

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT-1 AS SHOWN.
2. THIS IS AN ABOVE GROUND SURVEY.
3. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
4. BASIS OF BEARING: TENNESSEE STATE PLANE GRID NAD 1983 (2011).
5. TOTAL AREA OF 2 LOTS = 5.09 ACRES:
LOT 1R AREA: 151588.80 S.F. +/- 3.48 ACRES +/-;
LOT 1R1 AREA: 70131.60 S.F. +/- 1.61 ACRES +/-;
6. FLOOD ZONE CERTIFICATION: BY GRAPHICAL PLOTTING ONLY. THIS PARCEL IS NOT IN A FLOOD ZONE. SEE FIRM COMMUNITY - MAP NUMBER 470930144F, DATED MAY 2, 2007 AND MAP NUMBER 470930142F, DATED MAY 2, 2007.
7. ZONING: I-G (GENERAL INDUSTRIAL DISTRICT)
SETBACKS: PER REQUIRED ZONING
8. LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, VALVES, ETC. AND COMPILING INFORMATION FROM UTILITY COMPANY PLANS. IN ACCORDANCE WITH THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, PRIOR TO ANY EXCAVATION WORK CALL TENNESSEE ONE CALL SYSTEM, INC. AT 1-800-351-1111.
9. IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED, UNLESS OTHER MONUMENTATION IS NOTED ON THE DRAWING.
10. TAX MAP 056J, GROUP B, PARCEL 004.00.
11. FOR EASEMENT INFORMATION: SEE DEED BOOK NO. 1066, PAGE NO. 115; DEED BOOK NO. 1088, PAGE NO. 45; DEED BOOK NO. 1042, PAGE NO. 107; AND DEED BOOK NO. 1042, PAGE NO. 13 IN THE REGISTER'S OFFICE OF KNOX COUNTY, KNOXVILLE, TENNESSEE.
12. THE PARCEL DEPICTED BY THIS PLAT IS ALSO KNOWN AS TRACT KSF-1 DESCRIBED IN DEED BOOK NO. 1037, PAGE NO. 409 IN THE REGISTER'S OFFICE OF KNOX COUNTY, KNOXVILLE, TENNESSEE.
13. 5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES, 10' UTILITY AND DRAINAGE EASEMENT ALONG ALL EXTERIOR LOT LINES AND ROADS EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE.
14. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
15. THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN DETERMINED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.

ZONING

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:

ZONING SHOWN ON OFFICIAL MAP I-G
DATE: 2/26/2020
BY: [Signature]

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCES AND WAIVERS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE DAY OF FEBRUARY, 2020.

REGISTERED LAND SURVEYOR: [Signature]
TENNESSEE LICENSE NO. 2969
DATE: 2-26-20

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER: KUB
AUTHORIZED SIGNATURE FOR UTILITY: [Signature]
DATE: 2/6/2020

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER: KUB
AUTHORIZED SIGNATURE FOR UTILITY: [Signature]
DATE: 2/6/2020

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: [Signature]
DATE: 2-26-2020

CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING.

ALL FINAL PLATS WITHIN THE CITY OF KNOXVILLE SHALL BE CERTIFIED BY THE KNOXVILLE DEPARTMENT OF ENGINEERING PRIOR TO FINAL CERTIFICATION BY THE PLANNING COMMISSION AND SHALL BE INCLUDED ON THE PLAT AS FOLLOWS:

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS

THE 26th DAY OF February, 2020

SIGNED: [Signature]
ENGINEERING DIRECTOR

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. PURSUANT TO SECTION 13-5-405 OF TENNESSEE CODE, ANNOTATED, THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.

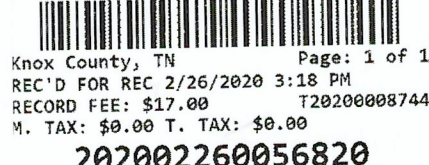
SIGNED: [Signature]
DATE: 2/26/2020

METROPOLITAN PLANNING COMMISSION

VARIANCE GRANTED JANUARY 12, 2017
67-40 VARIANCE GRANTED TO REDUCE THE STANDARD DRAINAGE AND UTILITY EASEMENT FROM 10 TO 0' UNDER THE EXISTING BUILDING ON THE REAR PROPERTY LINE OF LOT 1.



Nick McBride
Register of Deeds
Knox County

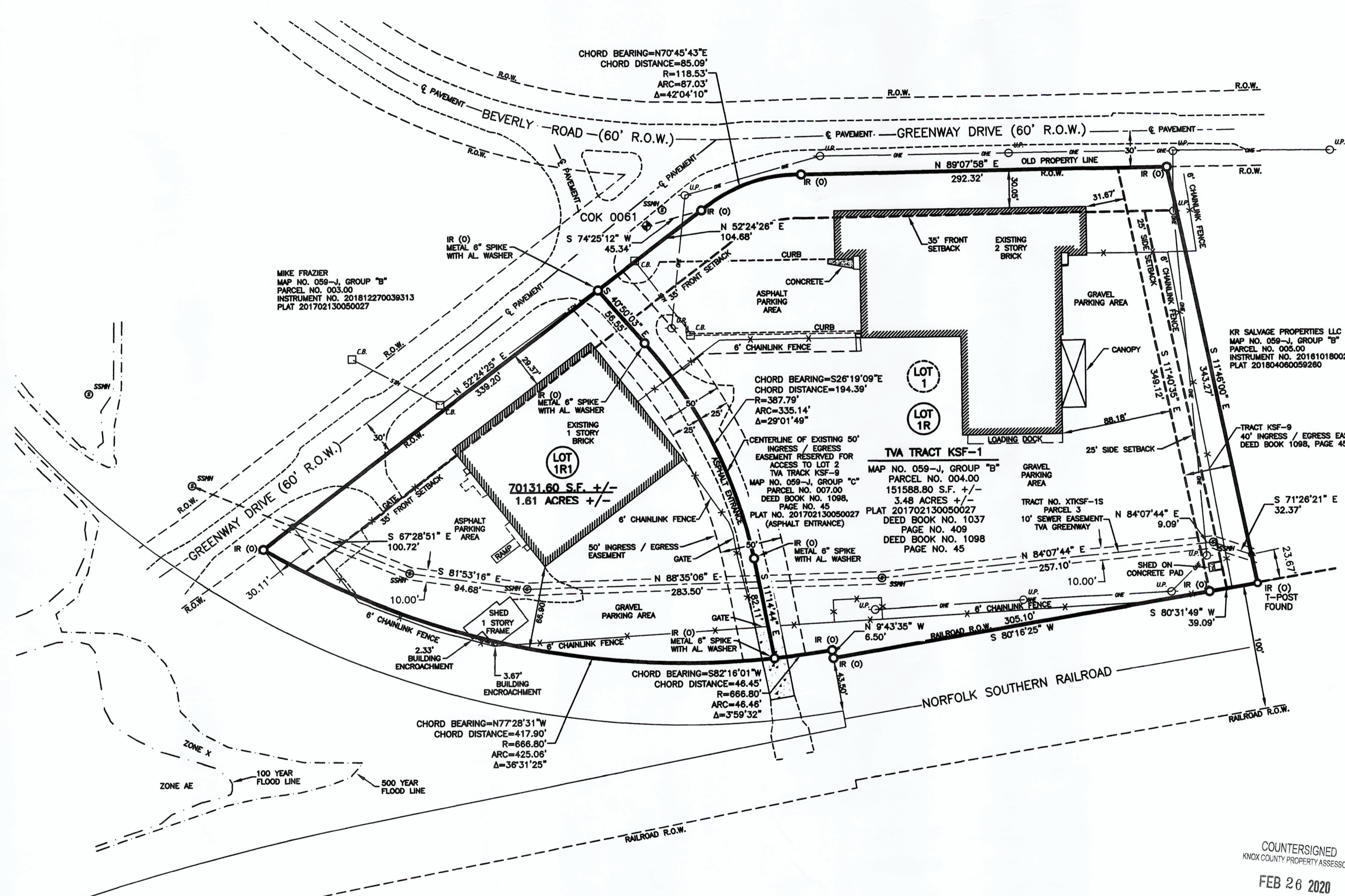
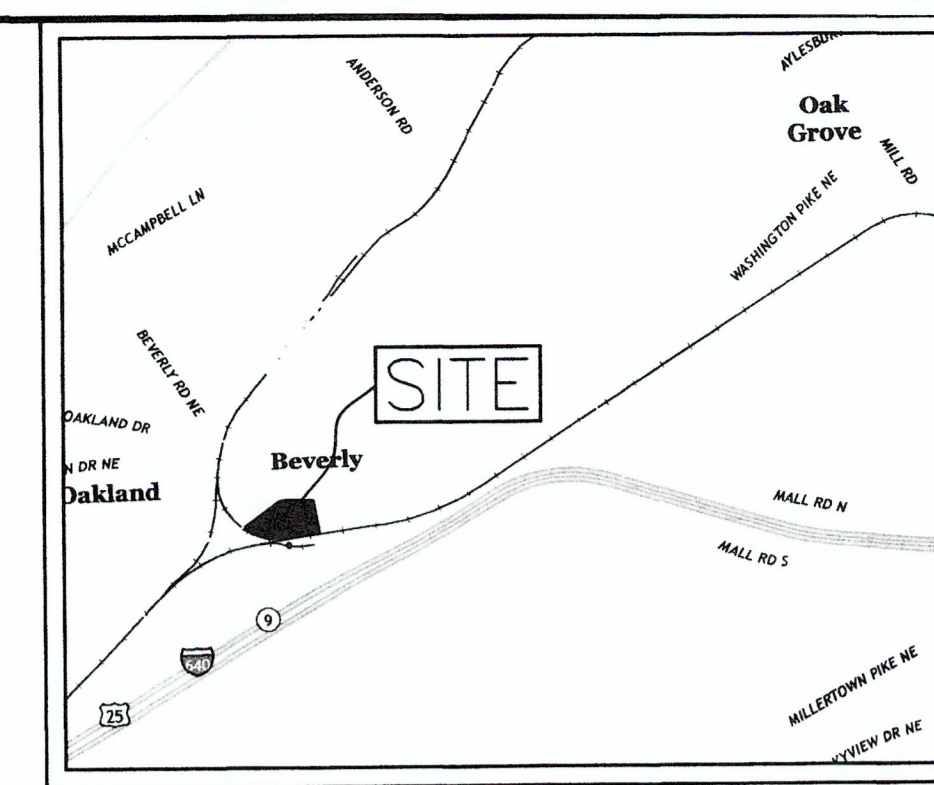


GRID NORTH OF THE TENNESSEE COORDINATE SYSTEM NAD83 (2011) BASED ON A BEARING OF N 81° 33' 38" E FROM CITY OF KNOXVILLE SURVEY CONTROL STATION NO. 0061 TO STATION NO. 0062

Table with 2 columns: TENN. GRID COORDINATES OF CITY OF KNOXVILLE SURVEY CONTROL STATION No. 0061 and TENN. GRID COORDINATES OF CITY OF KNOXVILLE SURVEY CONTROL STATION No. 0062. Values include N, E, S, W coordinates.



NORTH BASED ON: Tennessee State Plane Grid NAD 1983 (2011) Distances have not been reduced to grid



LEGEND table listing symbols for existing edge of pavement, curb, property line, building, overhead electric, sanitary sewer, storm sewer, flood lines, catch basins, manholes, utility poles, and iron rods.

V&M Vaughn & Melton Consulting Engineers, Inc. 1909 AILOR AVENUE, KNOXVILLE, TN 37921. Includes contact info and copyright notice.

COUNTERSIGNED KNOX COUNTY PROPERTY ASSESSOR FEB 26 2020 BY JOHN R. WHITEHEAD

FINAL PLAT OF: TVA MAINTENANCE FACILITY RESUBDIVISION OF LOT 1 KNOXVILLE, TENNESSEE. KNOX COUNTY, TENNESSEE WARD 33, CITY BLOCK 33132, LOT 1R AND LOT 1R1 SEVENTH CIVIL DISTRICT, KNOXVILLE, KNOX COUNTY, TENNESSEE. SHEET NO. 1 OF 1