

LEGEND

LINE TYPE LEGEND

- GAS LINE
- UNDERGROUND PHONE
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER
- TOP OF STREAM BANK
- 25' NO DISTURB BUFFER
- 50' NO BUILD BUFFER

UTILITIES

- ⊕ FIRE HYDRANT
- ⊕ GAS POST
- ⊕ STORM MANHOLE
- ⊕ CURB INLET
- ⊕ ELECTRIC METER
- ⊕ GAS VALVE
- ⊕ PHONE BOX
- ⊕ WATER SPIGOT
- ⊕ TRANSFORMER
- ⊕ WATER METER
- ⊕ UTILITY POLE
- ⊕ MANHOLE
- ⊕ EXIST. 1/2" IRON PIN
- ⊕ CLEAN OUT
- ⊕ GAS METER
- ⊕ 1/2" IRON PIN SET
- ▲ NO MONUMENT

ZNING DESIGNATION

CN/TD

CERTIFICATE OF OWNERSHIP AND GENERAL DESCRIPTION.

I, the undersigned owner(s) of the property herein, hereby certify that this is a true and correct copy of the plat as shown to the public and hereby certify that (1) in, on, and in the vicinity of the lands of the property described herein, there are no other persons claiming an interest in the same.

CERTIFICATE OF FINAL PLAT - ALL REQUIRED MONUMENTS AND RECORDING SET.

I, the undersigned owner(s) of the property herein, hereby certify that this is a true and correct copy of the plat as shown to the public and hereby certify that (1) in, on, and in the vicinity of the lands of the property described herein, there are no other persons claiming an interest in the same.

CERTIFICATE OF CAREFUL AND ACCURATE SURVEY.

I, the undersigned owner(s) of the property herein, hereby certify that this is a true and correct copy of the plat as shown to the public and hereby certify that (1) in, on, and in the vicinity of the lands of the property described herein, there are no other persons claiming an interest in the same.

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISION.

This is to certify that the subdivision shown herein is approved subject to the installation of public sanitary sewer and treatment facilities, and that such installation shall be in accordance with State and local regulations.

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISION.

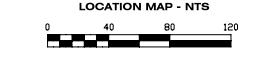
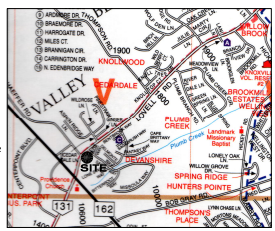
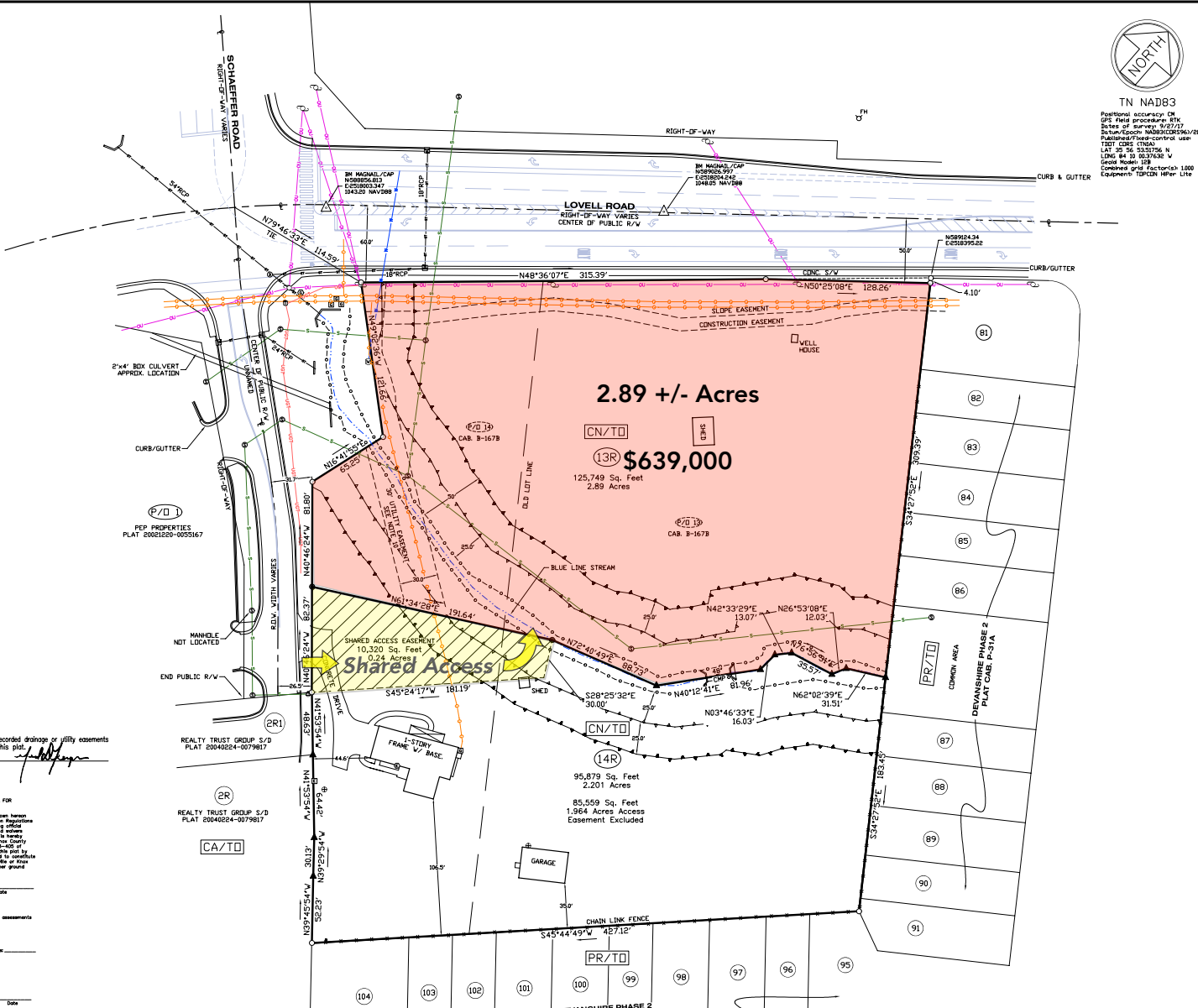
This is to certify that the subdivision shown herein is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT.

This is to certify that the subdivision shown herein has been found to comply with the Subdivision Regulations and that the subdivision is in accordance with the provisions of the laws of the State of Tennessee.

TAXES AND ASSESSMENTS.

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



NOTES:

- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- IN ONE-CALL TICKET NUMBER: 172843377.
- GRID 504224-020476.
- ELEVATION DATUM IS NAVD 83 BASED ON TMD CORN DATA. UTM COORDINATES SHOWN ARE PROJUD STATE PLATE, SCALED APPROXIMATE, ABOUT SCALE POINT N 890032.074, E 125833.362.
- SUBJECT TO UTILITY AND DRAINAGE EASEMENTS TEN (10) FEET IN WIDTH BENEATH ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT FOREMAN EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK.
- PROPERTY IS ZONED CN/TD.
- SEE T.D.U.T. PROJECT NO. STP-M-13113) SHT 12. SEE DEED 20040224-020476 FOR OUT-COURTAGE.
- PARCEL 116 017.
- 3.25-FOOT UTILITY EASEMENT IS RESERVED, 10-FOOT ON THE EAST SIDE OF THE EXISTING GAS LINE AND 20-FOOT ON THE WEST SIDE AS SHOWN.



7-V-20

| | |
|--|----------------|
| FINAL PLAT, RESUB OF PART OF LOTS 13 & 14 CLAUDE ROBINSON PROPERTY FORMERLY P.C. B-167B | |
| COUNTY: KNOX | DATE: 7/9/2020 |
| DISTRICT: 6 | SCALE: 1"=40' |
| CITY: | DRAWN BY: NDF |
| WARD: | |
| Ned D. Ferguson, R.L.S. 205 Lamar Avenue Clinton, TN 37716 Phone: (855) 689-6169 Fax: (888) 232-8718 Toll Free | |
| Professional Land Systems www.PLSurvey.com | |
| When you need to know, knowing is our business. | |

Call Before You Dig! 1-800-351-1111

UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND OTHER AVAILABLE EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED ON THE LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0820-3--06.

I hereby certify that this is a category 1 survey and the ratio of precision of the unadvised survey is 1:10,000 or better as shown herein. This survey meets the minimum standards for the State of Tennessee.

This is to certify that the described property is NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map: MAP NO. 47093C0240 ZONE: X REVISED AUG. 5, 2013