CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) 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 streets, alleys, walks, parks and other open spaces to public or private use as noted.

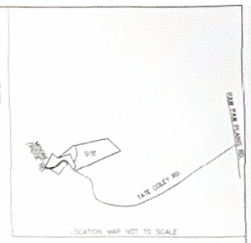
Owner

Owner

Owner

LEGEND

- IR Iron Pin
- (F) Found
- (S) Set
- POB Point of Beginning
- PP Electric Pole
- 20' UTILITY EASEMENT



LOCATION MAP NOT TO SCALE

NOTES:

NEW 1/2" IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED

UTILITY & DRAINAGE EASEMENTS: 10' EACH SIDE OF ALL LINES.

ANY FUTURE ACCESS RD. TO BE SEPARATE 20' FROM EXISTING ACCESS RD.

PROPERTY IS ZONED: A-2

THE ELECTRIC LINE PLACEMENT AND THE FUTURE WATERLINE EXTENSION TO BE LOCATED WITH IN 20' OF EXISTING ACCESS RD. AS SHOWN ON PLAT

BUILDING SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 10'

PROPERTY CONSISTS OF SEVEN LOTS WITH A TOTAL AREA OF 35.12 ACRES

PROPERTY OWNER:
CCDA LLP
115 SUBURBAN RD.
KNOXVILLE, TN. 37923
865-563-4321

MIMMLUN RIDGE, LLC.
MD.BK./PG. 1505/311
205.73± ACRES REMAINING AS PER TAX MAP 51
JOHN & SELINA KELLER
MD.BK./PG. M17/106
M.B./PG.
STAN & DARIAN LEGHETTER
MD.BK./PG. 1281/145
N78°18'11"E 1420.19'(T)
380.61'
434.91'
247.23'
218.62'
100.88'
75.00
75.00
150.00
LOT 1
5.08 Ac.
LOT 2
5.01 Ac.
LOT 3
5.02 Ac.
LOT 4
5.00 Ac.
LOT 5
5.00 Ac.
LOT 6
5.00 Ac.
LOT 7
5.00 Ac.
ROBERFIELD WAY
RIGHT OF WAY FOR LOTS 5 AND 6
ACCESS DRIVE FOR LOTS 1-7
20' UTILITY EASEMENT
TATE COLEY RD
N46°19'46"E 18.75'
S46°19'46"W 66.99'
N46°19'46"E 5.31'
A50.43'
R482.43'
D6°14'55.02"
BN50°57'28"W
C50.41'
T25.24'
A51.47'
R482.43'
D6°23'37.46"
BN57°16'12"W
C51.44'
T25.76'
S23°31'45"E 48.77'
S23°43'27"E 48.50'
S23°43'27"E 50.00'
S66°28'12"W
S66°34'35"W
N66°11'33"E 1109.83'(T)
S65°58'46"W 1160.84'(T)
N66°11'33"E 429.10'
N66°11'33"E 272.04'
N66°11'33"E 152.13'
N66°11'33"E 269.87'
N66°11'33"E 269.90'
N66°11'33"E 263.91'
N66°11'33"E 20.00'
20.00
20.00
20.00
25.00'
1/2"PIN(F)
1/2"PIN(S)
S46°48'24"W 278.50'
S46°48'24"W 98.54'
S46°48'24"W 154.00'
S46°48'24"W 406.19'(T)
S46°48'24"W 20.00'
S46°48'24"W 20.00'
S46°48'24"W 20.00'