

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon.

Signature (sewer-FUD) Date Apr 12, 2022
Signature (water-FUD) Date Apr 12, 2022
Signature (electricity-LCUB) Date Apr 13, 2022
Signature (gas-KUB) Date Apr 13, 2022
Signature (gas-KUB) Date Apr 13, 2022
Signature (telephone-TDS) Date Apr 19, 2022
Signature (cable-COMCAST) Date 5/10/22
Signature (Town of Farragut) Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

05/14/2022 [Signature]
Date / Secretary, Planning Commission

CERTIFICATE OF WATER AND SEWER AVAILABILITY

I hereby certify that every lot within this resubdivision has available to it water and sewer service that is adequate to accommodate the reasonable needs of such lots.

Name, Title, and Agency of Authorized Approving Agent
Date Apr 12, 2022

CERTIFICATE OF BONDING FOR REQUIRED IMPROVEMENTS

I certify that a security bond in the amount of \$ 40,789 has been posted with the Planning Commission to assure the completion of streets, sidewalks, utilities, and other required improvements.

Town Engineer License No.: 20,789
Date 5/10/22

TOTAL AREA = 694,862 sq.ft.
15.95 Acres
2 LOTS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

4-26 DATE: 20 22
OWNER ALICE L TSAO

OWNER PARCEL 130 176.01
ALICE L TSAO
117 E. WELLS ST.
MILWAUKEE, WI 53202

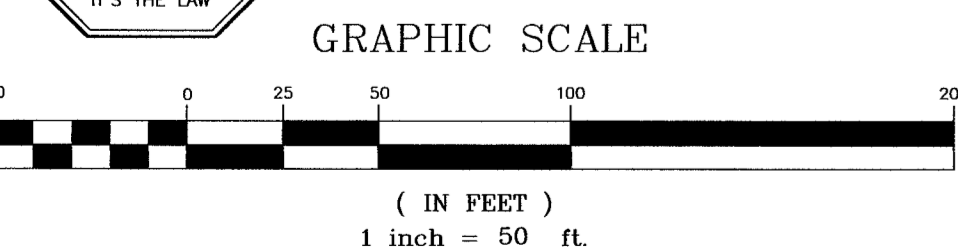
ANNIVERSARY HOLDING COMPANY LLC
Parcel 130 18204
BUDDY GREGG RESUB
LOT 1
Instr. # 20120222-0045923

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service with such subdivision.

Apr 12, 2022 GAS Thomas Lashburn
Apr 13, 2022 ELECTRIC
Apr 19, 2022 TELEPHONE Thomas Nitz TDS

BEFORE YOU DIG STOP
NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



LOCATION MAP NO SCALE

- 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
2. CLT TAX MAP 130 PARCELS 176.02 AND 176.01.
3. DEED REFERENCES - PARCEL 176.02: 20130220-0054576 PLAT REFERENCE - TOM LETSINGER PROPERTY CAB L SLIDE 3680 DEED REFERENCE - PARCEL 176.01: 199510200040135
4. THIS PROPERTY IS ZONED OD-RE/E AND C-2
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0243G EFFECTIVE DATE: AUGUST 5, 2013.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83(NSRS2007)
8. 10' UTILITY AND DRAINAGE EASEMENTS ALONG ALL LOT LINES ADJOINING STREETS AND PRIVATE R.O.W.S (INCLUDING JOINT PERMANENT EASEMENTS). 5' UTILITY AND DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES AND ANY OTHER EXTERIOR LOT LINES.
9. THE WATER AND SEWER LINES INSTALLED IN THIS SUBDIVISION AND/OR AS SHOWN HEREON SHALL HAVE A 15'-FOOT-WIDE EASEMENT, ON CENTER, SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTRUMENT #200908100011396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE. THE FULL EXTENT OF ALL SAID WATER AND SEWER LINE EASEMENTS ARE EITHER LOCATED WHOLLY WITHIN THE PLATTED ROAD RIGHTS-OF-WAY AND/OR NOTED STANDARD LOT LINE UTILITY AND DRAINAGE EASEMENTS, OR WHERE NOT LOCATED WHOLLY WITHIN, ARE SHOWN SEPARATELY ON THIS PLAT.
10. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
11. REGARDING 50' SINKHOLE BUFFER ON LOTS 1R AND 2 - CONSTRUCTION MUST COMPLY WITH TOWN OF FARRAGUT SINKHOLE ORDINANCE.
12. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1R AND LOT 2 AS SHOWN BY REMOVAL OF EXISTING LOT LINES AND MERGING PARCELS TO THE PROPOSED CONFIGURATION.

Nick McBride
Register of Deeds
Knox County

Barcode and recording information: 202205160086840

TN KNOXVILLE FURROW LLC
Parcel 130 154-06
FURROW FAMILY PARTNERSHIP
LOT 3R1
Instr. # 20210315-0074448

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Apr 19, 2022 DATE:
Lori Markson (Apr 19, 2022 13:16 PDT)

OWNER PARCEL 130 176.02
STORE MASTER FUNDING XVIII LLC
146 MONROE CENTER ST NW STE 820
GRAND RAPIDS, MI 49503
LORI MARKSON
Executive Vice President - Operations

COUNTERSIGNED
MAY 16 2022
JOHN R. WHITEHEAD

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

4/11/2022 Date [Signature] Registered Surveyor
No. 2447

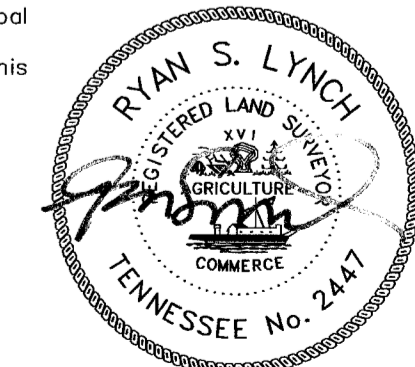


Table with columns: DRAWN BY, CHECKED BY, APPROVED BY, SCALE, DATE, REVISIONS (1-6)

Urban Engineering
11852 Kingston Pike
Knoxville, Tennessee 37934
Phone: (865) 966-1924

TOMMY'S WATERSPORTS
Knoxville, Tennessee 37932
District 6, Knox County, Tennessee
PROJECT NO. 4482-02