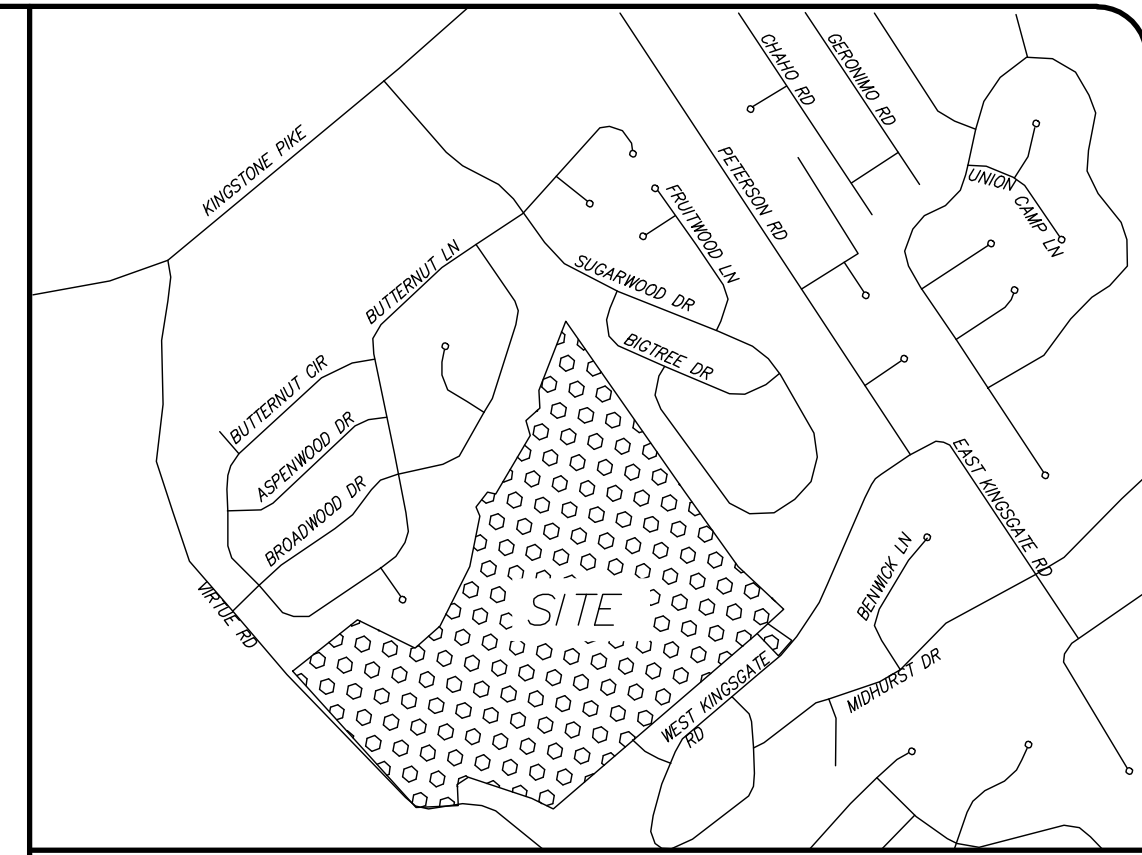
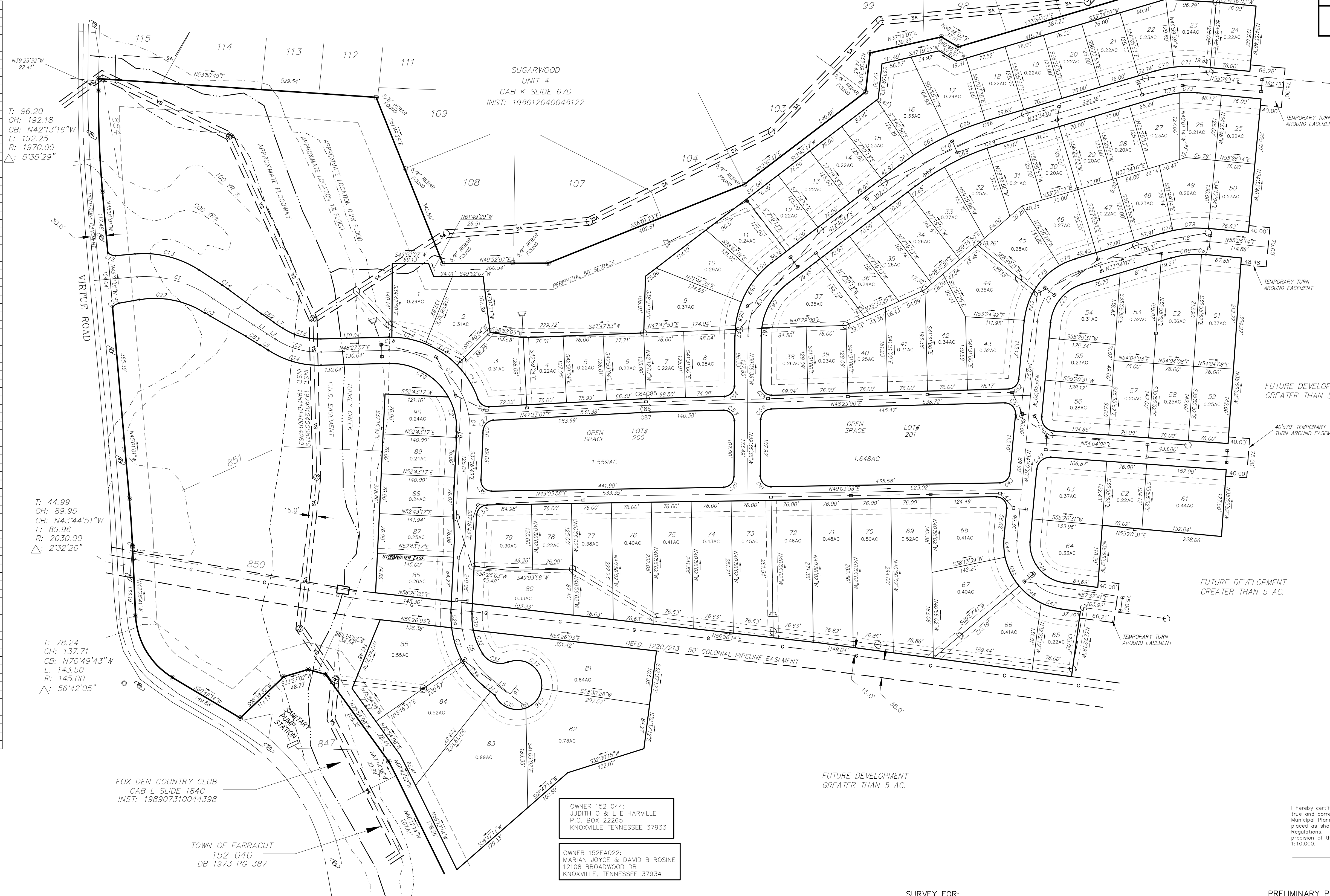


TOTAL AREA = 87.70 ACRES
OR 3,820,384 SQ. FT.
90 HOME LOTS

LINE	BEARING	DISTANCE
L1	S83°01'29"W	30.99
L2	N83°09'08"E	19.35
L3	S88°40'50"W	15.22
L4	S88°40'50"W	10.54
L5	S88°40'50"W	46.86
L6	S01°19'10"E	22.00
L7	N83°09'08"E	20.41
L8	N83°09'08"E	19.35
L9	N37°16'43"W	9.91

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S66°09'16"W	151.14	220.74	154.26
C2	N65°48'51"E	89.45	150.00	90.84
C3	S88°57'31"W	194.81	150.00	212.02
C4	N43°54'49"W	34.66	150.00	34.74
C5	S64°17'56"E	136.29	150.00	141.48
C6	S79°49'38"E	135.23	100.00	148.51
C7	S00°33'08"E	123.41	110.00	131.01
C8	S44°30'11"W	75.87	200.00	76.34
C9	S13°27'54"E	132.19	150.00	136.89
C10	S23°07'27"W	181.28	500.00	182.29
C11	S44°30'09"W	75.87	200.00	76.33
C12	N70°30'39"E	15.51	18.00	16.04
C13	S64°04'24"W	129.59	192.00	127.94
C14	S84°52'49"W	13.48	225.00	13.48
C15	N65°48'55"E	74.55	125.00	75.70
C16	S49°25'17"W	5.84	175.00	5.84
C17	S61°07'02"W	65.23	175.00	65.61
C18	S83°45'46"W	72.20	175.00	72.72
C19	N71°30'19"W	77.70	175.00	78.36
C20	S79°38'02"W	63.69	125.00	136.00
C21	N53°14'08"W	68.74	125.00	69.64
C22	S61°20'16"W	127.36	175.00	130.35
C23	N81°03'38"E	12.69	225.00	12.69
C24	N65°48'51"E	104.36	175.00	105.98
C25	S16°57'48"W	14.09	18.00	14.47
C26	N38°10'58"W	5.52	175.00	5.52
C27	S03°31'31"W	22.00	20.00	30.06
C28	N84°10'08"E	24.16	20.00	25.94
C29	S42°04'38"E	28.44	17.00	28.48
C30	S44°10'57"E	31.25	130.00	31.33
C31	S58°18'06"E	67.35	170.00	67.80
C32	S61°50'16"E	48.50	130.00	48.79
C33	N67°46'03"E	51.04	40.00	55.35
C34	S90°31'22"E	63.69	70.00	64.06
C35	N72°35'06"E	63.82	47.00	70.16
C36	N00°50'09"W	47.93	47.00	50.30
C37	S88°18'58"W	81.56	47.00	98.75
C38	S05°53'38"W	27.37	20.00	30.14
C39	S84°06'22"E	29.17	20.00	32.69
C40	N04°43'41"E	27.96	20.00	30.95
C41	S95°16'19"E	28.61	20.00	31.88
C42	N82°47'45"W	29.79	20.00	33.61
C43	N07°12'15"E	26.69	20.00	29.23
C44	S43°12'55"E	37.20	125.00	37.34
C45	S65°54'20"E	61.04	125.00	61.67
C46	N87°43'00"E	53.02	125.00	53.43
C47	N66°33'00"E	38.77	125.00	39.93
C48	S79°49'38"E	101.42	75.00	111.38
C49	S09°42'20"W	34.96	25.00	38.71
C50	S80°17'40"E	35.75	25.00	39.83
C51	N83°05'14"W	29.93	20.00	33.81
C52	N06°54'46"E	26.54	20.00	29.02
C53	N85°33'48"W	28.75	20.00	32.08
C54	N04°26'12"E	27.81	20.00	30.75
C55	S85°33'48"E	28.75	20.00	32.08
C56	S04°26'12"W	27.81	20.00	30.75
C57	S37°43'41"E	11.49	175.00	11.50
C58	S27°02'12"E	53.60	175.00	53.81
C59	S08°27'58"E	59.34	175.00	59.63
C60	S06°59'14"W	34.72	175.00	34.77
C61	S36°12'24"E	15.20	125.00	15.21
C62	S09°58'43"E	96.31	125.00	98.87
C63	S14°28'55"W	33.02	525.00	33.03
C64	S20°25'53"W	75.93	525.00	76.00
C65	S28°43'33"W	75.93	525.00	76.00
C66	S33°13'15"W	6.38	525.00	6.38
C67	S16°40'49"W	66.28	475.00	66.33
C68	S26°01'58"W	88.61	475.00	88.74
C69	S32°28'36"W	18.11	475.00	18.11
C70	S38°17'14"W	37.02	225.00	37.06
C71	S49°13'18"W	48.72	225.00	48.82
C72	S39°02'09"W	33.35	175.00	33.40
C73	S49°58'12"W	33.35	175.00	33.40
C74	S21°55'15"E	59.53	135.00	60.02
C75	S05°27'21"W	68.24	135.00	68.99
C76	S26°49'55"W	31.67	135.00	31.75
C77	S00°32'41"E	95.34	85.00	101.22
C78	S35°52'27"W	18.10	225.00	18.11
C79	S46°48'30"W	67.51	225.00	67.77
C80	S43°09'57"W	58.35	175.00	58.62
C81	S64°08'00"W	8.17	175.00	8.17
C82	N84°52'35"E	29.37	488.00	29.37
C83	S81°17'54"W	31.58	488.00	31.58
C84	S47°28'08"W	9.70	613.00	9.70
C85	S48°12'10"W	6.00	613.00	6.00
C86	S47°44'58"W	15.37	600.00	15.37
C87	S47°44'58"W	15.04	587.00	15.04



- LOCATION MAP - NTS**
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
 - CLT TAX MAP 152 PARCEL 044 & MAP 152F GROUP A PARCEL 022.
 - DEED REFERENCES - PARCEL 044: 1304-899 PARCEL 022: 1651-533
 - THIS PROPERTY IS ZONED AS FOLLOWS: (PARCEL 022) R-2 (PARCEL 044) R-1(OSR)
 - A PORTION OF THIS PROPERTY DOES NOT WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0356F EFFECTIVE DATE: MAY 2, 2007.
 - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
 - NORTH ROTATION: NAD83(NRS2007)
 - ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. UPON COMPLETION OF CONSTRUCTION OF WALKING TRAILS, THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
 - A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
 - BUILDING SETBACKS FOR (R1, OSR) ZONING ARE AS FOLLOWS:
FRONT YARD: 20 FEET
FRONT FACING GARAGE: 30 FEET
SIDE YARD: (MINIMUM OF 20 FEET BETWEEN BUILDINGS) 10 FEET UNLESS SHOWN OTHERWISE.
REAR: 25 FEET
PERIPHERY PROPERTY LINE: 50 FEET

SYMBOL LEGEND	
○	IRON PIN (SIZE&TYPE)
□	CONC. MONUMENT
⊙	SANITARY MANHOLE
⊕	WATER VALVE
⊠	TELEPHONE POLE
⊡	POWER/TELE. POLE
⊞	CATCH BASIN
⊞	DRAIN INLET
⊞	LIGHT POLE
⊞	TELEPHONE RISER
⊞	WATER METER
⊞	POWER BOX
⊞	SIGN (TYP.)
⊞	GUY WIRE
⊞	FIRE HYDRANT
⊞	SERVICE POLE
⊞	CONCRETE AREA

LINE LEGEND	
— G —	GAS LINE
— W —	WATER LINE
— SA —	SEWER LINE
— S —	STORM SEWER LINE
— P —	POWER/TELE. LINE

CERTIFICATE OF SURVEY ACCURACY

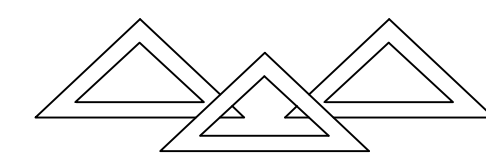
I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulation. This is a Certified Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Date: _____ Registered Surveyor: _____
No. 2447

RYAN S. LYNCH
REGISTERED LAND SURVEYOR
KNOXVILLE, TENNESSEE No. 2447



LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: M.STRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 100'	4
DATE: 05/17/2018	5
	6

SURVEY FOR:
HomeStead Land Holdings
122 Perimeter Park Rd
Knoxville, Tennessee 37922
Phone 865-690-3200

PRELIMINARY PLAT OF:
BROOKMERE SUBDIVISION
CLT: 152 - 044
Knoxville, Tennessee 37934
District FW, Knox County, Tennessee

SHEET NO:
3 of
PROJECT NO.
4040-3CP

05/21/2018