

GENERAL LOCATION MAP	
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LEGEND	
⊙	ALD (ALUMINUM DISK IN CONCRETE OR SOLID ROCK)
⊙	IRN (IRON ROD NEW)
○	IPO (IRON PIPE OLD)
⊙	IRO (IRON ROD OLD)
•	FP (FENCE POST)
•	SFP (STEEL FENCE POST)
⊙	POWER POLE
⊙	GUY WIRE OR POLE
⊙	T.V.A. ANGLE IRON FOUND
⊙	WELL
—	R.O.W. = RIGHT-OF-WAY
—	J.P.E. = JOINT PERMANENT EASEMENT
—	O/H E = OVERHEAD ELECTRICAL UTILITY
—	UE = UNDER GROUND ELECTRICAL UTILITY
—	SA = SANITARY SEWER LOCATION
—	W = WATER LINE LOCATION

# FINAL PLAT WINDSWEPT SUBDIVISION

MORRISTOWN, TN  
PHASE II

10/19/2005 - 11:54 AM

05138403

1 POS. AL - PLAT	
L.L. BATCH: 20454	
10/19/2005 - 11:54 AM	
PLAT BOOK : IPLAT	
PAGE : 309	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, HAMBLIN COUNTY	
JIM CLAWSON	
REGISTER OF DEEDS	

## CERTIFICATION OF ENGINEERING APPROVAL - FINAL PLAT

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 this Subdivision have been satisfactorily completed as depicted on the as-built engineering drawings approved by the City of Morristown.

Date \_\_\_\_\_ Name \_\_\_\_\_ (Subdivision Project Engineer)

Date \_\_\_\_\_ Name \_\_\_\_\_ (City Engineer/County Road Superintendent)

## VARIANCE APPLICATION LETTER FOR:

- PHASE II, STARBOARD CREST, ALLOW HORIZONTAL CURVE RADII TO BE LESS THAN 250 FEET WITH A MINIMUM RADIUS OF 100'.
- PHASE II, WINDSWEPT WAY & STARBOARD CREST, ALLOW VERTICAL GRADES IN EXCESS OF 10 PERCENT WITH A MAXIMUM GRADE OF 11.83 PERCENT.
- PHASE II WINDSWEPT WAY, ALLOW VERTICAL CURVES K VALUES LESS THAN 50, WITH A MINIMUM VALUE OF 25.
- PHASE II, STARBOARD CREST & CHANNEL COVE, ALLOW A PAVEMENT WIDTH OF 22 FEET WITH A 18" ROLLED CURB & GUTTER ON BOTH SIDES, AND A 5 FOOT SIDE WALK ON ONE SIDE ONLY.
- PHASE II, STARBOARD CREST, ALLOW THE STREET TO SERVE 5 LOTS IN ADDITION TO THE 25 LOTS ALLOWABLE, AND TO BE GREATER THAN 1000 FEET IN LENGTH.

## CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

I hereby certify that (1) the sewage 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 \$164,190 to assure completion of all required improvements in case of default.

Date 10-18-2005  
Signature: [Signature]  
City Engineer of Health Department Official

## CERTIFICATION OF THE APPROVAL OF PUBLICWAYS 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 \$441,121 to assure completion of all required improvements in case of default.

Date 10-18-2005  
Signature: [Signature]  
City Engineer or County Road Superintendent

## NOTES:

- A TEN FOOT DRAINAGE AND UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE INTERIOR OF ALL LOT LINES.
- ALL ROAD RIGHT-OF-WAYS SHALL BE AS FOLLOWS:  
- WINDSWEPT WAY - 66'  
- ALL OTHERS - 50'  
ALL ROADS ARE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL PROPERTY CORNERS ARE MARKED BY 5/8" DIAMETER REBAR TOPPED WITH AN ORANGE PLASTIC CAP STAMPED "022 689-1395" EXCEPT WHERE OTHERWISE NOTED HEREON.
- THE MERIDIAN OF TENNESSEE GRID NORTH WAS UTILIZED TO ESTABLISH THE BASIS FOR THE BEARINGS SHOWN HEREON. THIS MERIDIAN WAS DERIVED FROM TVA D STAGE MAP #421P22-D-34R.1. CITY OF MORRISTOWN CONTROL MONUMENTS 0026 & 0058 WERE TIED TO BUT NOT ROTATED TO. TOPOGRAPHIC CONTOURS WERE DERIVED FROM AERIAL SURVEY FLOWN BY CONTINENTAL AIR ON OCTOBER 8, 2003.
- ALL MONUMENTS FOR BOUNDARY CONTROL, SOURCE OF MERIDIAN AND ELEVATION WERE LOCATED BY A FIELD SURVEY. THE SURVEY WAS ACCOMPLISHED UTILIZING A TOPCON 802-A ROBOTIC TOTAL STATION AND LEICA SR530 DUAL FREQUENCY GPS RECEIVERS. THE POSITIONS ESTABLISHED BY THESE MEANS WERE WITHIN THE MINIMUM STANDARDS REQUIRED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.
- THIS PROPERTY IS ZONED "RP-1".
- THE BUILDING SETBACK LINES FOR THE LOTS SHOWN HEREON ARE AS FOLLOWS:  
FRONT - 30' FROM STREET RIGHT-OF-WAY  
SIDE - 15' FROM EACH SIDE LOT LINE  
REAR - 30' FROM THE REAR LOT LINE  
6. THE SOURCE OF TITLE FOR THE SUBDIVIDED PROPERTY SHOWN HEREON IS AS FOLLOWS:  
- W.D.B. 450, AT PAGE 349 (PORTION OF)  
- TVA TRACT - XCK-119  
- W.D.B. 340, AT PAGE 709  
- W.D.B. 85, AT PAGE 41

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owners of the property shown and described herein 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 other open spaces to public or private use as noted.

Date 10/18/05  
Signature: [Signature]  
Owner

## CERTIFICATE OF THE 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 \$164,190 to assure completion of all required improvements in case of default.

Date 10/18/2005  
Signature: [Signature]  
Water Systems Engineer

## 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 \$ 10,000 to assure completion of all required improvements in case of default.

Date 10/18/2005  
Signature: [Signature]  
Power Systems Engineer

## 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, with the exception of such variances, if any, are noted in the minutes of the Regional Planning Commission and that it has been approved for recording in the Hamblin County Register of Deeds Office.

Date 17 Oct. 2005  
Signature: [Signature]  
Secretary, Morristown Regional Planning Commission

I hereby certify...  
...that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and the described property is not located in a special flood area. Please See Sheet 5 of 5.  
...that this survey was made using the latest recorded deed and that there are no visible encroachments, projections or recorded easements other than those shown and that this survey is correct to the best of my knowledge.  
...that this is a category I survey and the ratio of precision of the unadjusted survey is 1: 10,000 or greater as shown hereon.  
...that I am a surveyor licensed to do surveying under the laws of the State of Tennessee, and that this plan and accompanying drawing, documents, and statements are in accordance with the applicable provisions of the Subdivision Regulations for Morristown, Tennessee, and the Regional Planning Commission except as has been itemized, described and justified in the minutes of the Regional Planning Commission, or for variances for which application has been made and approved by the Regional Planning Commission on the 22 day of July, 2005.  
DATE 9-29-05  
(Certification signed and made with red ink)

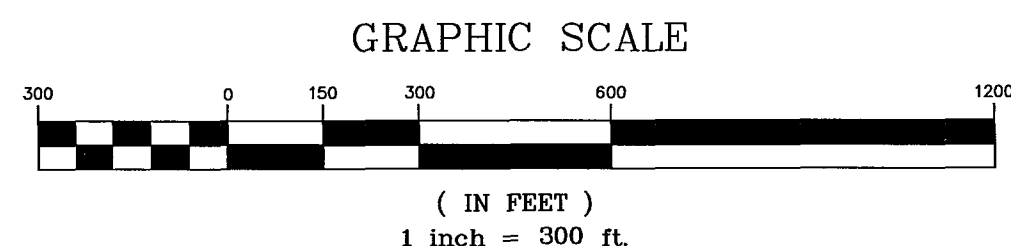
RLS# 2151



Quantum Environmental &  
Engineering Services, LLC

126 Dante Road  
Knoxville, TN 37918  
PHONE (865) 689-1395, FAX (865) 689-6844

PROJECT NO:500285	DRAWN BY:LLS		
FILE:500285 PHASE2	DESIGNED BY:ABK		
FINAL PLAT REV 2			
DATE: 7/20/05	CHECKED BY:HWL		
SCALE: 1"=300'	CADQA: RWM		
REV. DATE: XXX	REV: 0	1 9-29-05	PLANNERS COMMENTS
		0 9/15/05	ORIGINAL ISSUE
		NO. DATE	DESCRIPTION OF REVISION

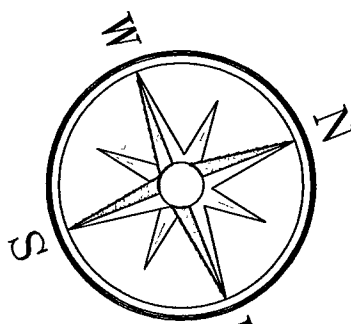


## FINAL PLAT OF WINDSWEPT SUBDIVISION

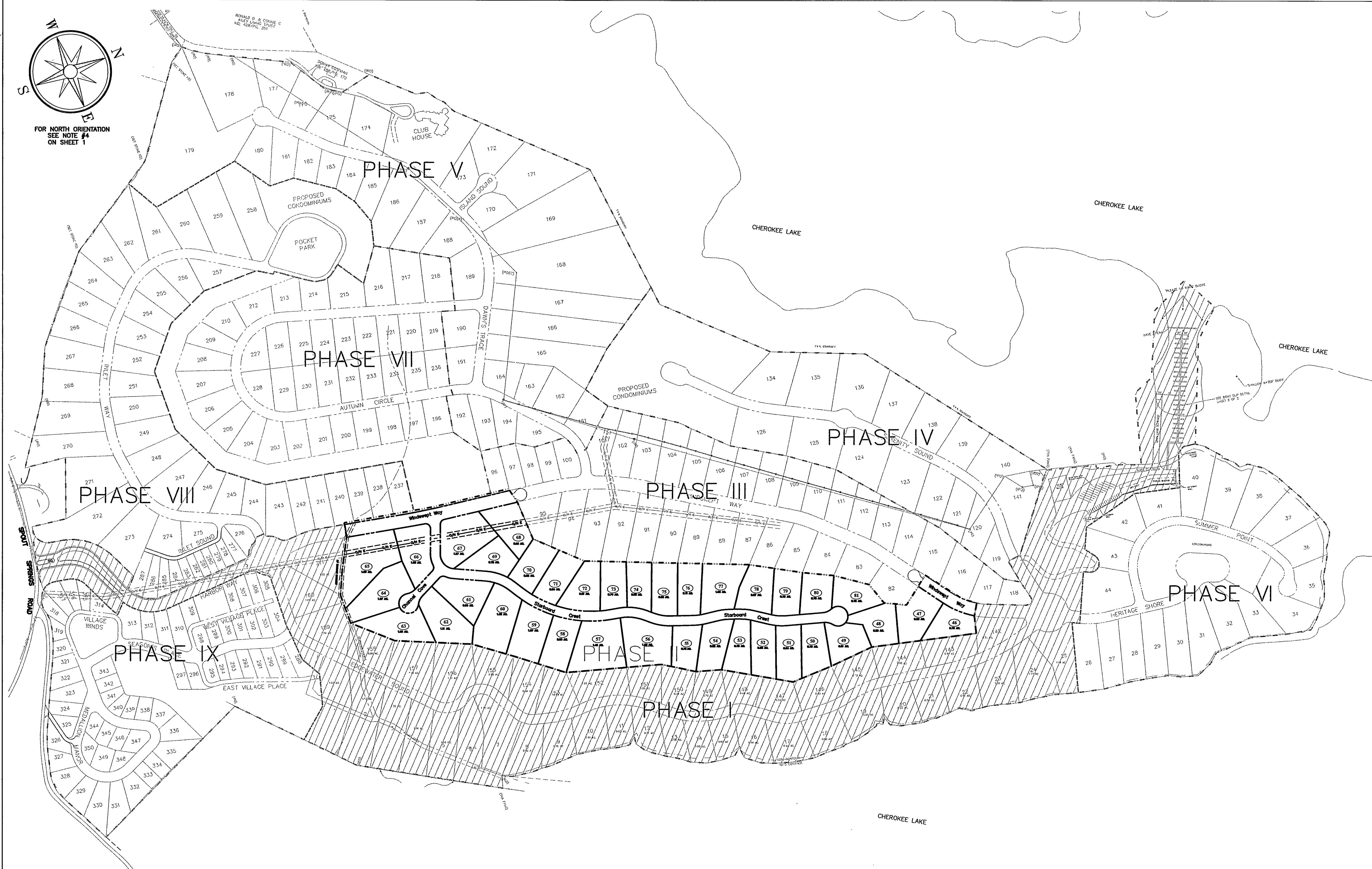
MORRISTOWN, TN  
PHASE II

COVER

SHEET 1 OF 5



FOR NORTH ORIENTATION  
SEE NOTE #4  
ON SHEET 1



\*ALL NOTES, CERTIFICATES, AND SIGNATURES  
ARE SHOWN ON SHEET 1



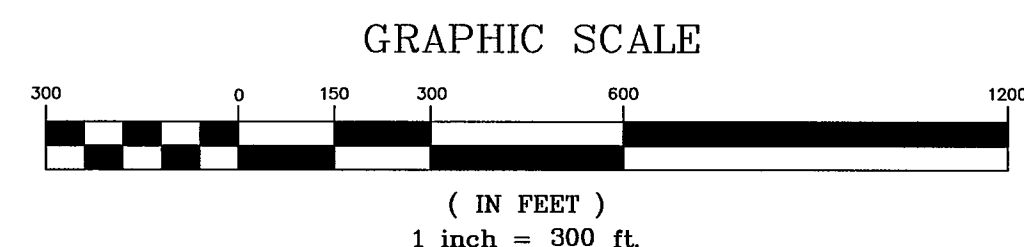
Quantum Environmental &  
Engineering Services, LLC

126 Dante Road  
Knoxville, TN 37918  
PHONE (865) 689-1395, FAX (865) 689-6844

PROJECT NO: 500285	DRAWN BY: LLS			
FILE: 500285 PHASE2	DESIGNED BY: ABK			
FINAL PLAT REV 2				
DATE: 7/20/05	CHECKED BY: HWL			
SCALE: 1"=300'	CADQA: RWM			
REV. DATE: XXX	REV: 0	1	9-29-05	PLANNERS COMMENTS
		0	9/15/05	ORIGINAL ISSUE
		NO.	DATE	DESCRIPTION OF REVISION

FINAL PLAT  
WINDSWEPT SUBDIVISION

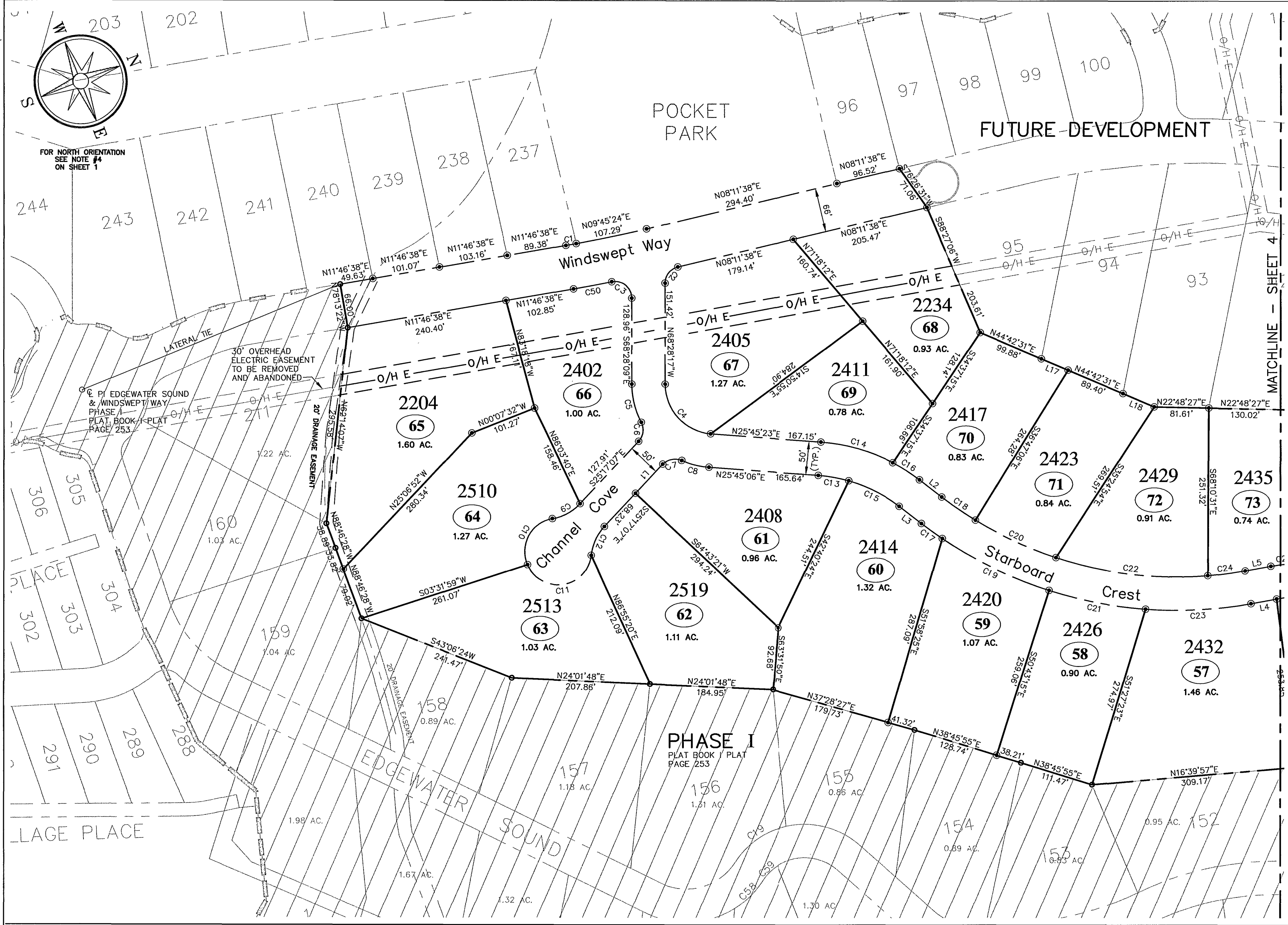
MORRISTOWN, TN  
PHASE II



INDEX

SHEET 2 OF 5





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ARE SHOWN ON SHEET 1

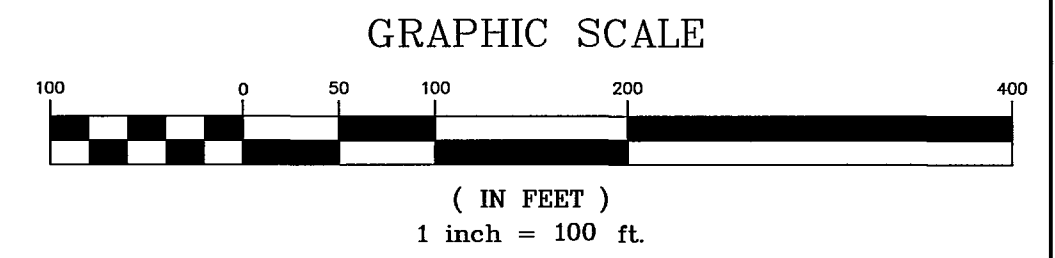
\*LINE AND CURVE TABLES  
ARE SHOWN ON SHEET 5



**Quantum Environmental &  
Engineering Services, LLC**  
  
126 Dante Road  
Knoxville, TN 37918  
PHONE (865) 689-1395, FAX (865) 689-6844

PROJECT NO: 500285	DRAWN BY: LLS			
FILE: 500285 PHASE2 FINAL PLAT REV 2	DESIGNED BY: ABK			
DATE: 7/20/05	CHECKED BY: HWL			
SCALE: 1"=100'	CADQA: RWM			
REV. DATE: XXX	REV: 0	1	9-29-05	PLANNERS COMMENTS
		0	9/15/05	ORIGINAL ISSUE
		NO.	DATE	DESCRIPTION OF REVISION

FINAL PLAT  
**WINDSWEPT SUBDIVISION**  
  
MORRISTOWN, TN  
**PHASE II**





MATCHLINE - SHEET 37

## FUTURE DEVELOPMENT

SOUND

WINDSWEPT WAY

Starboard

Windswept

 $W_a$ 

435

PHASE  
PLAT BOOK I PLAT  
PAGE 253

PHASE I

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ARE SHOWN ON SHEET 1

\*LINE AND CURVE TABLES  
ARE SHOWN ON SHEET 5



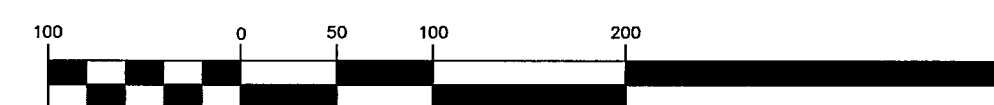
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REV. DATE: XXX	REV: 0	NO	9/15/05	ORIGINAL ISSUE
		NO.	DATE	DESCRIPTION OF REVISION

FINAL PLAT  
WINDSWEPT SUBDIVISION

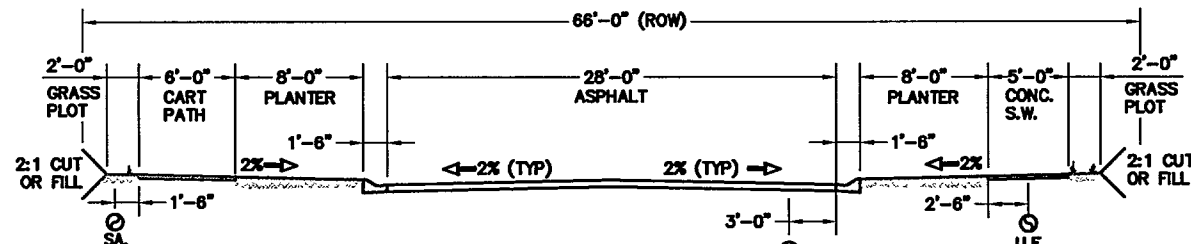
MORRISTOWN, TN  
PHASE II

GRAPHIC SCALE

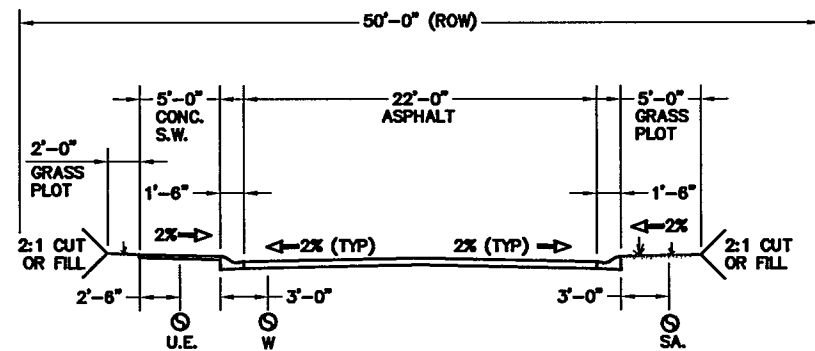


( IN FEET )  
1 inch = 100 ft.

SHEET 4 OF 5



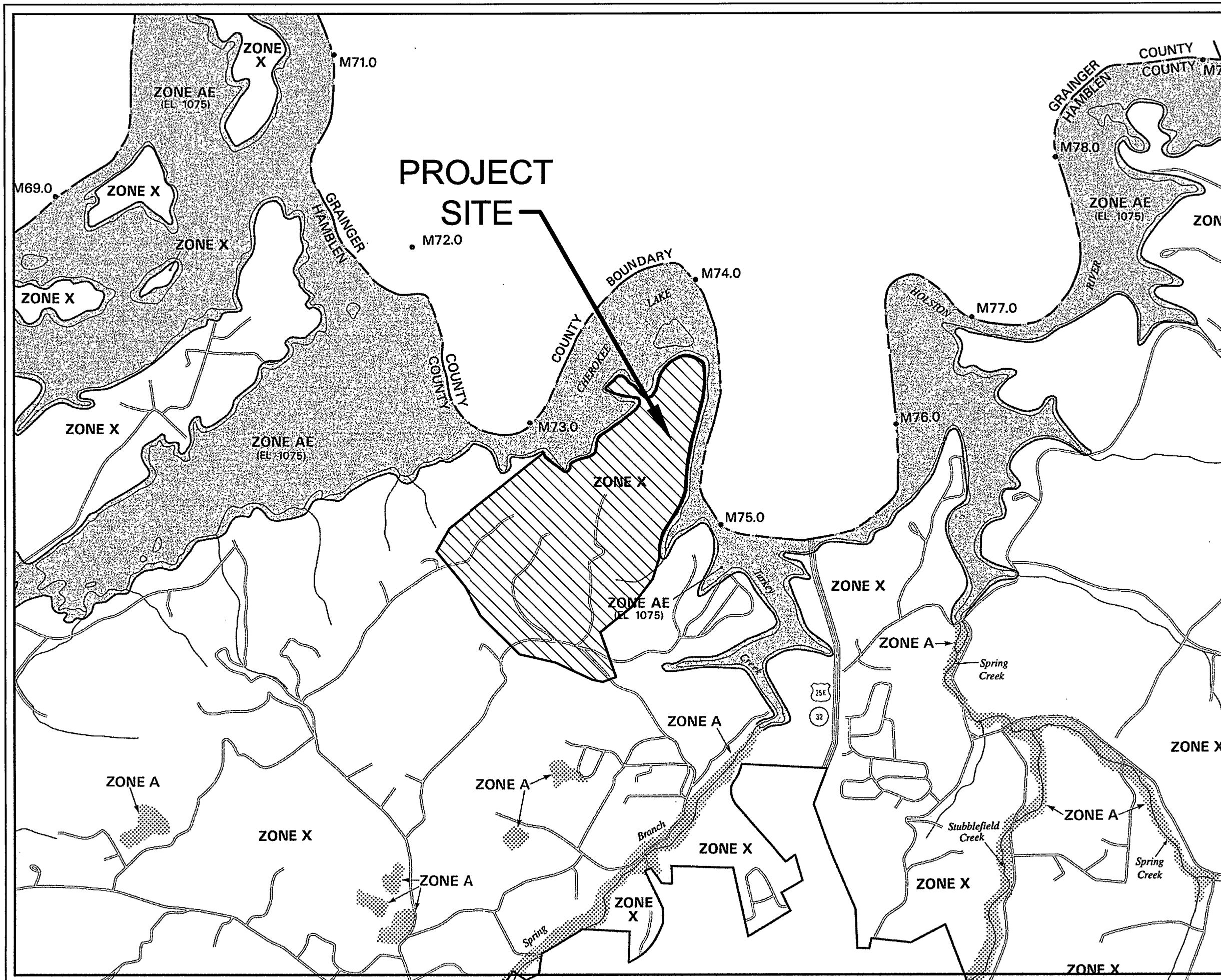
**TYPE - 2**  
**WINDSWEPT WAY**  
**RESIDENTIAL STREET**  
NTS



**TYPE - 4**  
**STARBOARD CREST LANE; CHANNEL COVE LANE**  
**RESIDENTIAL STREET**  
NTS

LINE TABLE P1		
LINE	LENGTH	BEARING
L1	59.68	S25°17'07"E
L2	42.19	N59°13'39"E
L3	42.19	N59°13'39"E
L4	38.86	N11°17'37"E
L5	38.86	N11°17'37"E
L6	21.69	N42°10'26"E
L7	33.89	N42°10'26"E
L8	12.20	N42°10'26"E
L9	36.80	N20°16'20"E
L10	11.70	N20°16'20"E
L11	22.51	N21°08'12"E
L12	24.02	N21°08'12"E
L13	36.00	N21°08'12"E
L14	34.50	N21°08'12"E
L15	81.47	N55°08'53"E
L16	69.55	N55°08'53"E
L17	43.45	S44°42'31"W
L18	50.72	S44°42'31"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
C1	0°27'27"	1967.00	15.71	7.85	15.71	N11°32'54"E
C2	76°40'47"	25.00	33.46	19.77	31.02	S30°08'45"E
C3	101°22'31"	25.00	44.23	30.53	38.69	S60°49'36"W
C4	84°29'53"	75.07	110.71	68.19	100.95	N69°12'03"E
C5	27°27'57"	124.38	59.62	30.40	59.05	S82°11'19"E
C6	69°42'56"	25.25	30.73	17.59	28.87	N60°32'58"W
C7	70°31'44"	25.00	30.77	17.68	28.87	S09°58'45"W
C8	19°29'21"	124.92	42.49	21.45	42.29	N35°30'07"E
C9	36°52'12"	75.00	48.26	25.00	47.43	N06°51'01"W
C10	103°23'07"	50.00	90.22	63.29	78.47	S40°06'28"E
C11	150°21'16"	50.00	131.21	188.94	96.67	N13°01'20"E
C12	36°52'12"	75.00	48.26	25.00	47.43	S43°43'12"E
C13	11°48'39"	225.00	46.38	23.27	46.30	S31°39'26"W
C14	23°32'09"	275.00	112.96	57.29	112.17	S37°31'11"W
C15	21°39'53"	225.00	85.08	43.05	84.57	S48°23'42"W
C16	9°56'23"	275.00	47.71	23.91	47.65	S54°15'27"W
C17	3°31'30"	625.00	38.45	19.23	38.45	N57°27'54"E
C18	6°05'28"	575.00	61.13	30.59	61.10	N56°10'55"E
C19	16°23'14"	625.00	178.76	89.99	178.15	N47°30'32"E
C20	13°17'17"	575.00	133.36	66.98	133.06	N46°29'33"E
C21	13°31'19"	625.00	147.50	74.10	147.16	N32°33'15"E
C22	22°57'52"	575.00	230.46	116.80	228.92	N28°21'58"E
C23	14°29'59"	625.00	158.17	79.51	157.75	N18°32'37"E
C24	5°35'25"	575.00	56.10	28.07	56.08	N14°05'19"E
C25	9°09'46"	275.00	43.98	22.04	43.93	S15°52'30"W
C26	21°43'03"	275.00	104.24	52.75	103.61	S31°18'55"W
C27	30°52'49"	225.00	121.27	62.14	119.80	S26°44'02"W
C28	21°54'06"	275.00	105.12	53.21	104.48	N31°13'23"E
C29	21°54'06"	225.00	86.01	43.54	85.48	N31°13'23"E
C30	8°22'33"	225.00	32.89	16.48	32.86	N16°05'04"E
C31	9°04'47"	275.00	43.58	21.84	43.53	N15°43'56"E
C32	3°51'05"	225.00	15.12	7.57	15.12	N09°58'15"E
C33	3°08'51"	275.00	15.11	7.56	15.10	N09°37'07"E
C34	13°05'30"	275.00	62.84	31.56	62.70	S14°35'27"W
C35	13°05'30"	225.00	51.41	25.82	51.30	S14°35'27"W
C36	13°47'53"	275.00	66.23	33.27	66.07	S28°02'09"W
C37	12°01'04"	225.00	47.19	23.68	47.11	S27°08'44"W
C38	1°46'49"	225.00	6.99	3.50	6.99	S34°02'41"W
C39	6°51'06"	275.00	32.89	16.46	32.87	N31°30'32"E
C40	18°11'32"	225.00	71.44	36.02	71.14	N25°50'19"E
C41	11°20'26"	275.00	54.43	27.30	54.34	N22°24'46"E
C42	37°13'38"	75.00	48.73	25.26	47.88	N01°52'16"W
C43	127°33'33"	50.00	111.32	101.52	89.71	S43°17'41"W
C44	45°49'28"	50.00	39.99	21.13	38.93	N50°00'48"W
C45	80°21'12"	50.00	70.12	42.22	64.51	N13°04'31"E
C46	36°30'34"	75.00	47.79	24.74	46.99	S34°59'50"W
C47	15°48'53"	367.00	101.30	50.97	100.98	N47°14'27"E
C48	6°52'37"	367.00	44.05	22.05	44.02	N35°53'42"E
C49	22°41'30"	433.00	171.49	86.88	170.37	N43°48'08"E
C50	1°38'18"	2033.00	58.13	29.07	58.13	N10°57'29"E



APPROXIMATE SCALE IN FEET  
2000 0 2000

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

**HAMBLEN COUNTY, TENNESSEE**  
(UNINCORPORATED AREAS)

PANEL 25 OF 100  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER:  
**470346 0025 B**  
EFFECTIVE DATE:  
**MARCH 18, 1991**



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



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SCALE: NA	CADQA: RWM			
REV. DATE: XXX	REV: 0			
		1	9-29-05	PLANNERS COMMENTS
		0	9/15/05	ORIGINAL ISSUE
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PROJECT INFORMATION SHEET  
**WINDSWEPT SUBDIVISION**

MORRISTOWN, TN  
**PHASE II**