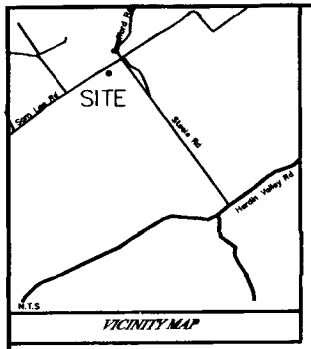


VICINITY MAP

SYMBOL LEGEND

IRON ROD FOUND

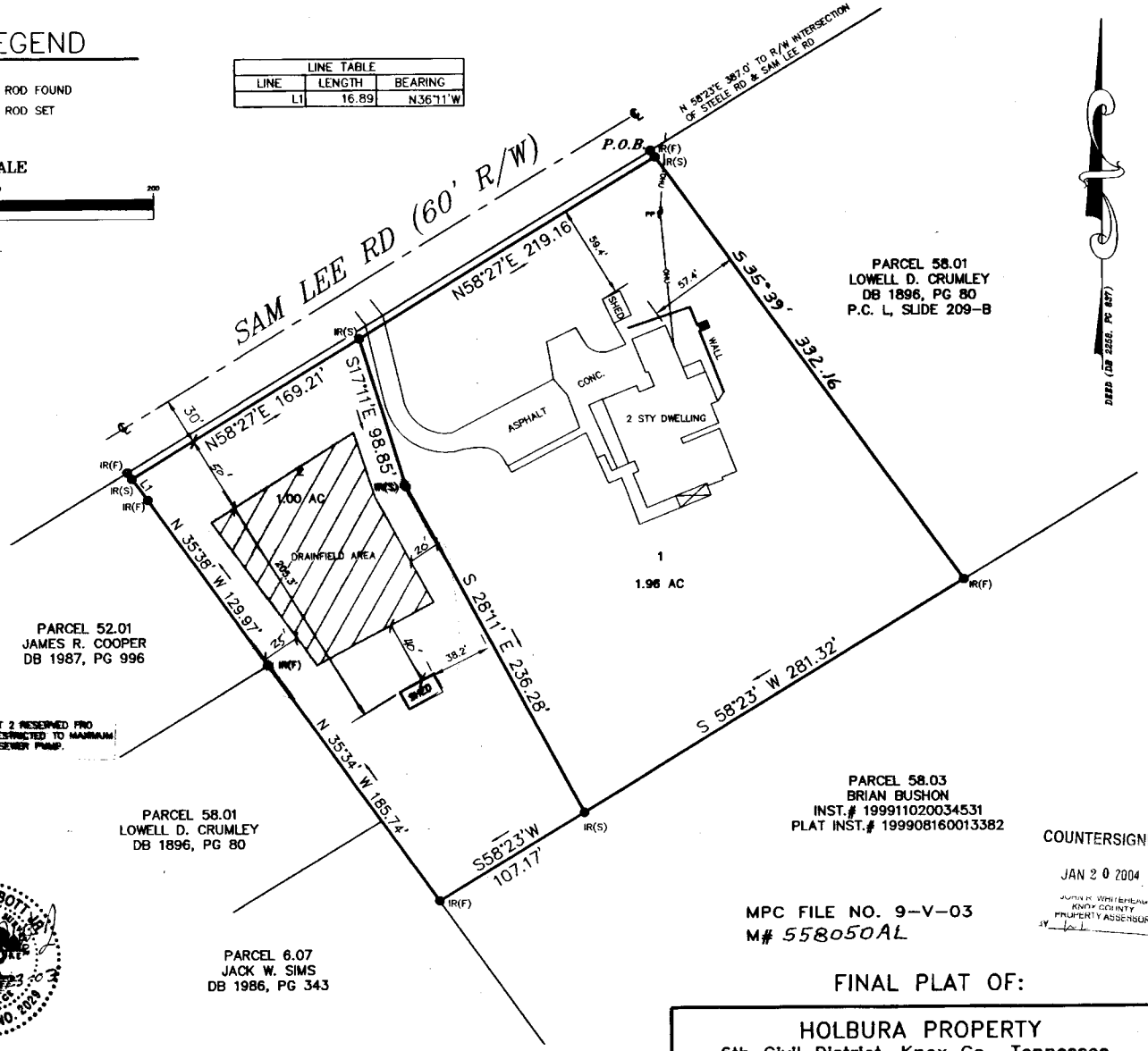
IRON ROD SET

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.89	N36°11'W



Certificate of Ownership and General Dedication

(I, We) Simion Holbura the undersigned owner of the property shown hereon, hereby adopt this as my plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right-of-way and/ or grant easement as shown on this plat. I further certify that all restrictive covenants, if any, which apply to the lots are either shown on the plan or are referred to thereon, with copies of the referred to covenants filed with the Knox County Register of Deeds.

Simion Holbura 10-27-003
Signature

Certification of Category and Accuracy of Survey

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

Steven W. Abbott
Surveyor
Tennessee Certificate No. 2029

IN UNINCORPRATED AREAS OF KNOX COUNTY WHERE SANITARY SEWERS AREA NOT AVAILABLE

This is to certify that the subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code Annotated, and the regulations promulgated thereto.

Date 1-15-04 Knox County Health Department

This is to certify that all property taxes and assessments due on this property have been paid.

Signed: Mike Lowe By TC Date: 1-15-04
Knox County Trustee
TX's Not Through 02

Subdivision Name and Street Names Contained Herein Reviewed and Approved.

Date: 29 Oct 03
By: Shirley J. Mose
Knoxville-Knox County Metropolitan Planning Commission

Zoning Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning may by the planning commission as follows:

Zoning Shown on Official Map AgRiverHills
Date 10/29/03 By DFelt

Certification of Final Plat-Construction Complete

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform 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 Metropolitan Planning Commission, or for variances for which application has been filed. The indicated monuments were in place on the 23 day of Oct 2003

Steven W. Abbott
Surveyor
Tennessee Certificate No. 2029

CERTIFICATE OF APPROVAL FOR RECORDING- ONE LOT SUBDIVISION

This is to certify that the subdivision plat shown hereon has been found to comply the Subdivision Regulations in Knoxville and Knox County and with existing official plans, and the record plat is hereby approved for recording in the office of Knox County Register of Deeds.

Signed:
Date: 1/20/04

NOTE:
1. AREA NOT DESIGNATED ON LOT 2 RESERVED FOR DRAINFIELD ONLY. LOT 2 RESTRICTED TO MAXIMUM 3 BEDROOM DWELLING WITH SEWER PUMP.

NOTES:

1. IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
2. PROPERTY IS ZONED AGRICULTURAL (A).
3. EASEMENTS OF FIVE (5') FEET IN WIDTH, SITUATED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO APPROPRIATE UTILITIES AGENCIES. THESE REQUIRED EASEMENTS SHALL BE TEN (10') FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, INCLUDING ROAD R-O-W LINES, WHERE ADJOINING LOT OR PROPERTY IS NOT SUBJECT TO A SIMILAR EASEMENT AT LEAST FIVE (5') IN WIDTH. OTHER SPECIAL DRAINAGE AND UTILITY EASEMENTS MAY BE REQUIRED. SUCH DEDICATION SHALL BE NOTED ON THE FINAL PLAT OF A SUBDIVISION.
4. TOTAL NUMBER OF 2 LOTS SUBDIVIDED INTO 2.96 AC.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP #475433 0110 b AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
(DATED MAY 16, 1983)

Steven W. Abbott Jr.
RLS# 2029
10-23-03
DATE

Instr: 200401200070012 Page: 1 OF 1
RECD FOR REC: 01/20/2004 3:42:30PM
RECORD FEE: $17.00
M. TAX: $0.00 T. TRX: $0.00

COUNTERSIGNED
JAN 20 2004
JOHN R. WHITEHEAD
KNOX COUNTY
PROPERTY ASSESSOR
BY

MPC FILE NO. 9-V-03
M# 558050AL

FINAL PLAT OF:

HOLBURA PROPERTY

6th Civil District, Knox Co., Tennessee
CLT Map 103, Parcel 58.02

DEED BOOK: DB 2258, PG 837
TAX MAP: 103 GROUP: PARCEL: p/o 58.02
DISTRICT: 6th WARD: CITY BLOCK:
DATE: 09/15/03
SCALE: 1"=50'
DRAWING NUMBER: 39303
DRAWN BY: SWA

OWNER
SIMION & MIRELA HOLBURA
11408 SAM LEE RD
KNOXVILLE, TN 37932
PHONE: (865) 691-2042

SURVEYOR
STEVEN W. ABBOTT JR
1109 E. WOODSHIRE DRIVE
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
FAX: (865) 671-1148