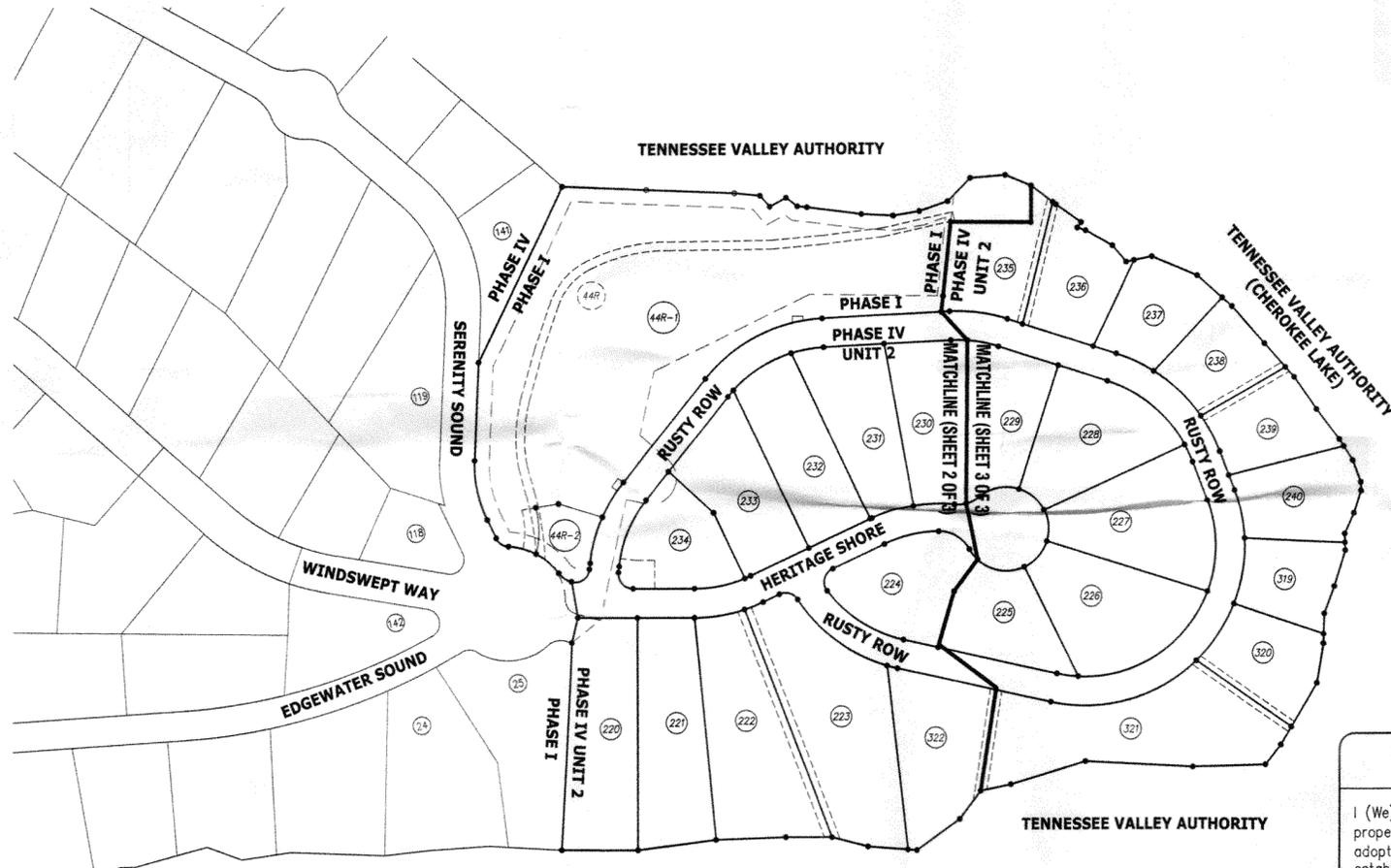
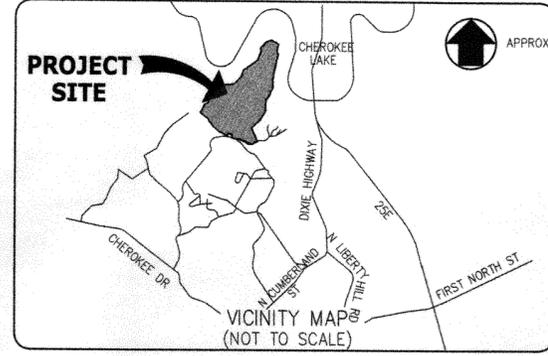
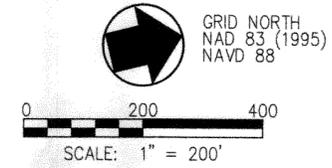


DRAWING INDEX

- SHEET 1 OF 3 INDEX
- SHEET 2 OF 3 FINAL PLAT
- SHEET 3 OF 3 FINAL PLAT



BK/PG: QPLAT/23-23
25047157

TYPICAL PLAT	
DANA BATCH: 192627	
08/18/2025 - 03:05:00 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, HAMBLEN COUNTY
JIM CLAWSON
REGISTER OF DEEDS

CERTIFICATE OF OWNERSHIP AND DEDICATION (PARCEL 44R)

I (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, parks, and/or other open spaces to public or private use as noted.

Aidan Most 6/30/25
Owner Date

- NOTES:**
- OWNERSHIP AND REFERENCE:
PARCEL 48.08
MANCHESTER REALTY, LLC
3228 SUMMIT SQUARE PLACE, SUITE 180
LEXINGTON, KY 40509
CLT MAP 016, PARCEL 048.08
DEED BOOK 1960, PAGE 717
TOTAL AREA: 25.012 AC
PARCEL 44R
ATS REALTY, LLC
1044 JOUETT CREEK DR
LEXINGTON, KY 40509
CLT MAP 016D, GROUP A, LOT 44R
DEED BOOK 1889, PAGE 1
TOTAL AREA: 6.616 AC.
 - TOTAL PROPOSED AREA: 1,377,729.927 S.F. OR 31.63 AC. (INCLUDING RIGHT-OF-WAY 172,538.193 SF OR 3.96 AC.)
TOTAL NUMBER OF LOTS = 27 LOTS
 - SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY PER FIRM MAPPING OF HAMBLEN COUNTY, TENNESSEE. COMMUNITY PANEL NO: 47063C0050E DATED 7/03/2006. 100-YEAR FLOOD PLAIN SHOWN IS APPROXIMATE AS REFLECTED IN THE FIRM PANEL. ZONE AE BASE FLOOD ELEVATION IS LISTED AS 1075 PER PANEL.
 - TOTAL LENGTH OF NEW PRIVATE STREETS = 3,360'±
 - PROPERTY IS ZONED RP-1. SETBACK REQUIREMENTS PER THE CITY OF MORRISTOWN SUBDIVISION REGULATIONS:
FRONT: TWENTY-FIVE (25) FEET IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, OTHERWISE N/A.
SIDE: IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, TWENTY-FIVE (25) FEET. IF INTERIOR, ZERO LOT LINE
REAR: IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, TWENTY-FIVE (25) FEET. IF INTERIOR, ZERO LOT LINE
PERIPHERY: TWENTY-FIVE (25) FOOT SETBACK FOR ALL IMPROVEMENTS ALONG THE PERIMETER OF THE DEVELOPMENT
WATER QUALITY BUFFER: 30' MINIMUM ALONG EXTERNAL BOUNDARY ALONG CHEROKEE LAKE. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THE BUFFER.
 - THERE IS A TEN FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE INTERIOR OF EACH LOT BOUNDARY LINE.
 - I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY SHOWN IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - 15' WIDE UTILITY EASEMENT CENTERED ON WATERLINES AS INSTALLED IN LOT 44R-1.
 - LOT 44R-2 TO BE DEDICATED/DEEDED OVER TO MORRISTOWN UTILITIES

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS

TEL 865.670.8555 8550 Kingston Pike
WWW.CANNON-CANNON.COM Knoxville, TN 37919

CLIENT: **MANCHESTER REALTY, LLC**
3228 SUMMIT SQUARE PLACE, STE. 180
LEXINGTON, KENTUCKY 40509

PROJECT: **WINDSWEEP SUBDIVISION
WINDSWEEP PHASE IV, UNIT 2 &
RESUBDIVISION OF LOT 44R OF PHASE I**
MORRISTOWN, TENNESSEE

FINAL PLAT (INDEX)

CCI PROJECT NO. 01629-0000
DRAWING DATE JUNE 23, 2025

PM	JTP	PIC	-
DRAWN	CO	CHECKED	JDW

SHEET 1 OF 3
1629-00

JOHN D. WINTER
REGISTERED LAND SURVEYOR
NO. 2717
JUNE 23, 2025

<p>CERTIFICATION OF APPROVAL OF POWER SYSTEMS</p> <p>I hereby certify that (1) the power facilities have been installed in accordance with the adopted _____ Power System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$ _____ to assure completion of all required improvements in case of default.</p> <p>_____ Power Utility Service Provider Date</p>	<p>CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR BOND POSTING</p> <p>I hereby certify: (1) that streets, drainage systems and street signage have been installed in an acceptable manner and according to city specifications; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$ _____ to assure completion of all required improvements in case of default.</p> <p>_____ City Engineer or County Road Superintendent Date</p>	<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</p> <p>I hereby certify that (1) the sewage facilities have been installed in accordance with the adopted _____ Sewerage Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$ _____ to assure completion of all required improvements in case of default.</p> <p>_____ Utility Service Provider or Health Department Official Date</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION (PARCEL 48.08)</p> <p>I (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, parks, and/or other open spaces to public or private use as noted.</p> <p><i>John M. Redd</i> 6/30/25 Owner Date</p>
<p>CERTIFICATION OF ENGINEERING APPROVAL</p> <p>I hereby certify that all (road improvements) and (storm drainage improvements) and (water supply improvements) and (sewage disposal improvements) required by the Morristown Regional Planning Commission to serve Windswept Subdivision - Phase IV, Unit 2 and lot 44R-1 of Phase 1 have been satisfactorily completed as depicted on the as-built engineering drawings approved by the City of Morristown.</p> <p>_____ City Engineer Date</p>	<p>CERTIFICATION OF APPROVAL FOR RECORDING</p> <p>I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Morristown, Tennessee, (adopted October 14th, 2014) with the exception of such variances, if any, as are noted in the minutes of the Regional Planning Commission and that it has been approved for recording in the Hamblen County Register of Deeds Office.</p> <p><i>Shawn J. Apple</i> 7-9-25 Secretary, Morristown Regional Planning Commission Date</p>	<p>CERTIFICATION OF APPROVAL OF WATER SYSTEMS</p> <p>I hereby certify that (1) the water facilities have been installed in accordance with the adopted _____ Water System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$ _____ to assure completion of all required improvements in case of default.</p> <p>_____ Utility Service Provider or Health Department Official Date</p>	<p>CERTIFICATE OF ACCURACY</p> <p>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 hereon.</p> <p><i>John D. Winter</i> NO. 2717 06/23/2025 Surveyor TN Reg. No. Date</p>

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	TANGENT	CHORD
C1	096°11'06"	25.00'	27.86'	41.97'
C2	022°41'25"	225.00'	45.14'	89.10'
C3	002°47'21"	225.00'	5.48'	10.95'
C4	015°47'27"	275.00'	38.14'	75.79'
C5	014°40'28"	275.00'	35.41'	70.43'
C6	019°31'37"	60.00'	10.32'	20.45'
C13	017°48'58"	73.00'	11.44'	22.70'
C14	061°06'52"	60.00'	35.42'	64.00'
C15	024°42'16"	225.00'	49.27'	97.01'
C16	101°43'18"	25.00'	30.72'	44.38'
C23	040°35'24"	225.00'	83.21'	159.40'
C24	014°33'23"	225.00'	28.74'	57.16'
C25	030°26'52"	60.00'	61.23'	119.57'
C26	031°48'19"	225.00'	64.10'	124.90'
C27	018°18'51"	275.00'	44.33'	87.90'
C28	007°09'55"	275.00'	17.22'	34.39'
C29	082°12'58"	25.00'	21.82'	35.87'
C30	040°40'56"	275.00'	101.95'	195.26'
C31	001°09'21"	275.00'	2.77'	5.55'
C40	048°37'49"	275.00'	124.26'	233.41'
C41	031°48'19"	275.00'	78.35'	152.65'
C42	097°52'30"	25.00'	28.70'	42.71'
C43	038°19'25"	41.00'	14.25'	27.42'
C44	025°14'21"	118.82'	26.60'	52.34'
C45	028°24'33"	162.00'	41.01'	80.32'
C46	023°46'27"	118.82'	25.01'	49.30'
C47	061°08'57"	25.00'	14.77'	26.68'
C48	027°39'21"	220.00'	54.15'	106.19'
C49	007°12'16"	225.00'	14.16'	28.29'
C52	003°37'34"	225.00'	7.12'	14.24'
C53	003°50'44"	275.00'	9.23'	18.46'

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.22'	N19°01'12"E
L2	25.12'	N62°15'52"E
L3	31.89'	N15°38'44"W
L4	24.47'	N50°43'09"E
L5	16.75'	N19°49'04"E
L6	94.16'	N20°32'12"E
L7	55.31'	N15°40'12"E
L8	45.55'	N03°18'35"E
L9	51.99'	N05°55'02"W
L39	60.17'	S40°17'03"E
L40	64.37'	S27°34'21"W
L41	2.84'	S12°00'57"E
L43	10.44'	N70°21'05"W
L44	30.68'	N12°00'57"W
L50	24.10'	N03°46'05"E
L51	10.14'	S70°21'05"E
L53	15.88'	S17°29'32"W

CURVE TABLE (EASEMENTS)				
CURVE	DELTA ANGLE	RADIUS	TANGENT	CHORD
C100	011°42'20"	118.82'	12.18'	24.28'
C101	027°59'03"	138.00'	34.39'	67.40'
C103	002°30'22"	275.00'	6.01'	12.03'
C104	002°25'05"	284.43'	6.00'	12.00'
C105	003°45'05"	275.00'	9.01'	18.01'
C106	003°50'21"	275.00'	9.22'	18.43'
C110	003°33'20"	225.00'	6.98'	13.96'
C200	011°12'55"	506.36'	49.72'	99.12'
C201	023°07'17"	295.00'	60.34'	119.05'
C202	045°01'04"	128.86'	53.40'	101.24'
C203	028°14'40"	305.25'	76.80'	150.48'
C204	028°17'42"	290.25'	73.16'	143.34'
C205	045°05'20"	113.86'	47.26'	89.60'
C206	022°56'06"	280.00'	56.80'	112.08'
C207	012°22'47"	521.35'	56.54'	112.65'
C208	008°47'59"	118.82'	9.14'	18.25'

LINE TABLE (EASE.)		
LINE	LENGTH	BEARING
L100	12.83'	S13°20'28"W
L103	14.65'	S27°34'21"W
L104	21.59'	S40°17'03"E
L105	10.02'	N25°40'22"E
L106	12.11'	N48°27'44"E
L107	18.00'	N41°32'16"W
L108	11.75'	S48°27'44"W
L109	7.72'	S76°29'31"E
L110	18.00'	N13°30'29"E
L111	11.65'	N76°29'31"W
L129	37.18'	S13°27'49"W
L130	48.83'	S76°32'11"E
L131	31.77'	N13°34'16"E
L132	27.38'	N19°46'08"E

BK/PG: QPLAT/23-23
25047157

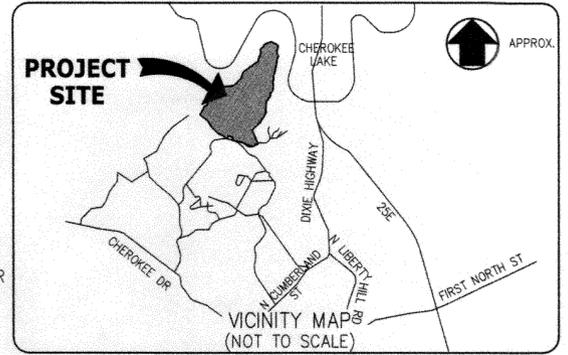
TYPICAL PLAT
DANA BATCH 192827
08/18/2025 - 03:05:00 PM
VALUE: 0.00
MORTGAGE TAX: 0.00

TRANSFER TAX: 0.00
RECORDING FEE: 15.00
DP FEE: 2.00
REGISTER'S FEE: 0.00
TOTAL AMOUNT: 17.00

JIM CLAWSON
REGISTER OF DEEDS
STATE OF TENNESSEE, HAMBLEN COUNTY

GRID NORTH
NAD 83 (1995)
NAVD 88

SCALE: 1" = 100'



CERTIFICATE OF OWNERSHIP AND DEDICATION (PARCEL 44R)

I (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, parks, and/or other open spaces to public or private use as noted.

Adan Mount 6/30/25
Owner Date

CERTIFICATE OF OWNERSHIP AND DEDICATION (PARCEL 48.08)

I (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, parks, and/or other open spaces to public or private use as noted.

John M. Pate 6/30/25
Owner Date

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM

I hereby certify that (1) the sewage facilities have been installed in accordance with the adopted _____ Sewerage Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$ _____ to assure completion of all required improvements in case of default.

[Signature] 6/26/25
Utility Service Provider or Health Department Official Date

CERTIFICATION OF APPROVAL OF POWER SYSTEMS

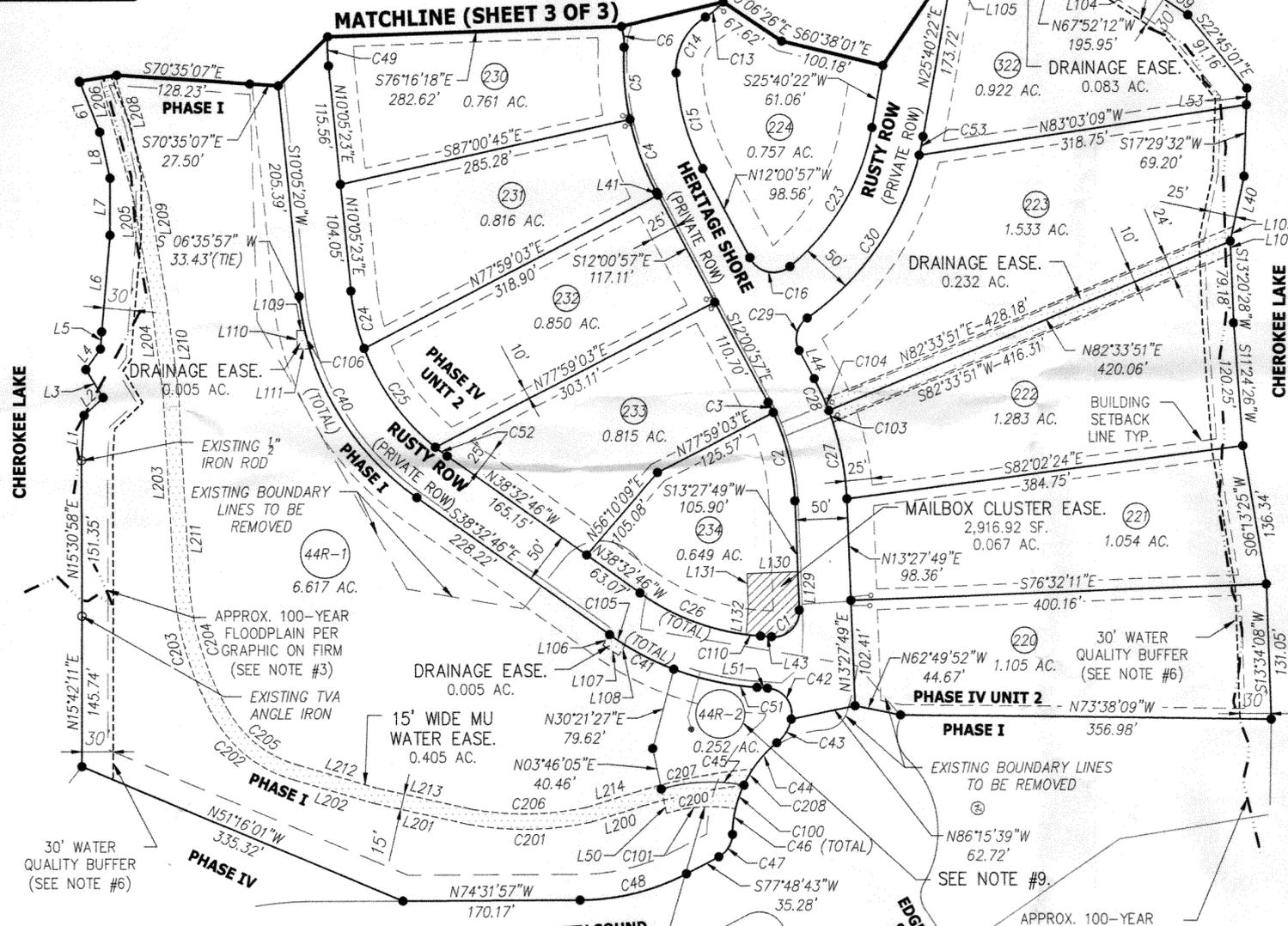
I hereby certify that (1) the power facilities have been installed in accordance with the adopted _____ Power System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$ _____ to assure completion of all required improvements in case of default.

Power Utility Service Provider Date

CERTIFICATION OF ENGINEERING APPROVAL

I hereby certify that all (road improvements) and (storm drainage improvements) and (water supply improvements) and (sewage disposal improvements) required by the Morristown Regional Planning Commission to serve Windswept Subdivision - Phase IV, Unit 2 and lot 44R-1 of Phase I have been satisfactorily completed as depicted on the as-built engineering drawings approved by the City of Morristown.

City Engineer Date



- NOTES:**
- OWNERSHIP AND REFERENCE:
PARCEL 48.08
MANCHESTER REALTY, LLC
3228 SUMMIT SQUARE PLACE, SUITE 180
LEXINGTON, KY 40509
CLT MAP 016, PARCEL 048.08
DEED BOOK 1960, PAGE 717
TOTAL AREA: 25.012 AC
PARCEL 44R
ATS REALTY, LLC
1044 JOUETT CREEK DR
LEXINGTON, KY 40509
CLT MAP 016D, GROUP A, LOT 44R
DEED BOOK 1889, PAGE 1
TOTAL AREA: 6.616 AC
 - TOTAL PROPOSED AREA: 1,377,729.927 S.F. OR 31.63 AC. (INCLUDING RIGHT-OF-WAY 172,538.193 SF OR 3.96 AC.)
TOTAL NUMBER OF LOTS = 27 LOTS
 - SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY PER FIRM MAPPING OF HAMBLEN COUNTY, TENNESSEE. COMMUNITY PANEL NO: 470630050E DATED 7/03/2006. 100-YEAR FLOOD PLAIN SHOWN IS APPROXIMATE AS REFLECTED IN THE FIRM PANEL. ZONE AE BASE FLOOD ELEVATION IS LISTED AS 1075 PER PANEL.
 - TOTAL LENGTH OF NEW PRIVATE STREETS = 3,360'±
 - PROPERTY IS ZONED RP-1. SETBACK REQUIREMENTS PER THE CITY OF MORRISTOWN SUBDIVISION REGULATIONS:
FRONT: TWENTY-FIVE (25) FEET IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, OTHERWISE N/A.
SIDE: IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, TWENTY-FIVE (25) FEET. IF INTERIOR, ZERO LOT LINE
REAR: IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, TWENTY-FIVE (25) FEET. IF INTERIOR, ZERO LOT LINE
PERIPHERY: TWENTY-FIVE (25) FOOT SETBACK FOR ALL IMPROVEMENTS ALONG THE PERIMETER OF THE DEVELOPMENT
WATER QUALITY BUFFER: 30' MINIMUM ALONG EXTERNAL BOUNDARY ALONG CHEROKEE LAKE. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THE BUFFER.
 - THERE IS A TEN FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE INTERIOR OF EACH LOT BOUNDARY LINE.
 - I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY SHOWN IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - 15' WIDE UTILITY EASEMENT CENTERED ON WATERLINES AS INSTALLED IN LOT 44R-1.
 - LOT 44R-2 TO BE DEDICATED/DEEDED OVER TO MORRISTOWN UTILITIES

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555 | 8550 Kingston Pike
WWW.CANNON-CANNON.COM | Knoxville, TN 37919

CLIENT: **MANCHESTER REALTY, LLC**
3228 SUMMIT SQUARE PLACE, STE. 180
LEXINGTON, KENTUCKY 40509

PROJECT: **WINDSWEPT SUBDIVISION
WINDSWEPT PHASE IV, UNIT 2 &
RESUBDIVISION OF LOT 44R OF PHASE I**
MORRISTOWN, TENNESSEE

FINAL PLAT

CCI PROJECT NO. 01629-0000
DRAWING DATE JUNE 23, 2025
PM JTP PIC -
DRAWN CO CHECKED JDW
SHEET 2 OF 3
1629-00

JOHN D. WINTER
REGISTERED LAND SURVEYOR
COMMERCIAL
TENNESSEE No. 2717
JUNE 23, 2025

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR BOND POSTING

I hereby certify: (1) that streets, drainage systems and street signage have been installed in an acceptable manner and according to city specifications; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$ _____ to assure completion of all required improvements in case of default.

Date

City Engineer or County Road Superintendent

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I hereby certify that (1) the water facilities have been installed in accordance with the adopted _____ Water System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$ _____ to assure completion of all required improvements in case of default.

Utility Service Provider or Health Department Official Date

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 1:10,000 as shown hereon.

NO. 2717 06/23/2025
Date

LINE	LENGTH	BEARING
L10	55.78'	N32°37'09"W
L11	60.43'	N08°28'08"E
L12	48.15'	N35°17'07"E
L13	7.23'	N50°21'11"E
L14	52.73'	N48°47'47"E
L15	11.53'	S42°26'28"E
L16	14.97'	N30°43'50"E
L17	53.35'	N42°56'48"E
L18	36.41'	N63°07'27"E
L19	13.82'	N01°17'25"E
L20	31.49'	N01°17'25"E
L21	84.75'	N35°55'59"E
L22	57.41'	N55°09'17"E
L23	85.21'	N62°24'52"E
L24	54.77'	N62°03'56"E
L25	22.89'	N62°03'56"E
L26	67.74'	N68°44'19"E
L27	66.08'	N66°45'04"E
L28	14.24'	N70°54'00"E
L29	39.88'	N82°41'51"E
L30	15.32'	S76°52'26"E
L31	40.42'	S59°29'30"E
L32	38.88'	S53°06'56"E
L33	15.54'	S78°25'40"E
L34	64.35'	S59°47'19"E
L35	49.65'	S56°28'39"E
L36	16.40'	S74°35'30"E
L37	43.12'	S38°53'23"E
L38	53.58'	S01°02'48"W
L42	18.21'	N77°39'32"E
L45	43.72'	S82°39'36"W
L46	4.03'	N77°39'32"E
L48	216.13'	S82°50'32"E
L49	14.49'	N62°03'56"E
L52	27.93'	S31°08'12"W
L62	14.24'	S10°06'05"W
L63	27.35'	S82°39'36"W

CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C7	024°45'07"	60.00'	13.17'	25.92'	S13°27'12"E 25.72'
C8	056°32'55"	73.00'	39.26'	72.05'	S02°26'42"W 69.16'
C9	044°58'49"	73.00'	30.22'	57.31'	S53°12'34"W 55.85'
C10	045°26'51"	73.00'	30.57'	57.90'	N81°34'36"W 56.40'
C11	047°09'38"	73.00'	31.86'	60.09'	N35°16'22"W 58.40'
C12	067°40'46"	73.00'	48.94'	86.23'	N22°08'50"E 81.30'
C17	009°23'37"	225.00'	18.49'	36.89'	S20°58'33"W 36.85'
C18	072°28'51"	225.00'	164.92'	284.63'	S19°57'41"E 266.03'
C19	041°08'18"	225.00'	84.43'	161.55'	S76°46'15"E 158.10'
C20	007°51'30"	235.01'	16.14'	32.23'	N78°43'49"E 32.21'
C21	043°24'05"	235.01'	93.53'	178.02'	N53°06'01"E 173.80'
C22	013°49'50"	225.00'	27.29'	54.31'	N24°13'17"E 54.18'
C32	009°03'48"	275.00'	21.80'	43.50'	S20°30'41"E 43.46'
C33	056°35'12"	275.00'	148.03'	271.60'	N02°37'14"W 260.69'
C34	024°32'56"	275.00'	59.83'	117.83'	N43°11'18"W 116.93'
C35	023°55'14"	275.00'	58.25'	114.81'	N67°25'23"W 113.98'
C36	017°57'24"	275.00'	43.45'	86.19'	N88°21'42"W 85.83'
C37	014°05'50"	285.01'	35.24'	70.12'	S75°36'39"W 69.95'
C38	022°50'14"	285.01'	57.56'	113.60'	S57°08'38"W 112.85'
C39	014°22'19"	285.01'	35.93'	71.49'	S38°32'21"W 71.30'
C50	021°02'07"	275.00'	51.06'	100.96'	S20°37'09"W 100.40'

CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C107	002°07'53"	275.00'	5.12'	10.23'	N29°50'54"W 10.23'
C108	002°06'57"	275.00'	5.08'	10.16'	N31°58'19"W 10.16'
C109	001°15'10"	275.00'	3.01'	6.01'	S77°01'57"W 6.01'
C111	002°01'10"	285.01'	5.02'	10.05'	S67°33'10"W 10.04'
C112	002°00'50"	285.01'	5.01'	10.02'	S69°34'10"W 10.02'

LEGEND

- INSTALLED FLUSH CONNECTION
- INSTALLED LPS LATERAL KIT
- INSTALLED AIR RELEASE VALVE
- NEW IRON ROD & CAP (CCI)

GRID NORTH
NAD 83 (1995)
NAVD 88

SCALE: 1" = 100'

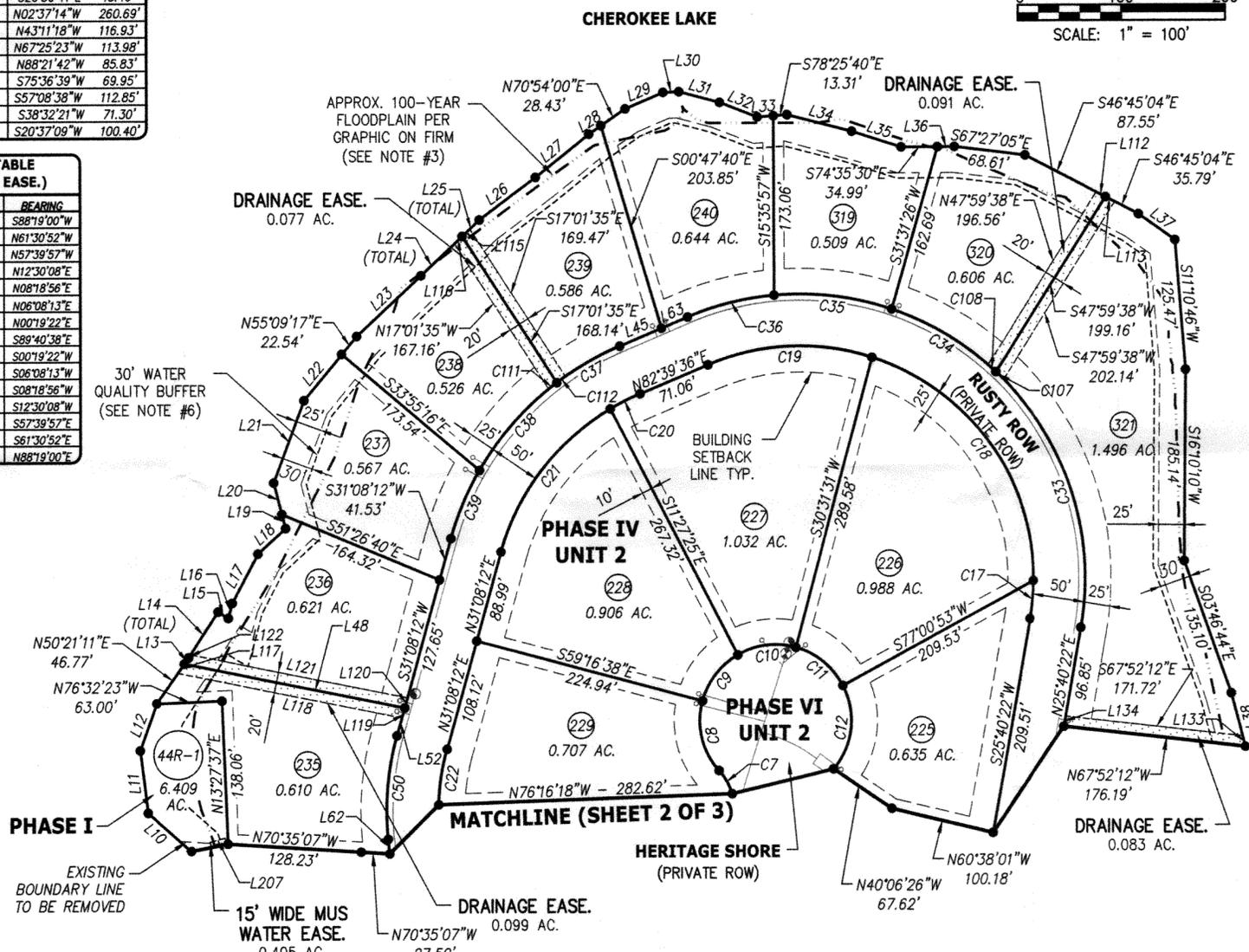
PROJECT SITE

CHEROKEE LAKE
DINE HIGHWAY
N. LIBERTY
FIRST NORTH ST.

VICINITY MAP
(NOT TO SCALE)

LINE	LENGTH	BEARING
L112	10.03'	S46°45'04"E
L113	10.03'	S46°45'04"E
L115	10.18'	N62°03'56"E
L116	10.18'	N62°03'56"E
L117	10.88'	N50°21'11"E
L118	219.72'	N62°30'32"E
L119	10.02'	S31°08'12"W
L120	10.02'	S31°08'12"W
L121	212.65'	S62°50'32"E
L122	3.61'	N48°47'47"E
L133	10.72'	S01°02'48"W
L134	10.02'	N25°40'22"E

LINE	LENGTH	BEARING
L200	52.71'	S88°19'00"W
L201	93.29'	N61°30'52"W
L202	78.32'	N57°39'57"W
L203	171.27'	N12°30'08"E
L204	90.49'	N08°18'56"E
L205	100.35'	N08°08'13"E
L206	127.42'	N00°19'22"E
L207	15.00'	S89°40'38"E
L208	128.18'	S00°19'22"W
L209	101.40'	S06°08'13"W
L210	91.32'	S08°18'56"W
L211	172.08'	S12°30'08"W
L212	77.97'	S57°39'57"E
L213	92.51'	S61°30'52"E
L214	52.00'	N88°19'00"E



- NOTES:**
- OWNERSHIP AND REFERENCE:
PARCEL 48.08
 MANCHESTER REALTY, LLC
 3228 SUMMIT SQUARE PLACE, SUITE 180
 LEXINGTON, KY 40509
 CLT MAP 016, PARCEL 048.08
 DEED BOOK 1960, PAGE 717
 TOTAL AREA: 25.012 AC
PARCEL 44R
 ATS REALTY, LLC
 1044 JOUETT CREEK DR
 LEXINGTON, KY 40509
 CLT MAP 016D, GROUP A, LOT 44R
 DEED BOOK 1889, PAGE 1
 TOTAL AREA: 6.616 AC
 - TOTAL PROPOSED AREA: 1,377,729.927 S.F. OR 31.63 AC. (INCLUDING RIGHT-OF-WAY 172,538.193 SF OR 3.96 AC.)
 TOTAL NUMBER OF LOTS = 27 LOTS
 - SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY PER FIRM MAPPING OF HAMBLLEN COUNTY, TENNESSEE. COMMUNITY PANEL NO: 470630050E DATED 7/03/2006. 100-YEAR FLOOD PLAIN SHOWN IS APPROXIMATE AS REFLECTED IN THE FIRM PANEL. ZONE AE BASE FLOOD ELEVATION IS LISTED AS 1075 PER PANEL.
 - TOTAL LENGTH OF NEW PRIVATE STREETS = 3,360±
 - PROPERTY IS ZONED RP-1. SETBACK REQUIREMENTS PER THE CITY OF MORRISTOWN SUBDIVISION REGULATIONS:
 FRONT: TWENTY-FIVE (25) FEET IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, OTHERWISE N/A.
 SIDE: IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, TWENTY-FIVE (25) FEET. IF INTERIOR, ZERO LOT LINE
 REAR: IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, TWENTY-FIVE (25) FEET. IF INTERIOR, ZERO LOT LINE
 PERIPHERY: TWENTY-FIVE (25) FOOT SETBACK FOR ALL IMPROVEMENTS ALONG THE PERIMETER OF THE DEVELOPMENT
 WATER QUALITY BUFFER: 30' MINIMUM ALONG EXTERNAL BOUNDARY ALONG CHEROKEE LAKE. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THE BUFFER.
 - THERE IS A TEN FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE INTERIOR OF EACH LOT BOUNDARY LINE.
 - I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY SHOWN IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - 15' WIDE UTILITY EASEMENT CENTERED ON WATERLINES AS INSTALLED IN LOT 44R-1.
 - LOT 44R-2 TO BE DEDICATED/DEEDED OVER TO MORRISTOWN UTILITIES

CERTIFICATE OF OWNERSHIP AND DEDICATION (PARCEL 44R)

I (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, parks, and/or other open spaces to public or private use as noted.

Adam Mont 6/30/25
 Owner Date

CERTIFICATE OF OWNERSHIP AND DEDICATION (PARCEL 48.08)

I (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, parks, and/or other open spaces to public or private use as noted.

John M. Peter 6/30/25
 Owner Date

CERTIFICATION OF APPROVAL OF POWER SYSTEMS

I hereby certify that (1) the power facilities have been installed in accordance with the adopted _____ Power System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$ _____ to assure completion of all required improvements in case of default.

Power Utility Service Provider Date

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR BOND POSTING

I hereby certify: (1) that streets, drainage systems and street signage have been installed in an acceptable manner and according to city specifications; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$ _____ to assure completion of all required improvements in case of default.

City Engineer or County Road Superintendent Date

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM

I hereby certify that (1) the sewage facilities have been installed in accordance with the adopted _____ Sewerage Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$ _____ to assure completion of all required improvements in case of default.

[Signature] 6/26/25
 Utility Service Provider or Health Department Official Date

BK/PG: QPLAT/23-23
 25047157

TYPICAL PLAT
 DANA BATCH: 192627
 08/18/2025 - 03:05:00 PM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, HAMBLLEN COUNTY
JIM CLAWSON
 REGISTER OF DEEDS

CERTIFICATION OF ENGINEERING APPROVAL

I hereby certify that all (road improvements) and (storm drainage improvements) and (water supply improvements) and (sewage disposal improvements) required by the Morristown Regional Planning Commission to serve Windswept Subdivision - Phase IV, Unit 2 and lot 44R-1 of Phase I have been satisfactorily completed as depicted on the as-built engineering drawings approved by the City of Morristown.

[Signature]
 City Engineer Date

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Morristown, Tennessee, (adopted October 14th, 2014) with the exception of such variances, if any, as are noted in the minutes of the Regional Planning Commission and that it has been approved for recording in the Hamblen County Register of Deeds Office.

[Signature] 7-9-21
 Secretary, Morristown Regional Planning Commission Date

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I hereby certify that (1) the water facilities have been installed in accordance with the adopted _____ Water System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$ _____ to assure completion of all required improvements in case of default.

[Signature] 6/24/25
 Utility Service Provider or Health Department Official Date

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 1:10,000 as shown hereon.

[Signature] NO. 2717 06/23/2025
 Surveyor TN Reg. No. Date

CANNON & CANNON INC
 CONSULTING ENGINEERS · FIELD SURVEYORS

TEL 865.670.8555 | 8550 Kingston Pike
 WWW.CANNON-CANNON.COM | Knoxville, TN 37919

CLIENT: **MANCHESTER REALTY, LLC**
 3228 SUMMIT SQUARE PLACE, STE. 180
 LEXINGTON, KENTUCKY 40509

PROJECT: **WINDSWEPT SUBDIVISION
 WINDSWEPT PHASE IV, UNIT 2 &
 RESUBDIVISION OF LOT 44R OF PHASE I**
 MORRISTOWN, TENNESSEE

FINAL PLAT

CCI PROJECT NO. 01629-0000

DRAWING DATE	JUNE 23, 2025		
PM	JTP	PIC	-
DRAWN	CO	CHECKED	JDW

SHEET 3 OF 3
1629-00

JOHN D. WINTER
 REGISTERED LAND SURVEYOR
 No. 2717
 TENNESSEE No. 2717

JUNE 23, 2025