			THOU THE STATE OF	MESBUR
NOTES:	ZONING		(110)	Oak Grove
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT-1 AS	ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE	GRID NORTH OF THE TENNESSEE COORDINATE SYSTEM OF NAD83 (2011)	SS SS The state of	M. P. P. W. C. W.
SHOWN.  2. THIS IS AN ABOVE GROUND SURVEY.	INDICATED AS SHÒWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:  ZONING SHOWN ON OFFICIAL MAP	GRID NORTH OF THE TENNESSEE COORDINATE SYSTEM OF NAD83 (2011) BASED ON A BEARING OF N 81* 33' 38" E FROM CITY OF KNOXVILE CONTROL STATION NO. 0061 TO STATION NO. 0062	et d	un structure.
3. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION	DATE:	STATION NO. 0062  (COORDINATES LISTED HEREON ARE TENNESSEE GRID COORDINATES.)	Z p L	
OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR	BY	GRID COORDINATES.)	S eg S	JTF //
GUARANTEE, EXPRESSED OR IMPLIED.  4. BASIS OF BEARING: TENNESSEE STATE PLANE GRID NAD		TENN. GRID COORDINATES OF CITY OF KNOXVILLE SURVEY CONTROL STATION No. 0061  TENN. GRID COORDINATES OF CITY OF KNOXVILLE SURVEY CONTROL STATION No. 0062	N DR NE Beverly	
1983 (2011).	CERTIFICATION OF FINAL PLAT – ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.	SURVEY CONTROL STATION No. 0061 SURVEY CONTROL STATION No. 0062	N DR NE Beverly  Dakland	MALL RO N
5. LOT 1 AREA: 3.48 ACRES +/-; LOT 1R AREA: 1.61 ACRES +/	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	N=624,831.434 N=624,952.6630 E=2,589,116.360 E=2,589,933.4380	RTH E	MALLROS
6. FLOOD ZONE CERTIFICATION: BY GRAPHICAL PLOTTING ONLY. THIS PARCEL IS NOT IN A FLOOD ZONE. SEE FIRM	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			
COMMUNITY — MAP NUMBER 47093C0144F, DATED MAY 2, 2007 AND MAP NUMBER 47093O142F, DATED MAY 2, 2007.	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 THEDAY OF, 20	S	536	ERTOWN
7. ZONING: I-G (GENERAL INDUSTRIAL DISTRICT)	REGISTERED LAND SURVEYOR			MILL
SETBACKS: PER REQUIRED ZONING	TENNESSEE LICENSE NO.\-\-\-\-\-\-\-\-			LOCATION MAP NOT TO SCALE
8. LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON	DATE:			NOT TO SCALE
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	CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS			
EXCAVATION WORK CALL TENNESSEE ONE CALL SYSTEM, INC. AT 1-800-351-1111.	THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO			
9. IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED, UNLESS OTHER MONUMENTATION IS NOTED ON	THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.			
THE DRAWING.	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	CHORD BEARING=N70°45'43"E		
10. TAX MAP 059J, GROUP B, PARCEL 004.00.	TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.	CHORD DISTANCE=85.09' R=118.53' ARC=87.03'		
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	$\stackrel{\sim}{\sim}$ $\stackrel{\sim}$		
1042, PAGE NO. 13 IN THE REGISTER'S OFFICE OF KNOX COUNTY, KNOXVILLE, TENNESSEE.	AUTHORIZED SIGNATURE FOR UTILITY DATE	BEVERLY -ROAD - (00) -		
12. THE PARCEL DEPICTED BY THIS PLAT IS ALSO KNOWN AS		BEVERLY -ROAD -(60' R.O.W.)	VE (OU N.O.VV.) — — — — — — — — — — — — — — — — — — —	
TRACT KSF—1 DESCRIBED IN DEED BOOK NO. 1037, PAGE NO. 409 IN THE REGISTER'S OFFICE OF KNOX COUNTY, KNOXVILLE, TENNESSEE.	CERTIFICATION OF ARRESTAL OF RUDIUS WATER SYSTEM MINOR SURRIVISIONS	N 89°07'58"  R (0)  292.32'	" E OLD PROPERTY LINE TO BOW IN CO.	
13. 5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR	CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM — MINOR SUBDIVISIONS  THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO	SSMH (0) 292.32	130 09 31.67'	
LOT LINES, 10' UTILITY AND DRAINAGE EASEMENT ALONG ALL EXTERIOR LOT LINES AND ROADS EXCEPT AS MODIFIED	THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.	COK 0061 OIR (0)		
BY THE SUBDIVISION VARIANCE.  14. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY	IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY	IR (0) / S 74*25'12" W 104.68' 35' FRONT METAL 6" SPIKE / 45.34'	EXISTING 2 STORY	
NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE	PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.	MIKE FRAZIER	2 STORY BRICK  X  X  X  X  X  X  X  X  X  X  X  X  X	
NON—CONFORMING STATUS OF THE EXISTING STRUCTURES.  DOCUMENTATION AS TO THE LEGAL STATUS OF THE  STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING	UTILITY PROVIDER	MAP NO. 059-J, GROUP "B" PARCEL NO. 003.00 INSTRUMENT NO. 201812270039313 PLAT 201702130050027  CONCRETE-  ASPHALT PARKING	GRAVEL GRAVEL	
APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.	AUTHORIZED SIGNATURE FOR UTILITY DATE	PLAT 201702130050027  PARKING AREA	PARKING AREA	
15. THIS SURVEY INDICATES ONE OR MORE PROPERTY		CB. 29. 6' CHAINLINK FENCE	KR SALVAGE PROPERTIES LLC MAP NO. 059-J, GROUP "B"  CANOPY  PARCEL NO. 005.00	
BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.		CHORD BEARING=S26'19'09"E	CANOPY  O PARCEL NO. 005.00 INSTRUMENT NO. 201610180025425 PLAT 201804060059260	
	OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS	CHORD DISTANCE=194.39'  R=387.79'  ARC=335.14'	349.1	
CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	(I, WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR	WETAL 6" SPIKE - WITH AL. WASHER  SET  ARC = 333.14  Δ=29°01'49"		
(I,WE) THE	THE INSTALLATION OF THE REQUIRED CONNECTIONS.	EXISTING 1 STORY BRICK STORY BRICK LOT 1 LOT 1	TRACT KSF-9  40' INGRESS / EGRESS EASEMENT DEED BOOK 1098, PAGE 45	
UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS (MY,OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY	OWNER(S) PRINTED NAME:	ACCESS TO LOT 2  TVA TRACT KSF—1  TVA TRACK KSF—9	1 25' SIDE SETBACK DEED BOOK 1098, PAGE 45	
THAT (I AM, WE ARE) THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO	SIGNATURE(S):	LOT 1R PARCEL NO. 059-J, GROUP "C" MAP NO. 059	"B" PARKING AREA	
DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.		PAGE NO. 45 3.48 ACRES +/- PAGE NO. 201702130050027 4200 GREENWAY DR PLAT NO. 2017021300500027 4200 GREENWAY DR PLAT NO. 20170213005000000000000000000000000000000000	AT TRACT NO. XTKSF-1S  PARCEL 3  N. 84*07'44" F  S 71*26'21" E  35.80'	
SIGNATURE DATE	DATE:	DEED BOOK NO. 1037	PARCEL 3 10' SEWER EASEMENT TVA GREENWAY 9.09'  35.80'	
NOTARY CERTIFICATION STAMP		S 6728 51 E AREA  113.06'  S 6728 51 E AREA  S 6		
STATE OF, COUNTY OF	ADDRESSING DEPARTMENT CERTIFICATION	SSMH 94.68' SSMH 9 N 88'35'06" E	SHED ON CONCRETE PAD	
ON THIS, 20, 20	I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE	\(\sigma = \frac{1}{2} \)	CHAINLINK FENCE X S 80°31'49" W	
BEFORE ME PERSONALLY APPEARED	KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING	1 STORY 6 N 9°43'35" W N 9°45' W N 9°5'	S 80°31'49" W	
THEIR) FREE ACT AND DEED.	COMMISSION, AND THESE REGULATIONS.	2.33' BUILDING ENCROACHMENT  1. IR (0) 6.50  RAISE  WITH AL. WASHER  SET  IR (0) 6.50  RAISE	8.	
WITNESS MY HAND AND NOTARIAL SEAL, THIS THE DAY AND YEAR ABOVE.	SIGNED: DATE:	CHORD BEARING=S82°16'01"W\*.	RAILROAD	
SIGNATURE MY COMMISSION EXPIRES		ENCROACHMENT R=666.80' ARC=46.46' NORFOLK S	OUTHERN	
— NORTHING		CHORD BEARING=N77*28'31"W  CHORD DISTANCE=417.90'  Δ=3*59'32"	RAILROAD R.O.W.	
	CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING.	R=666.80'—/ ARC=425.06'		
TAXES AND ASSESSMENTS  THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS	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	ZONE AE TOOD LINE $\Delta=36^{\circ}31'25''$		
PROPERTY HAVE BEEN PAID.	ON THE PLAT AS FOLLOWS:	FLOOD LINE		
CITY TAX CLERK: SIGNED: DATE:  KNOX COUNTY TRUSTEE: SIGNED: DATE:	CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS	— TO BOW.		
MICK GOOM THOUSE.	THEDAY OF, 20	Zini RailRoad III		
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY	ENGINEERING DIRECTOR			
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT	ENGINEERING DIRECTOR			
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 EXAMINERS FOR LAND SURVEYORS — STANDARDS OF PRACTICE.	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — FINAL PLAT			
RYAN M. HENLEY TN RLS NO. 2769	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	LEGEND		
	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 13-3-405 OF TENNESSEE CODE, ANNOTATED, THE APPROVAL OF THIS PLAT BY THE		FINAL PL	
OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE  (I. WF) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN	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	— — — — EXISTING EDGE OF PAVEMENT  — — — EXISTING CURB	SUBDIVISION	
(I, WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE	STREET OR OTHER GROUND UPON THE PLAT.	EXISTING PROPERTY LINE  EXISTING BUILDING	TVA PROPER	
VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.	SIGNED:		GREENWA	
OWNER(S) PRINTED NAME:	DATE:	——————————————————————————————————————	KNOXVILLE, T	I ENNESSEE
			OWNER: USA TVA POWER CONST 4200 GREENWAY DR  TVA MAINTENAN	NCE FACILITY
		C.B. EXISTING CATCH BASIN	KNOXVILLE, TN 37918 CONTACT: GREG HADDEN PH: 423-751-8305  KNOX COUNTY	, TENNESSEE
SIGNATURE(S):		(S) EXISTING SANITARY MANHOLE	WARD 33, CITY BLOCK 33	•
DATE:		© STORM MANHOLE	SEVENTH CIVIL DISTRICT, KNOXVIL	LLE, KNOX COUNTY, TENNESSE
		● IR (N) 5/8" REBAR SET	Vaughn & Melton	120 180
		O IR (O) IRON ROD FOUND UNLESS NOTED OTHERWISE	Consulting Engineers, Inc.  1909 AILOR AVENUE	
			KNOXVILLE, TN 37921 V&M 01/16/20	MS 422 K 919 (D)-2 SHEET NO 1 OF 1
		I $\mathbf{I}$	865-546-5800 <b>  KN()XV     F  </b>	>HEELING 1 () F 1

51910-54 FINAL PLAT 1 DEHAWK 1/15/2020 11:42 AM

DOC STATUS ACTIVE LAND ACQUISITION (CAD)

DOC CLASS MAPS AND SURVEYS

1-SN-17-F

SHEET NO. 1 OF 1 KNOXVILLE