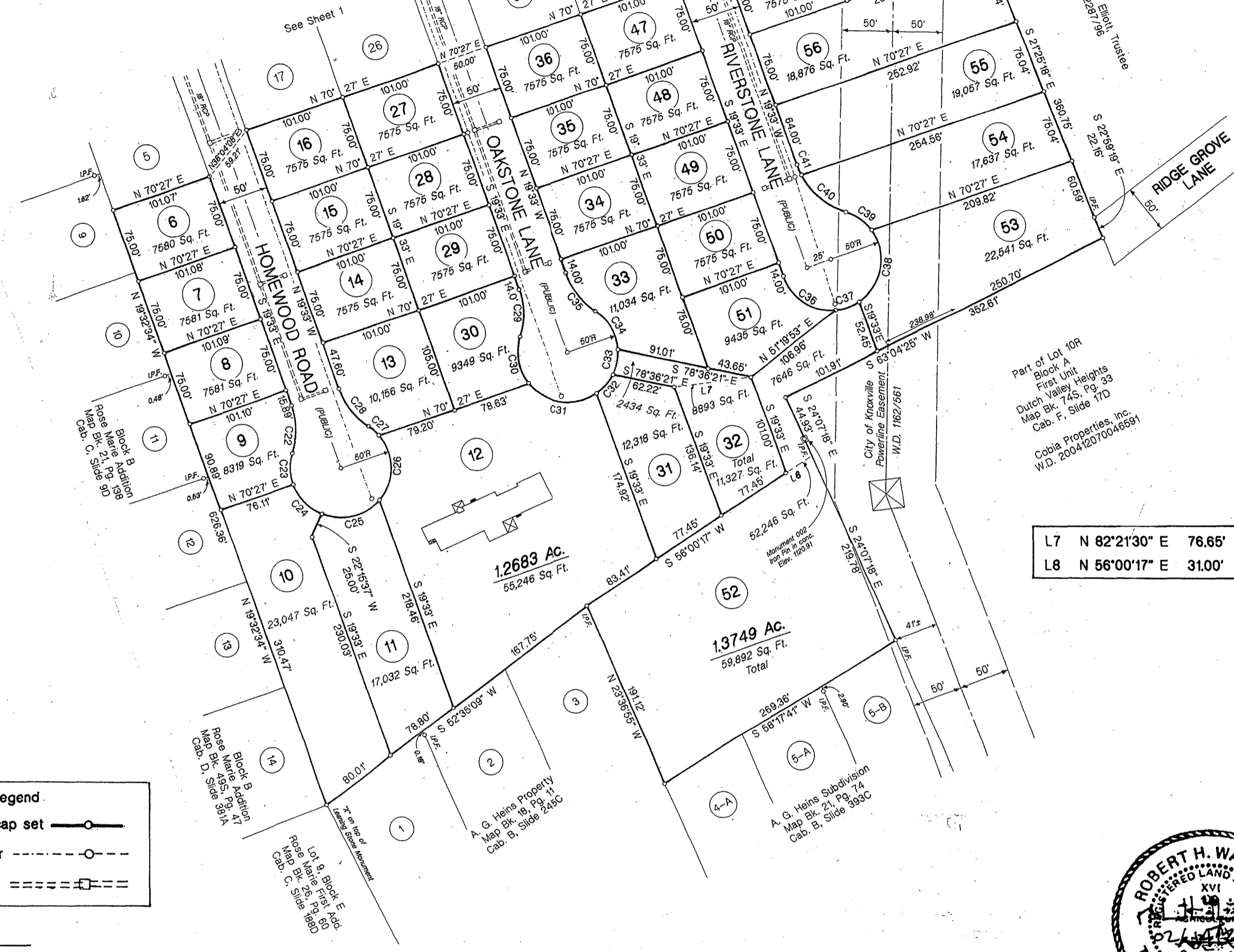
All lots will have access to the interior street system only.

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facilities on this property. See covenants recorded in Instrument No.  
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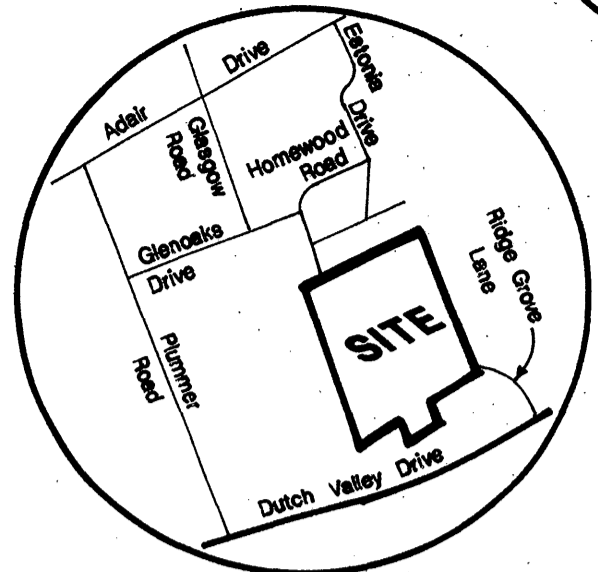
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shown on this plat.

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25' Rear Yard setback.  
12' Side Yard setback for 2 story structures.  
For 1 story structures Side Yard setback is at least 8' on  
one side with a total of 20' for both side yards.



L7 N 82°21'30" E 76.65'  
L8 N 56°00'17" E 31.00'

GRID NORTH is based on a bearing of  
N 58°23'31" W from City Control  
Monuments #40516 to #40566.  
Distances have not been reduced to grid.



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 10th day of  
March, 2005 and that the record plat is  
hereby approved for recording in the office of the Knox  
County Register of Deeds.

Signed: [Signature] Date: 5-6-05  
Secretary

MPC FILE NO. 3-SP-05-F  
M NO. 651777K

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 1 day of  
FEB, 2005, within a period not to  
exceed one year from date of approval.

Signed: C. Thayer Date: 5/2/2005  
Dept: ENg. Title: SEI

Guarantee of Completion of Streets and Related Improvements

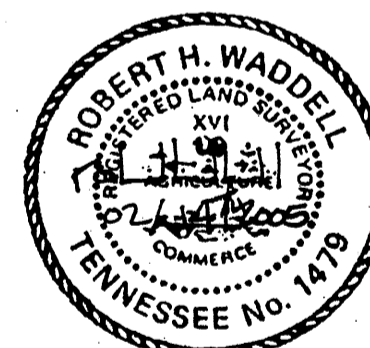
I, the undersigned, hereby certify bond or other security has  
been posted with the appropriate agency to insure completion  
of all streets and related improvements including indicated  
permanent reference monuments, benchmarks and iron pins  
in this subdivision in accordance with required standards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

Signed: C. Thayer Date: 5/2/2005  
Dept: ENg. Title: SEI

Certification of Final Plat - Construction Incomplete

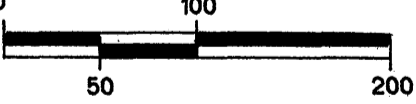
I hereby certify that I am a registered land surveyor licensed to  
practice surveying under the laws of the State of Tennessee. I  
further certify that this plan and accompanying drawings,  
documents, and statements conform to all applicable  
provisions of the Knoxville-Knox County Subdivision  
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.

[Signature] 1479  
Robert H. Waddell, RLS Tn. License #1479



Certification of Class and Accuracy of Survey  
I hereby certify that this is a category I survey and the ratio  
of precision of the unadjusted survey is not less than 1 : 10,000  
as shown thereon.

[Signature] Surveyor  
Tennessee Certificate No. 1479



COUNTERSIGNED

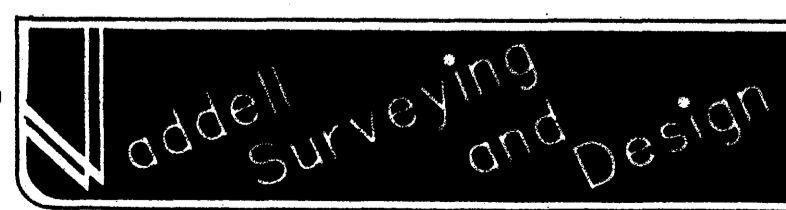
MAY 06 2005  
JOHN R. WHITE  
KNOX COUNTY  
PROPERTY APPRAISER

SHEET 2 OF 2

**MAPLERIDGE**

WARD 37, BLOCK 37760  
SEVENTH CIVIL DISTRICT  
SCALE: 1" = 100'

CITY OF KNOXVILLE  
KNOX CO., TENNESSEE  
FEBRUARY 14, 2005



Robert H. Waddell, Surveyor  
1114 CLINCH AVENUE  
KNOXVILLE TENNESSEE 37916  
PHONE: 524-5739

DWG. NO. R-19,280-2

37760-Q

Recorded in Plat Instrument # 200505060088868

37760-Q

37760-Q