

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
 (I, WE), Expressway 40, 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(S) [Signature]

STATE OF TENNESSEE, COUNTY OF KNOX
 ON THIS 11th DAY OF April, 2016

BEFORE ME PERSONALLY APPEARED Michael Schaad TO ME KNOWN TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS THE DAY AND YEAR ABOVE WRITTEN.
Marcella Lynn Bates NOTARY

MY COMMISSION EXPIRES 11/2/17

ZONING SHOWN ON OFFICIAL MAP C-3, RP-1, RP-2 1-3du/sc

DATE: 4/11/2016 BY [Signature]

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

SIGNED: B Rountree 4-11-16
 CITY TAX CLERK DATE

SIGNED: [Signature] 4-11-16
 KNOX COUNTY TRUSTEE 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: Dona Hill
 DATE: 4-11-16

CITY OF KNOXVILLE ENGINEERING DIVISION

THE KNOXVILLE ENGINEERING DIVISION HEREBY APPROVES THIS PLAT ON THIS THE 20th DAY OF April, 2016

James R. Hagerman, P.E.
 ENGINEERING DIRECTOR

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.

4-11-16 Ronnie Nease
 DATE KNOX COUNTY HEALTH DEPARTMENT

CERTIFICATION OF FINAL PLAT - CONSTRUCTION INCOMPLETE

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 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. BOND HAS BEEN POSTED TO GUARANTEE INSTALLATION OF THE INDICATED MONUMENTS AND BENCHMARK UPON COMPLETION OF THE SUBDIVISION.

[Signature]
 REGISTERED LAND SURVEYOR TENNESSEE CERTIFICATE NO. 2595

CERTIFICATE OF APPROVAL FOR RECORDING - ADMINISTRATIVE PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, AND THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

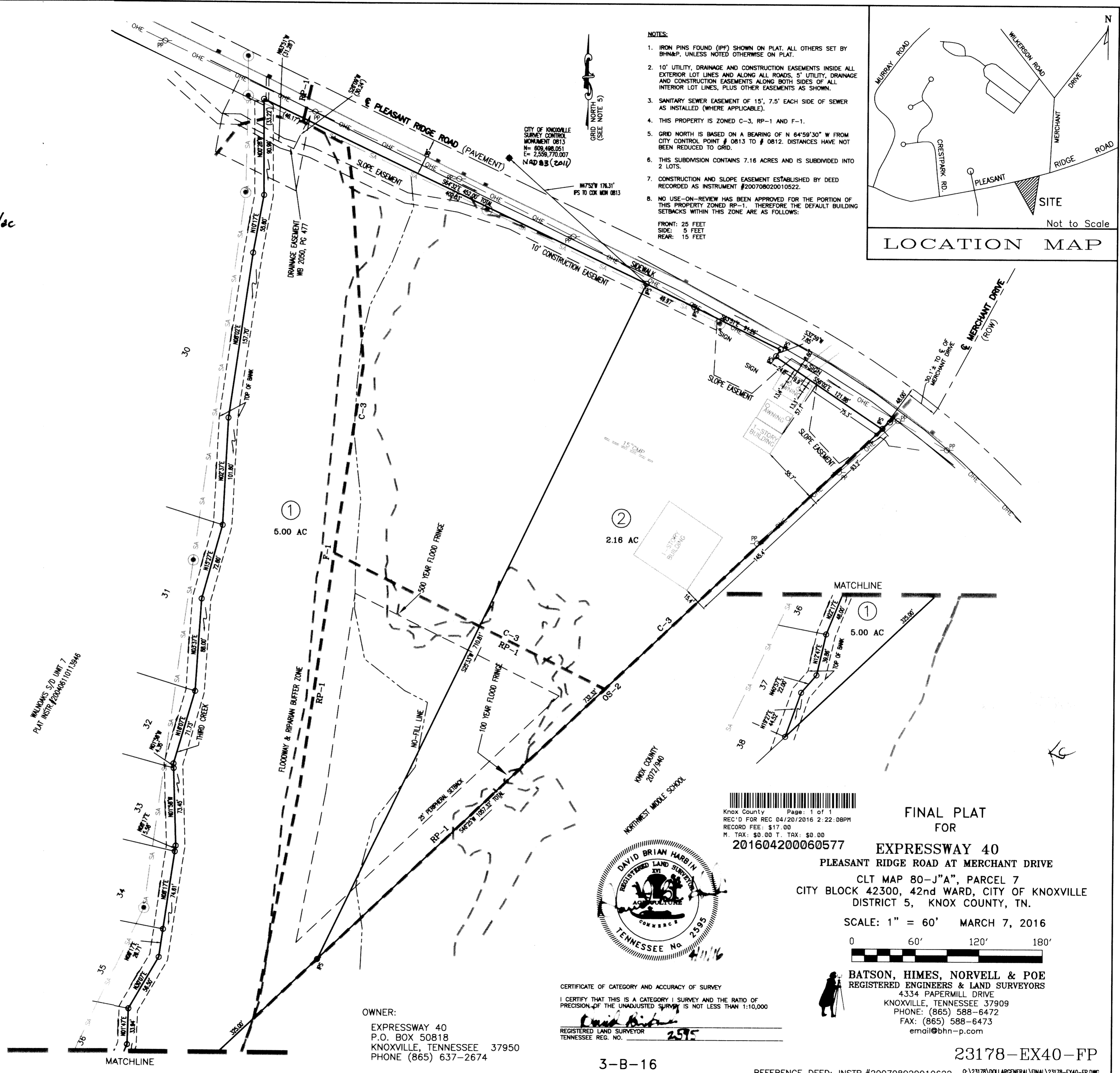
SIGNED: [Signature]
 DATE: 4/11/2016

RIGHT-OF-WAY ENCROACHMENT CERTIFICATION

(I, WE), Expressway 40, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, UNDERSTAND THAT THE CITY OF KNOXVILLE IS NOT APPROVING THE PROJECTION OF ANY ENCROACHMENT(S) INTO ANY RIGHT-OF-WAY(S) AS SHOWN HEREON, AND THAT (I, WE) ACCEPT FULL RESPONSIBILITY FOR ANY RESULTING CONSEQUENCES THEREOF.

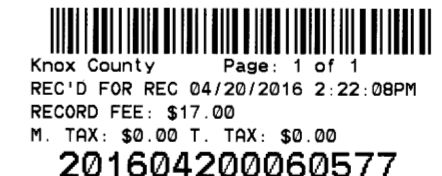
[Signature]
 OWNER(S) DATE

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
○	UNMONUMENTED POINT
⊙	SANITARY SEWER MANHOLE
○	POWER POLE
—	FENCE
—	OVERHEAD ELECTRIC
—	SANITARY SEWER LINE
—	WATER LINE
—	GAS LINE

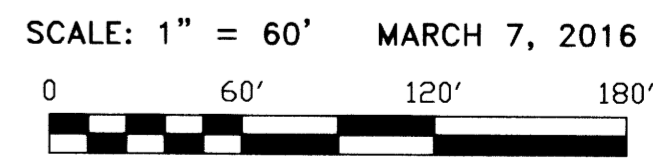


- NOTES:
1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHM&P, UNLESS NOTED OTHERWISE ON PLAT.
 2. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS. 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN.
 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 4. THIS PROPERTY IS ZONED C-3, RP-1 AND F-1.
 5. GRID NORTH IS BASED ON A BEARING OF N 64°59'30" W FROM CITY CONTROL POINT # 0813 TO # 0812. DISTANCES HAVE NOT BEEN REDUCED TO GRID.
 6. THIS SUBDIVISION CONTAINS 7.16 ACRES AND IS SUBDIVIDED INTO 2 LOTS.
 7. CONSTRUCTION AND SLOPE EASEMENT ESTABLISHED BY DEED RECORDED AS INSTRUMENT #200708020010522.
 8. NO USE-ON-REVIEW HAS BEEN APPROVED FOR THE PORTION OF THIS PROPERTY ZONED RP-1. THEREFORE THE DEFAULT BUILDING SETBACKS WITHIN THIS ZONE ARE AS FOLLOWS:
 FRONT: 25 FEET
 SIDE: 5 FEET
 REAR: 15 FEET

42300-02



FINAL PLAT FOR EXPRESSWAY 40
 PLEASANT RIDGE ROAD AT MERCHANT DRIVE
 CLT MAP 80-J"A", PARCEL 7
 CITY BLOCK 42300, 42nd WARD, CITY OF KNOXVILLE
 DISTRICT 5, KNOX COUNTY, TN.



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
 I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000
[Signature]
 REGISTERED LAND SURVEYOR TENNESSEE REG. NO. 2595

OWNER:
 EXPRESSWAY 40
 P.O. BOX 50818
 KNOXVILLE, TENNESSEE 37950
 PHONE (865) 637-2674

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

3-B-16

23178-EX40-FP