

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, SAM FURROW, the undersigned owner of the property shown herein, HEREBY ADVERTISE 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.

Sam Furrow SIGNATURE

STATE OF TENNESSEE, COUNTY OF KNOX

ON THIS 1st DAY OF APRIL, 2010, BEFORE ME

PERSONALLY APPEARED SAM FURROW TO ME, KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (OR PERSONS) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE (OR SHE OR THEY) EXECUTED THE SAME AS HIS (OR HER OR THEIR) FREE ACT AND DEED.

Sharon J. Miles  
(NOTARY'S SIGNATURE AND SEAL)  
MY COMMISSION EXPIRES 4/1/2013

ZONING SHOWN ON OFFICIAL MAP I-3/T0-1

DATE 4/8/10 BY P. Phillips

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: Alicia Foster DATE: 4-8-10  
CITY TAX CLERK

SIGNED: FRED SISK DATE: 4-8-10  
KNOX COUNTY TRUSTEE

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

DATE: 4/8/10

BY: Don Hill  
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: 4-6-2010 Ronnie Nease (Sr)  
KNOX COUNTY HEALTH DEPARTMENT

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

THE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS THE 8TH DAY OF APRIL, 2010

Stephen J. King by BEJ  
ENGINEERING DIRECTOR

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 REMOVED, 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 30th DAY OF SEPT, 2009

Don Mc Clellan  
SURVEYOR

TENNESSEE CERTIFICATE NO. 696

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY.

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN THEREON.

Don Mc Clellan  
SURVEYOR

TENN. REG. NO. 696

LEGEND

E.I.P.	EXISTING IRON PIN
S.I.P.	SET IRON PIN
CMP	CORRUGATED METAL PIPE
CL	CENTERLINE
R.O.W.	RIGHT OF WAY
D.INSTR.	DEED INSTRUMENT
INSTR.	INSTRUMENT
Δ	NONMONUMENTED POINT
C.B.	CATCH BASIN
C.M.P.	CORRUGATED METAL PIPE
JPE	JOINT PERMANENT EASEMENT

CITY OF KNOXVILLE  
CONTROL STATION NO. 1507  
NORTHING 579,276.384  
EASTING 2,518,587.472

JPE EASEMENT PREVIOUSLY DEDICATED BY (MAP INSTR. 200206210105189) TO BE ABANDONED. JPE NOT RECORDED BY DEED. JPE EASEMENT RECORDED AS INSTR. 200112140048706.

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, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- PROPERTY ZONED I-3 / T0-1.
- 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. DETAIL (F) 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 1-811-555-5555 OR 1-800-351-1111.
- 2 LOTS CONTAINING 11.057 ACRES WITH JOINT PERMANENT EASEMENT.
- REFERENCE: DEED BK. 2248, PG. 414  
MAP CAB. P. SLIDE 61A  
DEED INSTR. 200102230055132  
DEED INSTR. 200109110020116  
DEED INSTR. 200112140048706  
DEED INSTR. 200103220062577
- 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 NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.
- THERE SHALL BE A RIGHT OF INGRESS AND EGRESS OVER THE PROPERTY OF FURROW FAMILY PARTNERSHIP, LP FOR SERVICE AND MAINTENANCE OF THE SUBJECT BILLBOARD.
- DEED INSTR. 200908270015363
- THE JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE.
- THE JOINT PERMANENT EASEMENT WILL ALSO FUNCTION AS A UTILITY AND DRAINAGE EASEMENT.

STOWERS PARTNER, LP  
D.INSTR. 200504190083085

CHAMPION KNOXVILLE REALTY, LLC  
MAP INSTR. 200206210105189  
D.INSTR. 200201170058413

GRID NORTH IS BASED ON A BEARING OF N 89°11'47" W FROM CITY CONTROL STATION NO. 1506 TO CONTROL STATION NO. 1507 DISTANCES HAVE NOT BEEN REDUCED TO GRID.

GRID NORTH

KERRY WITT  
REGISTER OF DEEDS  
KNOX COUNTY

LOCATION MAP (N.T.S.)

1-SE-10-F

OWNER: FURROW FAMILY PARTNERSHIP, LP  
c/o SAM FURROW  
P.O. BOX 32676  
KNOXVILLE, TN. 37930-2676  
PHONE: 777-2244

TTODA APPROVED A CERTIFICATE OF APPROPRIATENESS FOR A VARIANCE BY KNOXVILLE BZA ON FEB. 8, 2010.

VARIANCE REQUEST APPROVED BY KNOXVILLE BOARD OF ZONING APPEALS ON FEB. 23, 2010.

- REDUCE THE SIMMONS ROAD FRONT YARD SETBACK FROM 35' TO 18.7'.
- REDUCE THE REAR YARD SETBACK FROM 25' TO 15.9'.
- REDUCE THE WEST SIDE YARD SETBACK FROM 25' TO 18.9'.

VARIANCE REQUEST APPROVED BY M.P.C. AT MARCH 11, 2010 MEETING.

- VARIANCE REQUEST AT INTERSECTION OF LEXINGTON DRIVE AND SIMMONS ROAD OF RADIUS FROM 75' TO 25'.
- TO REDUCE THE REQUIREMENTS OF THE MINIMUM SUBDIVISION REGULATIONS FOR THE JOINT PERMANENT EASEMENT TO EXISTING CONDITIONS.

VARIANCE OF INTERSECTION CURB RADIUS ON JOINT PERMANENT EASEMENT FROM 75' TO EXISTING 30'.  
(APPROVED AT MPC MEETING DECEMBER 13, 2001)

CERTIFICATE OF APPROVAL FOR RECORDING.

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON AND THE COMPOSITE DESIGN PLAN # 1 HAVE BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND STIPULATIONS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, THE 11 DAY OF March, 2010, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: Mark Dantlban DATE 4/8/10  
SECRETARY

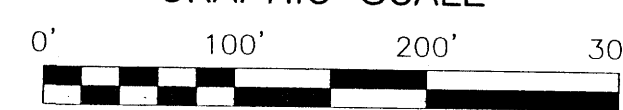
FINAL PLAT  
RESUBD. OF LOT 2 FURROW  
MAP BOOK P, SLIDE 61A  
DISTRICT 6, KNOX CO., TN.  
WARD 47, CITY OF KNOXVILLE, TN.  
CITY BLOCK 46368  
TAX MAP 131, PARCEL 66.28  
DATE: SEPT. 30, 2009

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR

APR 08 2010

PHIL BALLARD

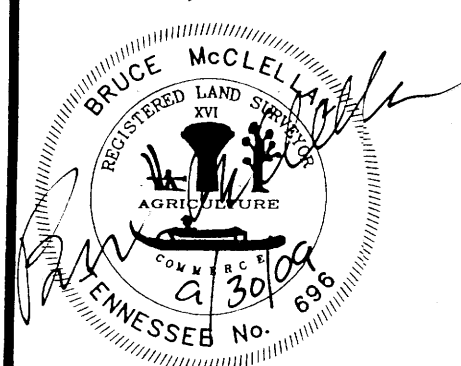
GRAPHIC SCALE



1" = 100' DRAWING NO. 09-062-PLAT

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

Knox County Page: 1 of 1  
REC'D FOR REC 04/08/2010 9:52:40AM  
RECORD FEE: \$17.00  
TAX: \$0.00 T. TAX: \$0.00  
201004080063428



THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY. ANOTHER PLAT MAY BE REQUIRED IF NEW STORMWATER QUANTITY AND/OR WATER QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT.

46368-K1

46368-K1

46368-K1