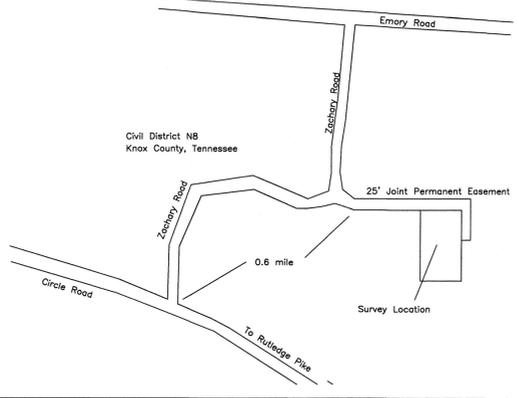


Vicinity Map - Not To Scale



Final Plat of the Jeffrey and Donna Coffey Property
 Instrument No. 200004100023422
 Dividing 5.00 Acres Into Three Lots
 Planning Commission File No. 10-SB-20-F
 Tax ID 015 077

- Legend**
- Iron pin (set) or IPS = 1/2" x 18" rebar, set during this survey, with a yellow, plastic ID cap on it that reads "BOYER RLS 734". Buried approximately 6 inches
 - IPF = Iron pin (found)
 - JPE = Joint permanent easement
 - MFP = Metal fence post
 - R/W = Right-of-way
 - - - - - = Existing fence
 - - - - - = Existing and proposed JPE boundary
 - - - - - = Overhead utility lines
 - - - - - = TVA Power Line R/W
 - WUP = Wooden utility pole
 - OTF = Open top pipe

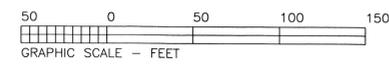
NOTE: The lots shown hereon are not located within a special flood area

NOTE: Setbacks per required zoning

NOTE: There will be a 10' drainage and utility easement inside all exterior lot lines adjoining streets and private rights-of-way (including joint permanent easements) and 5' in width along both sides of all interior lot lines and on the inside of all other exterior lot lines

NOTE: The JPE is private and will not be maintained by Knox County. The JPE will also be used for utility easements

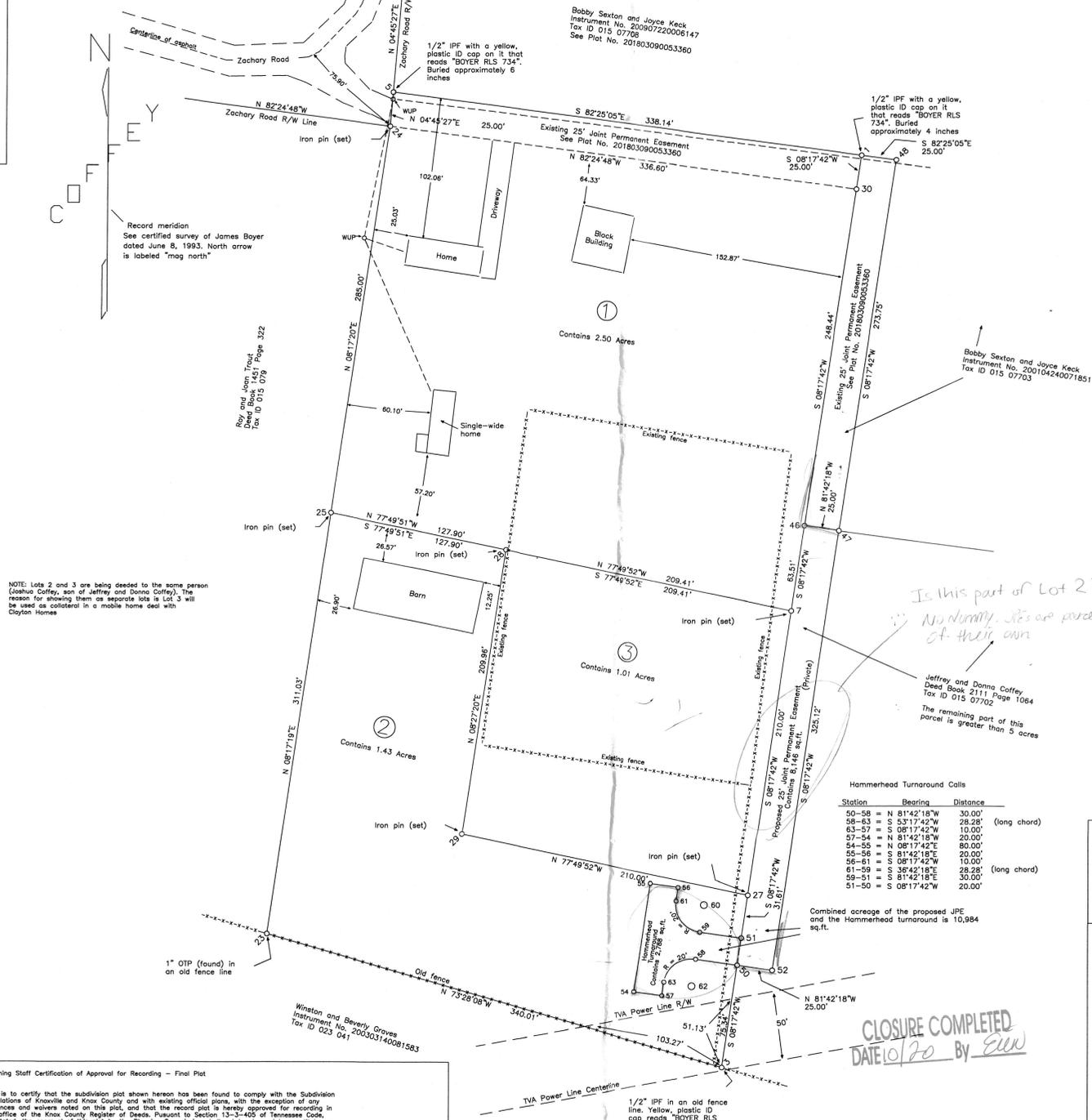
NOTE: There shall be no building within the TVA Transmission Line Easement without the prior consent of the TVA



Unless stated otherwise hereon, this survey was prepared without the benefit of abstract of title. No liability is assumed by the surveyor signing hereon for any loss relating to any matter that might be discovered by an abstract or title search of the property. Unless stated otherwise hereon, no evidence of any type of easements, including prescriptive easements or any structures thereto were located during the survey of the premises. If easement information is needed, an abstract of title and a detailed inspection of the premises is required to be performed at an additional fee. No liability is assumed by the surveyor signing hereon for any loss that may be associated with the existence of any type of easements. No investigation was made during the performance of the survey to discover the existence of any structures which may indicate the location of buried utilities on the premises. Buried utilities may or may not exist. Interested parties should investigate the existence of utilities, if any, and verify. The premises shown and described hereon are subject to any existing easements, rights-of-way, restrictions, and setback lines whether or not they may be shown on the plat hereon or whether or not recorded in the public records.

On the basis of my knowledge, information, and belief, I certify to Joshua Coffey that, as a result of a survey, made to the normal standards of care of professional surveyors practicing in Tennessee, I find the information shown hereon to be correct. The survey was performed under my direct supervision using the random traverse method of surveying. Bearings and distances shown have not been adjusted for closure. The linear and angular errors of closure meet or exceed minimum state requirements. This plat is prepared for the exclusive use of the person, persons, or entity named in this certification. This certification does not extend to any unnamed person, persons, or entity, without an express recertification by the surveyor signing hereon naming said person, persons, or entity.

I hereby further certify that this is a Category I survey and that the unadjusted ratio of precision is 1 part in 13,179 feet



Certificate of Ownership and General Dedication

We, Jeffrey and Donna Coffey, the undersigned owners of the shown hereon, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner Signature: Jeffrey Coffey, Owner Printed Name: Jeffrey Coffey, Date: _____

Owner Signature: Donna Coffey, Owner Printed Name: Donna Coffey, Date: _____

Notary Public: _____ My Commission Expires: _____ Date: _____

Certification of Final Plat - All Indicated Markers, Monuments, and Benchmarks Set

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 plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, 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 which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks, and property monuments were in place on 12 day of August, 2020.

Registered Land Surveyor: [Signature] 1626, Tennessee License Number: 1626, Date: 09/25/20

Certification of Category and Accuracy of Survey

I hereby certify that this is a Category I survey and that the ratio of precision of the unadjusted survey is not less than 1:13,179 feet as shown hereon, and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice

Registered Land Surveyor: [Signature] 1626, Tennessee License Number: 1626, Date: 09/25/20

In Unincorporated Areas of Knox County Where Sanitary Sewers Are Not Available

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413

Knox County Health Department Date: _____

Certification of the Approval of Public Water System - Minor Subdivisions

This is to certify that the shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with state and local regulations. It is the responsibility of the property owner to verify within utility provider the availability of a water system in the vicinity of the lots and to pay for the installation of the required connections.

Utility Provider: _____ Authorized Signature: _____ Date: _____

Owner Certification for Public Sewer and Water Service - Minor Subdivisions

We, Jeffrey and Donna Coffey, the undersigned owners of the property shown herein understand that it is our responsibility to verify with the utility provider the availability of public sewer and water systems in the vicinity of the lots and to pay for the installation of the required connections.

Owner Signature: Jeffrey Coffey, Owner Printed Name: Jeffrey Coffey, Date: _____

Owner Signature: Donna Coffey, Owner Printed Name: Donna Coffey, Date: _____

Certification by the Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 2020.

Engineering Director: _____ Date: _____

Zoning: _____

Zoning district in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows: _____

Zoning Shown on Official Map: _____

By: _____ Date: _____

Owner information:
 Jeffrey and Donna Coffey
 8100 Zachary Road
 Coryton, Tennessee 37721

Client information:
 Joshua Coffey
 6032 Zachary Road
 Coryton, Tennessee 37721

Comparoni & Associates
 Since 1994

Comparoni & Associates Surveying
 Mark A. Comparoni, Tn. R.L.S. No. 1626
 P.O. Box 577
 Williamsburg, Kentucky 40769
 Phone: 606-499-2089 Fax: 606-261-2141

Plat showing the results of a survey to divide the Jeffrey and Donna Coffey property recorded in Instrument No. 200004100023422 into three lots

Located on the south side of a 25' joint permanent easement, off of Zachary Road, Civil District N8, Knox County, Tennessee

Contains a total of 5.00 acres

Scale 1 inch = 50 feet

Surveyed by Mark A. Comparoni, Tn. R.L.S. No. 1626

Surveyed on 08/12/2020

Drawn by Mark A. Comparoni, Tn. R.L.S. No. 1626

Drawn on 08/13-14/2020

Survey was requested by Joshua Coffey via Gwen Cheek at Clayton Homes in Knoxville, Tennessee

Job number 20-168-106-111

File name JOSCOF.*

Bearings are based on record meridian

Surveyor's Signature: [Signature] Date: 09/25/20

Tenn. Reg. No. _____ Date: _____

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has 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 waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____ 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: _____ Date: _____

Taxes and Assessments

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

Knox County Trustee: _____ Date: _____

REVISED
 DATE: 9-28-20

Return to Emily when certified 10-SB-20-F

READY TO CERTIFY