Oak Grove 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: . THE PURPOSE OF THIS PLAT IS TO SUBDIMIDE LOT-1 AS (COORDINATES LISTED HEREON ARE TENNESSEE GRID COORDINATES.) 2. THIS IS AN ABOVE GROUND SURVEY. 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. Dakland CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET. MALL RD N 4. BASIS OF BEARING: TENNESSEE STATE PLANE GRID NAD 1983 (2011). MALL RDS HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER N=624,952.6630 E=2,589,933.4380 N=624,831.434 E=2,589,116.360 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 5. TOTAL AREA OF 2 LOTS = 5.09 ACRES: LOT 1R AREA: 151588.80 S.F. +/-, 3.48 ACRES +/-; APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIMISION REGULATIONS EXCEPT AS HAS LOT 1R1 AREA: 70131.60 S.F. +/-, 1.61 ACRES +/-. 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 6. FLOOD ZONE CERTIFICATION: BY GRAPHICAL PLOTTING ONLY. INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS THIS PARCEL IS NOT IN A FLOOD ZONE. SEE FIRM WERE IN PLACE ON THE LOTH DAY OF FORENCE , 2020. COMMUNITY - MAP NUMBER 47093C0144F, DATED MAY 2 2007 AND MAP NUMBER 470930142F, DATED MAY 2, 2007. REGISTERED LAND SURVEYOR 1 LOCATION MAP TENNESSEE LICENSE NO. 2769 7. ZONING: I-G (GENERAL INDUSTRIAL DISTRICT) NOT TO SCALE DATE: 2-6-20 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, CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR VALVES, ETC. AND COMPILING INFORMATION FROM UTILITY COMPANY PLANS. IN ACCORDANCE WITH THE UNDERGROUND THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT UTILITY DAMAGE PREVENTION ACT, PRIOR TO ANY EXCAVATION WORK CALL TENNESSEE ONE CALL SYSTEM, INC. SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. AT 1-800-351-1111. 9. IRON RODS WITH CAPS SET AT ALL CORNERS NOT IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY CHORD BEARING=N70°45'43"E RECOVERED, UNLESS OTHER MONUMENTATION IS NOTED ON PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS. CHORD DISTANCE=85.09 R=118.53'-THE DRAWING. ARC=87.03' 10. TAX MAP 059J, GROUP B, PARCEL 004.00. Δ=42°04'10 11. FOR EASEMENT INFORMATION: SEE DEED BOOK NO. 1066, PAGE NO. 115; DEED BOOK NO. 1098, PAGE NO. 45; DEED BOOK NO. 1042, PAGE NO. 107; AND DEED BOOK NO. UTILITY PROVIDER . 70 BEVERLY -ROAD -(60' R.O.W.)-Join Z. Talk. _____ @ PAVEMENT .--- GREENWAY DRIVE (60' R.O.W.) ----- @ PAVEMENT ---AUTHORIZED SIGNATURE FOR UTILITY 1042, PAGE NO. 13 IN THE REGISTER'S OFFICE OF KNOX COUNTY, KNOXVILLE, TENNESSEE. N 89'07'58" E OLD PROPERTY LINE 12. THE PARCEL DEPICTED BY THIS PLAT IS ALSO KNOWN AS TRACT KSF-1 DESCRIBED IN DEED BOOK NO. 1037, PAGE CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS NO. 409 IN THE REGISTER'S OFFICE OF KNOX COUNTY, COK 0061 KNOXVILLE, TENNESSEE. 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 13. 5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR _N 52°24'26" i BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. LOT LINES. 10' UTILITY AND DRAINAGE EASEMENT ALONG ALL EXTERIOR LOT LINES AND ROADS EXCEPT AS MODIFIED S 74°25'12" W___ EXISTING 2 STORY BRICK IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY ____CURB____ BY THE SUBDIVISION VARIANCE. PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS. 14. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON MARE PROCEETS
MAP NO. 059-J, GROUP "B"
PARCEL NO. 003.00
INSTRUMENT NO. 201812270039313
PLAT 201702130050027 THE PROPERTY NOR DOES IT CHANGE THE UTILITY PROVIDER NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. 2/6/2020 DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING AUTHORIZED SIGNATURE FOR UTILIT KR SALVAGE PROPERTIES LL APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR MAP NO. 059-J, GROUP "B" PARCEL NO. 005.00 INSTRUMENT NO. 201610180025425 PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS. 6' CHAINLINK FENCE 15. THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED CHORD BEARING=S26'19'09"E ADDRESSING DEPARTMENT CERTIFICATION BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE CHORD DISTANCE=194.39' FOR RESOLVING PROPERTY BOUNDARY CONFLICTS. I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION -R=387.79ARC=335.14 NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING $\Delta = 29^{\circ}01'49"$ ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING 40' INGRESS / EGRESS EASEMENT DEED BOOK 1098, PAGE 45 CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION CENTERLINE OF EXISTING 50' COMMISSION, AND THESE REGULATIONS. 25' SIDE SETBACK -TVA TRACT KSF-1 SIGNED: Doma Hell UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY MAP NO. 059-J. GROUP "B" ADOPT THIS AS (MY,OUR) PLAN OF SUBDIVISION AND DEDICATE THE PARCEL NO. 004.00 DATE: 7-26-2020 MAP NO. 059-J, GROUP "C" STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREE THAT (I AM, WE ARE) THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, 1.61 ACRES +/-_S 71'26'21" E 3.48 ACRES +/-AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO 10' SEWER EASEMENT N 84'07'44" E_ PLAT 201702130050027 DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS DEED BOOK NO. 1037 9.09 _S 67°28'51" E AREA PAGE NO. 409 DEED BOOK NO. 1098 CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING. 100.72 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 NOTARY CERTIFICATION STAMP . COUNTY OF ____/ ON THE PLAT AS FOLLOWS: CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING BEFORE ME PERSONALLY APPEARED Michael Buloro COSZ THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS 9°43'35" W TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT (HE, SHE, THEY) EXECUTED THE SAME AS (HIS, HER, _DAY OF February -NORFOLK SOUTHERN RAILROAD -THEIR) FREE ACT AND DEED. CHORD BEARING=S82°16'01"V ENGINEERING DIRECTOR WITNESS MY HAND AND NOTARIAL SEAL, THIS THE DAY AND YEAR ABOVE. BUILDING ENCROACHMENT CHORD DISTANCE=46.45 R=666.80'-12-21-2022 ARC=46.46' Δ=3"59'32" MY COMMISSION EXPIRES CHORD BEARING=N77'28'31"W CHORD DISTANCE=417.90' R=666.80'-PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT NORTHING ARC=425.06' Δ=36°31'25" 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 TAXES AND ASSESSMENTS 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 THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS HE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. PURSUANT TO SECTION __ DATE: 2/26/2020 13-3-405 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 COUNTERSIGNED STREET OR OTHER GROUND UPON THE PLAT. KNOX COUNTY PROPERTY ASSESSOR FEB 26 2020 CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF METROPOLITAN PLANNING COMMISSION EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE. 1-S-20 VARIANCE GRANTED JANUARY 12, 2017 TN RLS NO. 2769 RYAN M, HENLEY 67-40 VARIANCE GRANTED TO REDUCE THE STANDARD DRAINAGE AND UTILITY EASEMENT **LEGEND** FROM 10' TO 0' UNDER THE EXISTING BUILDING ON THE REAR PROPERTY LINE FINAL PLAT OF: --- EXISTING EDGE OF PAVEMENT TVA MAINTENANCE FACILITY OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE Nick McBride **RESUBDIVISION OF LOT 1** EXISTING PROPERTY LINE (I, WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN Register of Deeds EXISTING BUILDING UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE KNOXVILLE, TENNESSEE EXISTING OVERHEAD ELECTRIC VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS. Knox County STATE OF · ZAGRICU TENNESSEE: OWNER(S) PRINTED NAME: USA TVA POWER CONST NOTARY _____ 500 YEAR FLOOD LINE KNOX COUNTY, TENNESSEE 4200 GREENWAY DR KNOXVILLE, TN 37918 . PUBLIC. EXISTING CATCH BASIN CONTACT: GREG HADDEN PH: 423-751-8305 WARD 33, CITY BLOCK 33132, LOT 1R AND LOT 1R1 SEVENTH CIVIL DISTRICT, KNOXVILLE, KNOX COUNTY, TENNESSEE SIGNATURE(S): SH Knox County, TN Page: 1 of 1 REC'D FOR REC 2/26/2020 3:18 PM EXISTING UTILITY POLE **Vaughn & Melton** RECORD FEE: \$17.00 T24 M. TAX: \$0.00 T. TAX: \$0.00 T20200008744 1 INCH = 60 FEET Consulting Engineers, Inc 202002260056820 UNMONUMENTED POINT G MS 422 K 919 (D)-2 1909 AILOR AVENUE KNOXVILLE, TN 37921 **TENNESSEE KNOXVILLE** 865-546-5800 SHEET NO. 1 OF 1 Copyright (C) 2020 All Rights Reserv

51910-54 FINAL PLAT 1

DOC STATUS

ACTIVE

LAND ACQUISITION (CAD)

MAPS AND SURVEYS