

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. LOT 1 AREA: 3.48 ACRES +/-; LOT 1R AREA: 1.61 ACRES +/-
6. FLOOD ZONE CERTIFICATION: BY GRAPHICAL PLOTTING ONLY. THIS PARCEL IS NOT IN A FLOOD ZONE. SEE FIRM COMMUNITY - MAP NUMBER 47093C0144F, 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 COMPLIANS 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 059J, GROUP B, PARCEL 004.00.
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. 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 ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I, WE) THE 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 THAT (I, AM, WE ARE) THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

SIGNATURE DATE
NOTARY CERTIFICATION STAMP
STATE OF COUNTY OF
ON THIS DAY OF 20
BEFORE ME PERSONALLY APPEARED 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, THEIR) FREE ACT AND DEED.
WITNESS MY HAND AND NOTARIAL SEAL, THIS THE DAY AND YEAR ABOVE.
SIGNATURE MY COMMISSION EXPIRES

NORTHING
TAXES AND ASSESSMENTS
THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.
CITY TAX CLERK: SIGNED: DATE:
KNOX COUNTY TRUSTEE: SIGNED: DATE:

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 EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

RYAN M. HENLEY TN RLS NO. 2769

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE

(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 THE INSTALLATION OF THE REQUIRED CONNECTIONS.

OWNER(S) PRINTED NAME:
SIGNATURE(S):
DATE:

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
DATE:
BY:

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 20.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO.
DATE:

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
AUTHORIZED SIGNATURE FOR UTILITY DATE

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
AUTHORIZED SIGNATURE FOR UTILITY DATE

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS

(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 THE INSTALLATION OF THE REQUIRED CONNECTIONS.

OWNER(S) PRINTED NAME:
SIGNATURE(S):
DATE:

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:
DATE:

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
THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS DAY OF 20.
ENGINEERING DIRECTOR

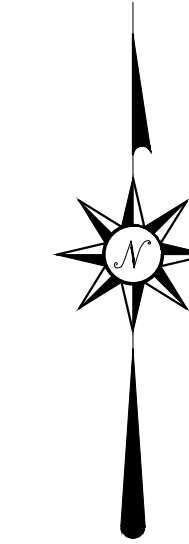
PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

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 13-3-405 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 STREET OR OTHER GROUND UPON THE PLAT.

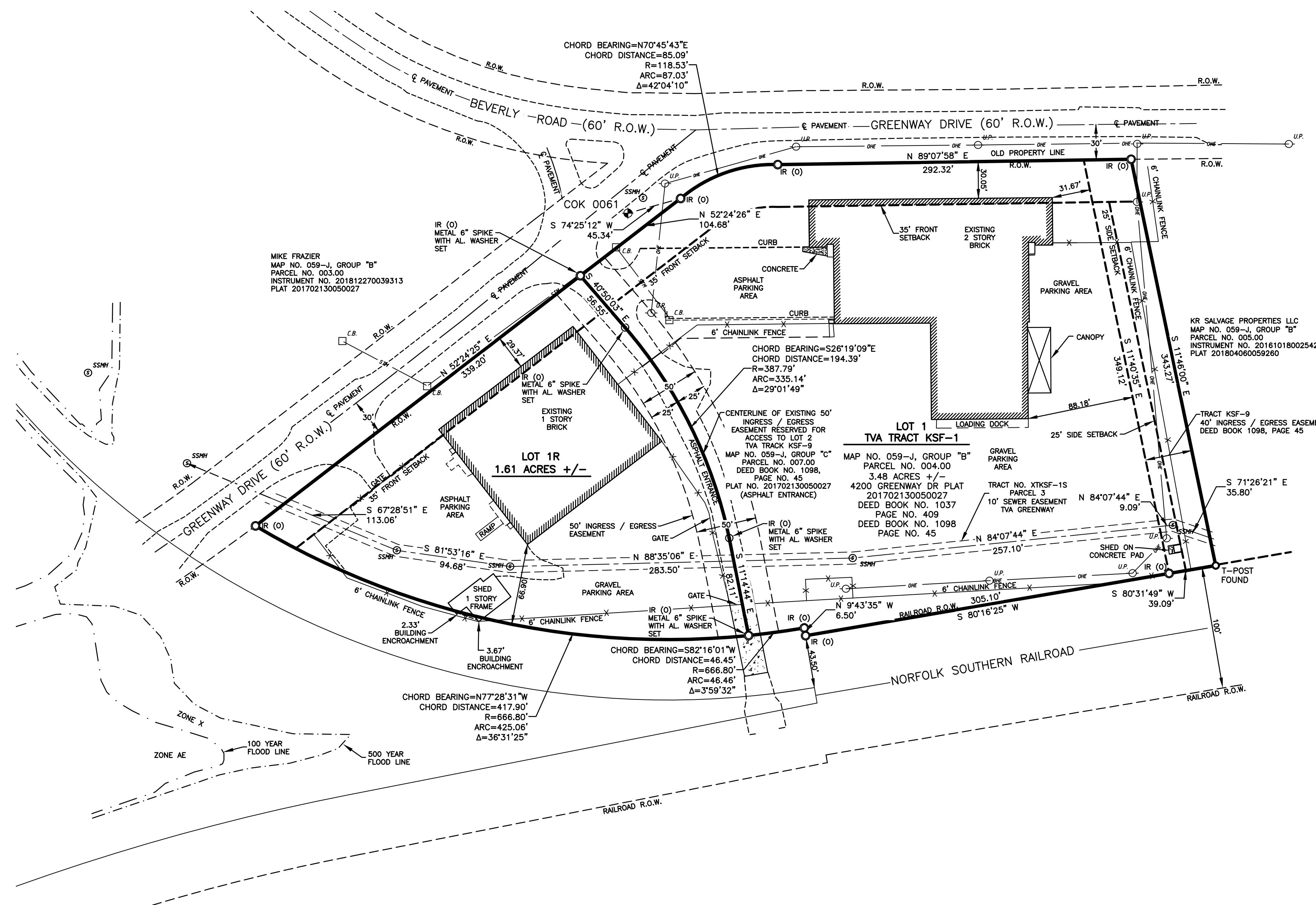
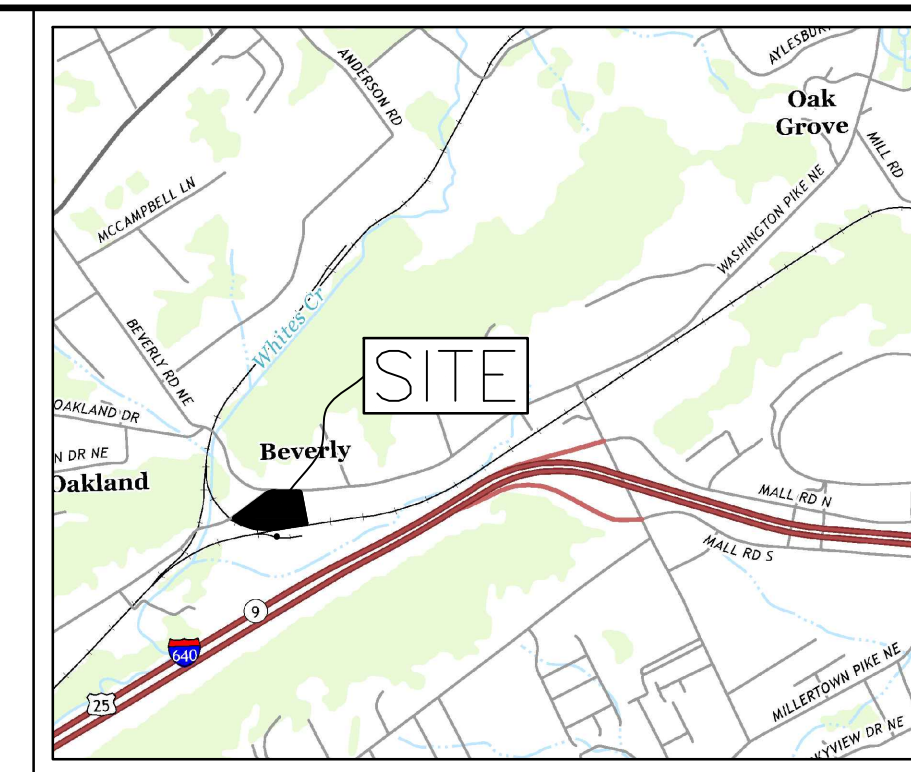
SIGNED:
DATE:

GRID NORTH OF THE TENNESSEE COORDINATE SYSTEM OF 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 (COORDINATES LISTED HEREON ARE TENNESSEE GRID COORDINATES.)

Table with 2 columns: TENN. GRID COORDINATES OF CITY OF KNOXVILLE SURVEY CONTROL STATION No. 0061, TENN. GRID COORDINATES OF CITY OF KNOXVILLE SURVEY CONTROL STATION No. 0062. Values include N=624,831.434, E=2,589,116.360 and N=624,952.6630, E=2,589,933.4380.



(NORTH BASED ON Tennessee State Plane Grid NAD 1983 (2011))



LEGEND

- EXISTING EDGE OF PAVEMENT
--- EXISTING CURB
--- EXISTING PROPERTY LINE
--- EXISTING BUILDING
--- ONE --- EXISTING OVERHEAD ELECTRIC
--- SAN --- EXISTING SANITARY SEWER
--- STW --- EXISTING STORM SEWER
--- 100 YEAR FLOOD LINE
--- 500 YEAR FLOOD LINE
--- C.B. EXISTING CATCH BASIN
--- S EXISTING SANITARY MANHOLE
--- SSMH EXISTING STORM MANHOLE
--- U EXISTING UTILITY POLE
--- IR (N) 5/8" REBAR SET
--- IR (O) IRON ROD FOUND UNLESS NOTED OTHERWISE



OWNER: USA TVA POWER CONST 4200 GREENWAY DR KNOXVILLE, TN 37918 CONTACT: GREG HADDEN PH: 423-751-8305



FINAL PLAT OF: SUBDIVISION OF LOT 1 OF TVA PROPERTIES ALONG GREENWAY DRIVE KNOXVILLE, TENNESSEE
TVA MAINTENANCE FACILITY KNOX COUNTY, TENNESSEE
WARD 33, CITY BLOCK 33132, LOT 1 AND LOT 1R SEVENTH CIVIL DISTRICT, KNOXVILLE, KNOX COUNTY, TENNESSEE
Scale: 1 INCH = 60 FEET
SHEET NO. 1 OF 1

SURVEYED:
GENERATED:
CHECKED: