

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, WE, _____, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, 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 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 PLAN. 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.

SIGNATURE

ZONING SHOWN ON OFFICIAL MAP _____

DATE _____ BY _____

TAXES AND ASSESSMENTS. CERTIFICATION THAT TAXES AND ASSESSMENTS HAVE BEEN PAID SHALL BE AS FOLLOWS:

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: _____ DATE: _____ CITY TAX CLERK

SIGNED: _____ DATE: _____ KNOX COUNTY TRUSTEE

SUBDIVISION NAME AND STREET NAMES CONTAINED HERE IN REVIEWED AND APPROVED.

DATE: _____

BY: _____ KNOXVILLE KNOX COUNTY METROPOLITAN PLANNING COMMISSION

IN THE CITY OF KNOXVILLE AND SEWERED AREAS OF KNOX COUNTY.

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

DATE _____ KNOX COUNTY HEALTH DEPARTMENT

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 _____ DAY OF _____, 20_____.

SURVEYOR

TENNESSEE CERTIFICATE NO. _____

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY.

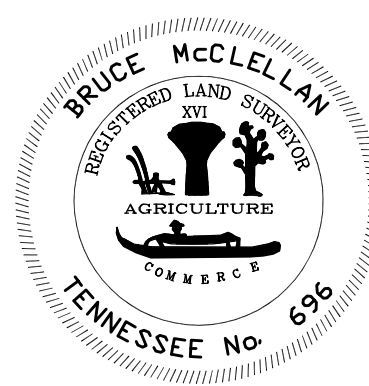
I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: _____ AS SHOWN THEREON.

SURVEYOR

TENN. REG. NO. _____

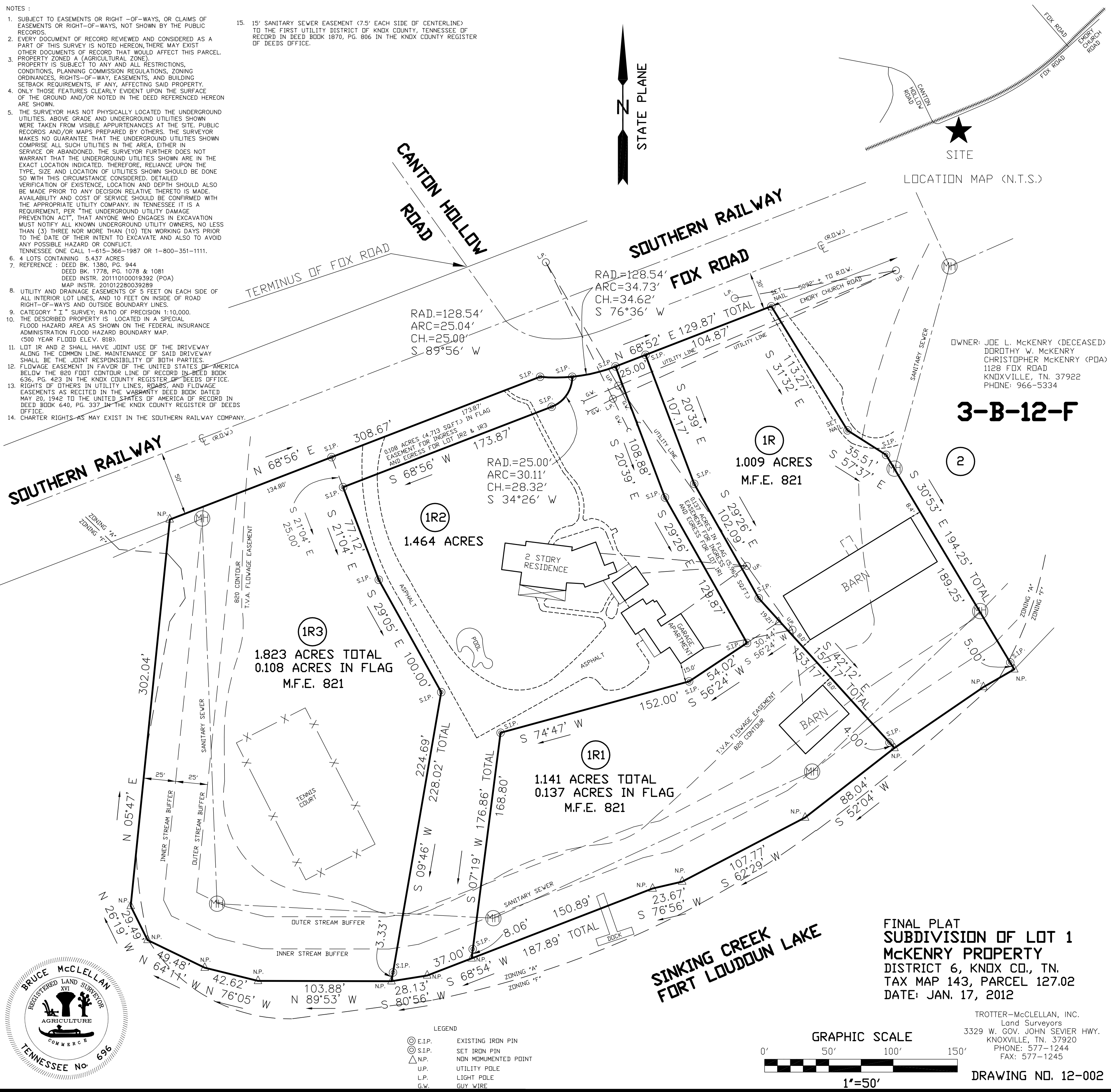
NOTES :

- SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- PROPERTY ZONED A (AGRICULTURAL ZONE). PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
- ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.
- 4 LOTS CONTAINING 5.437 ACRES
- REFERENCE : DEED BK. 1380, PG. 944 DEED BK. 1778, PG. 1078 & 1081 DEED INSTR. 2011010001392 (POA) MAP INSTR. 201012280039289
- UTILITY AND DRAINAGE EASEMENTS OF 5 FEET ON EACH SIDE OF ALL INTERIOR LOT LINES, AND 10 FEET ON INSIDE OF ROAD RIGHT-OF-WAYS AND OUTSIDE BOUNDARY LINES.
- CATEGORY "I" SURVEY; RATIO OF PRECISION 1:10,000.
- THE DESCRIBED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP. (500 YEAR FLOOD ELEV. 818).
- LOT 1R AND 2 SHALL HAVE JOINT USE OF THE DRIVEWAY ALONG THE COMMON LINE. MAINTENANCE OF SAID DRIVEWAY SHALL BE THE JOINT RESPONSIBILITY OF BOTH PARTIES.
- FLOWAGE EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA BELOW THE 820 FOOT CONTOUR LINE OF RECORD IN DEED BOOK 636, PG. 423 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
- RIGHTS OF OTHERS IN UTILITY LINES, ROADS, AND FLOWAGE EASEMENTS AS RECITED IN THE WARRANTY DEED BOOK DATED MAY 20, 1942 TO THE UNITED STATES OF AMERICA OF RECORD IN DEED BOOK 640, PG. 337 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
- CHARTER RIGHTS AS MAY EXIST IN THE SOUTHERN RAILWAY COMPANY.
- 15' SANITARY SEWER EASEMENT (7.5' EACH SIDE OF CENTERLINE) TO THE FIRST UTILITY DISTRICT OF KNOX COUNTY, TENNESSEE OF RECORD IN DEED BOOK 1870, PG. 806 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.



LEGEND

⊙ E.I.P.	EXISTING IRON PIN
⊙ S.I.P.	SET IRON PIN
△ N.P.	NON MONUMENTED POINT
U.P.	UTILITY POLE
L.P.	LIGHT POLE
G.W.	GUY WIRE



FINAL PLAT
SUBDIVISION OF LOT 1
MCKENRY PROPERTY
DISTRICT 6, KNOX CO., TN.
TAX MAP 143, PARCEL 127.02
DATE: JAN. 17, 2012

TROTTER-McCLELLAN, INC.
Land Surveyors
3329 W. GOV. JOHN SEVIER HWY.
KNOXVILLE, TN. 37920
PHONE: 577-1244
FAX: 577-1245

DRAWING NO. 12-002