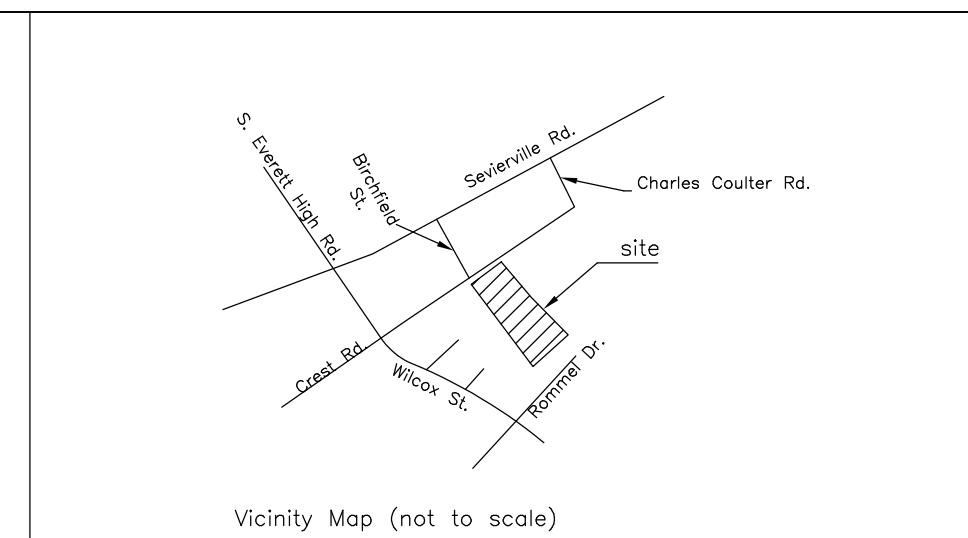


Related to mapfile 1636A

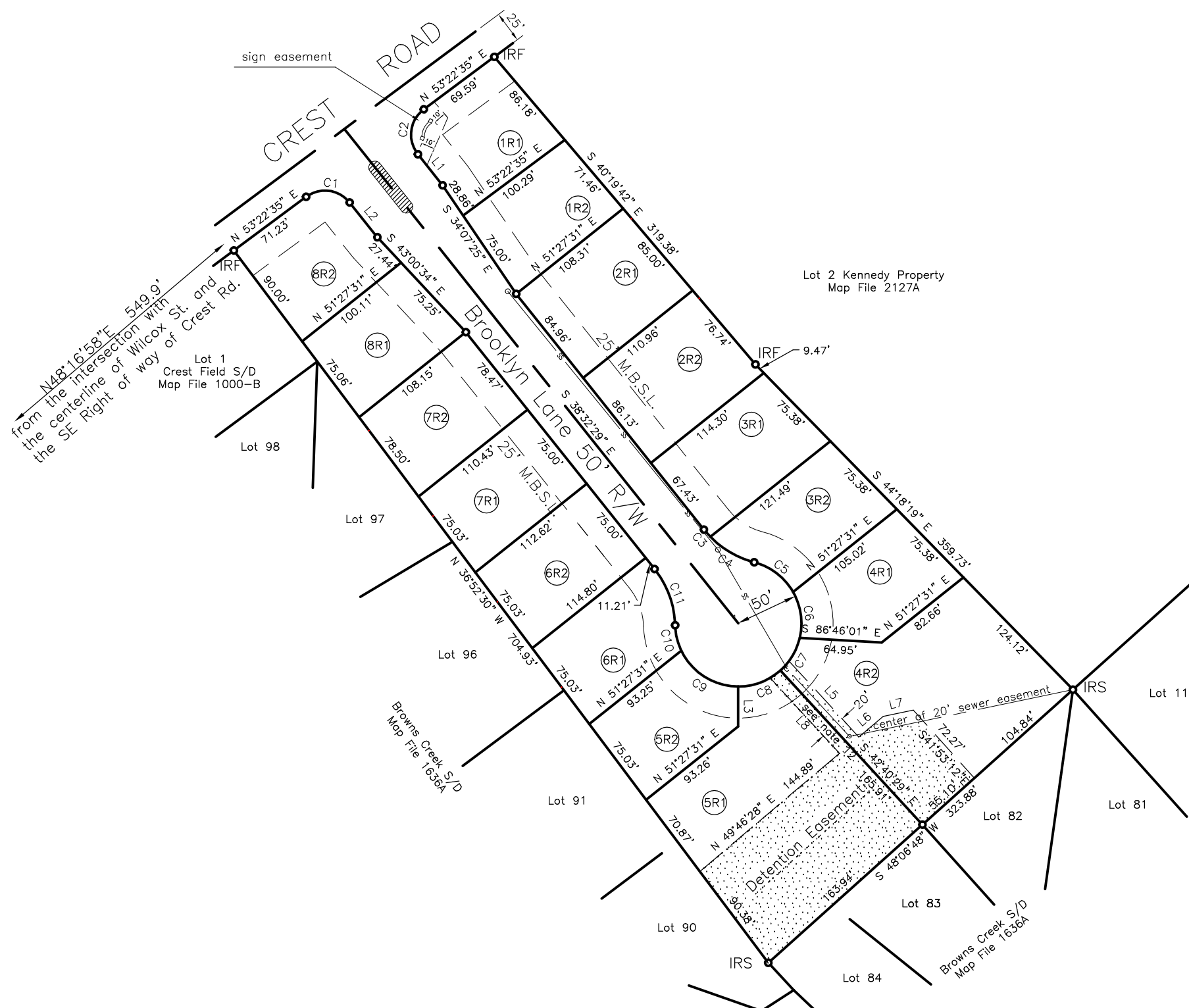
LINE	BEARING	DISTANCE
L1	S 38°32'29" E	31.35'
L2	S 38°32'29" E	35.23'
L3	N 00°01'33" W	31.61'
L5	S 42°46'28" E	71.09'
L5	S 42°39'00" E	80.79'
L6	N 49°46'28" E	25.17'
L7	N 78°11'28" E	24.44'
L8	S 42°39'00" E	80.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.43'	34.76'	S 82°34'57" E	88°04'56"
C2	25.00'	40.11'	35.94'	S 07°25'03" W	91°55'04"
C3	75.00'	7.59'	7.58'	S 41°26'21" E	5°47'44"
C4	75.00'	40.68'	40.18'	S 59°52'27" E	31°04'28"
C5	50.00'	39.78'	38.74'	S 52°37'13" E	45°34'55"
C6	50.00'	37.61'	36.73'	S 08°16'41" E	43°06'10"
C7	50.00'	30.47'	30.00'	S 30°43'52" W	34°54'55"
C8	50.00'	36.57'	35.76'	S 69°08'35" W	41°54'33"
C9	50.00'	56.13'	53.23'	N 57°44'33" W	64°19'11"
C10	50.00'	20.87'	20.72'	N 13°37'37" W	23°54'40"
C11	75.00'	48.26'	47.43'	N 20°06'23" W	36°52'12"



Vicinity Map (not to scale)

Lot #	Acres	Sq. Feet
1R1	0.19	8208.1
1R2	0.18	7625.1
2R1	0.21	9314.2
2R2	0.22	9675.09
3R1	0.20	8855.44
3R2	0.19	8367.74
4R1	0.19	8120.72
4R2	0.51	22358.86
5R1	0.58	25216.00
5R2	0.17	7428.69
6R1	0.19	8097.76
6R2	0.20	8528.06
7R1	0.19	8364.41
7R2	0.20	8575.93
8R1	0.18	7812.20
8R2	0.19	8448.80
Total	3.79	165006.96



- NOTES:
1. IRF = Iron Rod Found
 2. Iron Rods set at all corners unless noted otherwise.
 3. IPF = Iron Pipe Found
 4. W.D.= Warranty Deed book and page.
 5. In accordance with FEMA flood insurance rate map 475439B Panel 06 this property is in Flood Zone "X".
 6. Front setbacks shall be 25 feet from all street rights of way. All other setbacks shall be in accordance with the Zoning restrictions.
 7. There is a 5' utility and drainage easement along all interior lot lines and a 10' utility and drainage easement along all exterior lot lines. There also shall be easements 5 feet on each side of all as-built water utility lines, and 10 feet on each side of as-built sewer utility lines.
 8. The detention easement shown on Lots 4 and 5 and which crosses the common property line between the two referenced lots is the perpetual maintenance responsibility of the Brooklyn Estates Property Association as outlined in the property owners association agreement. Maintenance of the subdivision identification sign and the sign easement area as shown hereon is the perpetual responsibility of the Brooklyn Estates Property Association.
 9. The landscape island lying within the road right of way of Brooklyn Lane and the detention easement shown hereon as hatched areas, shall be perpetual maintenance responsibility of the Brooklyn Estates Property Association, without recourse to the City of Maryville.
 10. The approved detention easement as shown hereon may not be altered or further developed without submission of an alternate facility design approved by the City of Maryville's Engineering and Stormwater Departments.
 11. Access to all lots shown hereon shall be from Brooklyn Lane.
 12. [Symbol] Denotes the limits of the Detention easement along with a 20' wide access easement from Brooklyn Drive.
 13. All lots shall be final graded by builder to maintain all drainage swales to keep storm water runoff flowing to the designated drainage basin for the neighborhood.
 14. An overflow drainage swale shall be graded by the builder between lot lines of lots 4R2 and 5R1 from the sidewalk to the drainage basin.

Developer:
PANKRATZ CONSTRUCTION INC
P O BOX 5687
MARYVILLE, TN 37802

CERTIFICATE OF ACCURACY

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is not less than 1:10000 as shown hereon, and that the plan shown is a true and correct survey to the accuracy required by the Maryville Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Maryville Regional Subdivision regulations, and is in compliance with the current Tennessee Minimum Standards of Practice

Michael L. Ogle
Tennessee Registered Surveyor #1466
235 John Bouldin Dr. - Maryville, Tn. 37801
Phone (865) 981-3739

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all rights of way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the Maryville Planning Region, with the exceptions of such variances, if any, as noted in the minutes of the planning commission, and that it has been approved by that body for recording in the office of the county register.

date

Secretary, Planning Commission

Certificate of the approval of streets

I hereby certify that the streets and other improvements _____ have been installed in an acceptable manner and according to the specifications of the Maryville Land Development and Public Works Standards in the Subdivision shown hereon.

date Maryville City Engineer

Certificate of Approval of Road Names and Property Numbers (E-911)

I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of new roads, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers shown on this plat are in conformance with the E-911 system.

Date

E-911 Authority

CERTIFICATION OF THE APPROVAL OF UTILITIES

I hereby certify that electrical improvements have been or will be installed in an acceptable manner and according to the specifications of the Maryville Regional Land Development Regulations in the Subdivision shown hereon, provided the developer makes proper provisions and pays the required fees to the City of Maryville pursuant to the rules and regulations of the city pertaining to the extension of the electrical system.

Date Manager, Maryville Electrical Dept.

CERTIFICATION OF THE APPROVAL OF UTILITIES

I hereby certify that water and sanitary improvements have been or will be installed in an acceptable manner and according to the specifications of the Maryville Regional Land Development Regulations in the Subdivision shown hereon, provided the developer makes proper provision and pays the required fees to the City of Maryville pursuant to the "Rules, Regulations, Rates and Policies" of the City of Maryville Water Quality Control Department.

Date Engineer/Manager Water Quality Control Dept.

CERTIFICATION OF STORMWATER UTILITIES

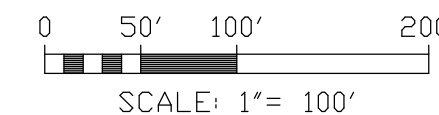
I hereby certify that stormwater improvements including all drainage structures and appurtenances as shown hereon have been installed in an acceptable manner and according to the specifications of the Maryville Regional Planning Commission, Subdivision Regulations, Land Development and Public Works Standards and other adopted documents.

Stormwater Engineer City Engineer Date

Final Plat of the Replat of Brooklyn Estates

Formerly Lot 1 Kennedy Property
Civil District 9, Blount County, Tn.
Tax Map 047N Group A Parcel 001.01
Reference Deed Book 2138 Page 1972
Map File 2127A
Map File 3269B

Scale 1" = 100' Date 04-22-2015
16 Lots - total area 3.79 Acres



SCALE: 1" = 100'