

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I, WE), 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.

STATE OF _____ COUNTY OF _____ ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ 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 _____ NOTARY MY COMMISSION EXPIRES _____

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 STIPULATIONS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE - KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON THIS THE _____ DAY OF _____, 20____, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SANITARY SEWER 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.

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.

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

ZONING ZONING DISTRICT(S) 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 _____ DATE: _____ BY: _____

NO EASEMENTS TO RELEASE: RLS CERTIFICATION THIS IS TO CERTIFY THAT THERE ARE NOT RECORDED DRAINAGE EASEMENTS OR UTILITY EASEMENTS ON LOT LINE(S) BEING ELIMINATED ON THIS SUBDIVISION PLAT.

CITY OF KNOXVILLE ENGINEERING DEPARTMENT THE KNOXVILLE ENGINEERING DEPARTMENT HEREBY APPROVES THIS PLAT ON THIS THE _____ DAY OF _____, 20____.

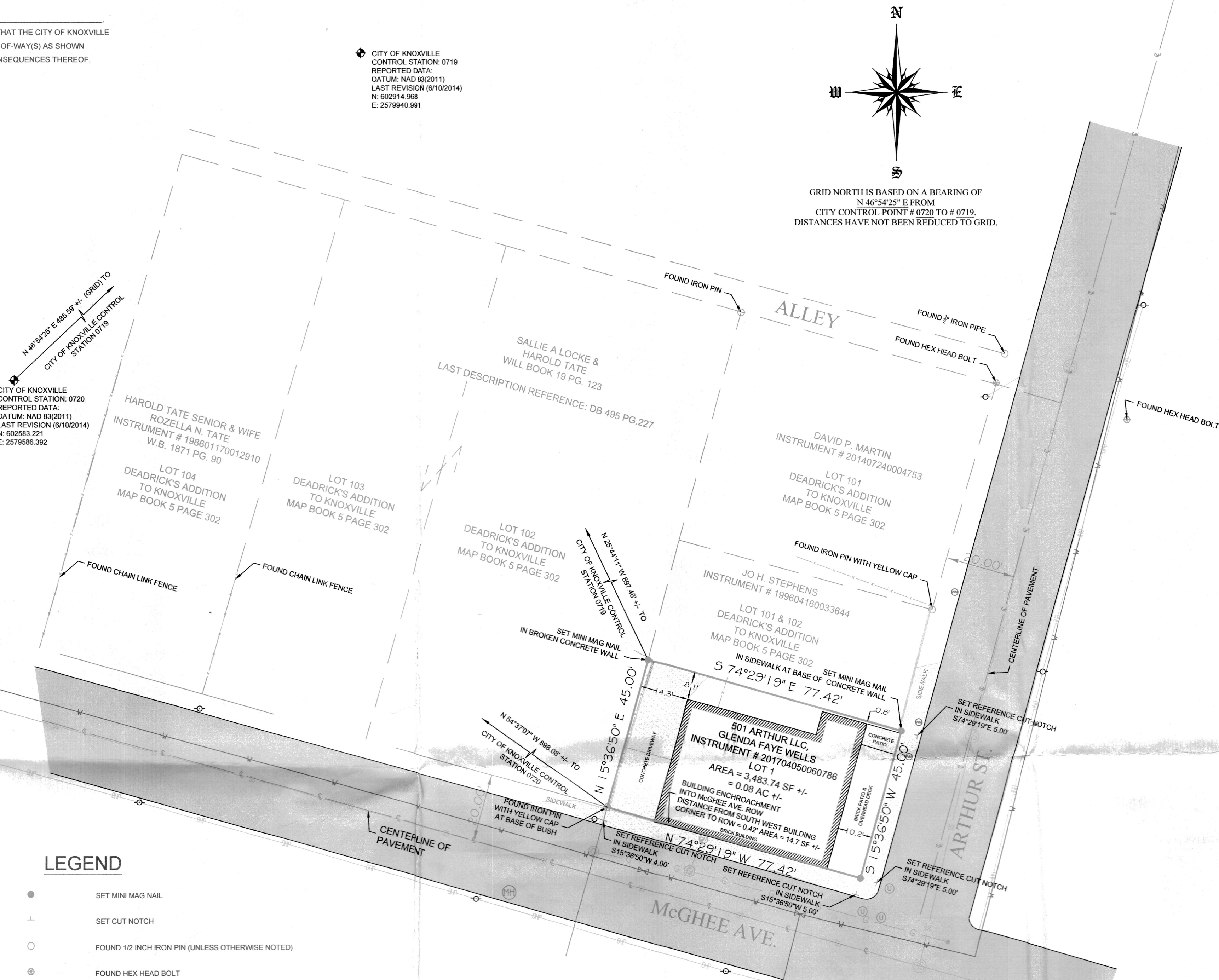
ZONING VARIANCES APPROVED ON OCTOBER 19, 2017 1. REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK ON ARTHUR STREET FROM 25 FT. TO 0 FT. PER ARTICLE 4, SECTION 2.2.4.D.1. 2. REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK ALONG MCGHEE STREET FROM 25 FT. TO 0 FT. PER ARTICLE 4, SECTION 2.2.4.D.1. 3. REDUCE THE MINIMUM REQUIRED NORTH SIDE YARD SETBACK FROM 20 FT. TO 0 FT. PER ARTICLE 4, SECTION 2.2.4.D.2.C. 4. REDUCE THE MINIMUM WEST SIDE YARD SETBACK FROM 20 FT. TO 14.3 FT. PER ARTICLE 4, SECTION 2.2.4.D.2.C. 5. INCREASE THE MAXIMUM PERMITTED LOT COVERAGE FROM 35% TO 59.2% PER ARTICLE 4, SECTION 2.2.4.D.4.

MPC SUBDIVISION VARIANCES APPROVED ON NOVEMBER 9, 2017 1. TO REDUCE THE REQUIRED RIGHT-OF-WAY RADIUS FROM 75' TO 0' AT THE INTERSECTION OF MCGHEE AVENUE AND ARTHUR STREET AS SHOWN ON THE PLAT. 2. TO REDUCE THE REQUIRED UTILITY AND DRAINAGE EASEMENTS ALONG THE PROPERTY LINES FROM 10' TO 0'. 3. TO REDUCE THE REQUIRED RIGHT-OF-WAY DEDICATION FROM 25' TO 20' FROM THE BOUNDARY LINE TO THE CENTERLINE OF MCGHEE AVENUE. 4. TO REDUCE THE REQUIRED RIGHT-OF-WAY DEDICATION FROM 25' TO 20' FROM THE BOUNDARY LINE TO THE CENTERLINE OF ARTHUR STREET.

RIGHT-OF-WAY ENCROACHMENT CERTIFICATION

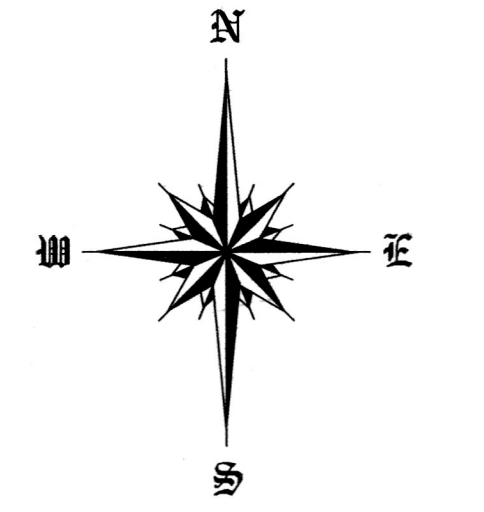
(I, WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, UNDERSTAND THAT THE CITY OF KNOXVILLE IS NOT APPROVING THE PROJECTION OF ANY ENCROACHMENT(S) INTO ANY RIGHT-OF-WAY(S) AS SHOWN HEREON, AND THAT (I, WE) ACCEPT FULL RESPONSIBILITY FOR ANY RESULTING CONSEQUENCES THEREOF.

SIGNATURE _____ SIGNATURE _____ SIGNATURE _____

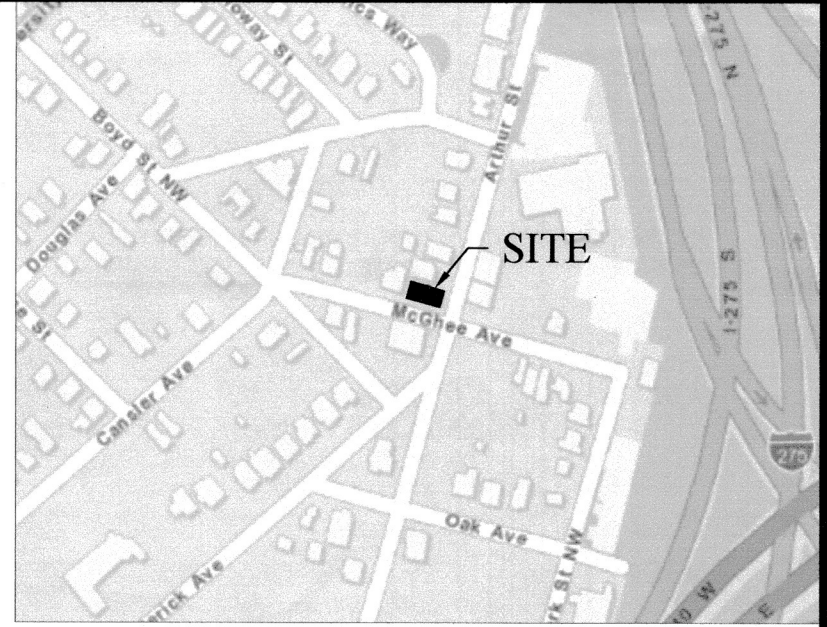


LEGEND table with symbols for: SET MINI MAG NAIL, SET CUT NOTCH, FOUND 1/2 INCH IRON PIN, FOUND HEX HEAD BOLT, CITY MONUMENT, BOLLARD, FIRE HYDRANT, GAS METER, GAS VALVE, POWER POLE, STORM SEWER CURB INLET, STORM SEWER MANHOLE, UTILITY MAN HOLE, WATER METER, WATER VALVE, ASPHALT PAVING, CONCRETE PAVING, CONCRETE BLOCK WALL, CENTER LINE, CHAIN LINK FENCE LINE, GAS LINE, OVERHEAD POWER LINES, SANITARY SEWER, WATER LINE BETWEEN METERS.

BEARING BASED ON: GRID NORTH NAD83 ADJ. 2011



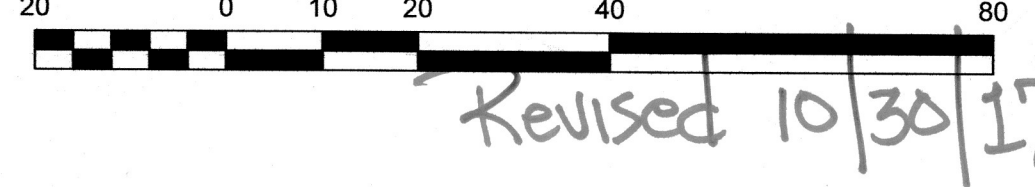
GRID NORTH IS BASED ON A BEARING OF N 46°54'25" E FROM CITY CONTROL POINT # 0720 TO # 0719. DISTANCES HAVE NOT BEEN REDUCED TO GRID.



- SURVEY NOTES: 1. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM... 2. DISTANCES SHOWN ARE GROUND DISTANCES... 3. THE PURPOSE OF THIS DRAWING IS TO PLAT A PREVIOUSLY SUBDIVIDED PARCEL... 4. THE BOUNDARY SHOWN HEREON IS LOCATED IN 'ZONE X'... 5. THE LOTS SHOWN HEREON ARE PART OF THE DEADRICK'S ADDITION TO KNOXVILLE TENN. PLAT... 6. ALL MONUMENTS FOUND WERE HONORED FOR THEIR LOCATION... 7. THE SUBJECT BOUNDARY SHOWN HEREON IS ZONED 'C-1H-1'... 8. THIS BOUNDARY IS SUBJECT TO ALL APPLICABLE RESTRICTIONS... 9. UNDERGROUND UTILITIES ARE SHOWN BY VISIBLE APPURTENANCES... 10. THERE SHALL BE A 5 FOOT UTILITY AND DRAINAGE EASEMENT... 11. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMFORMITIES... 12. THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY... 13. THE PROPERTY OWNER, PROPERTY ADDRESS AND KNOX COUNTY PARCEL ID NUMBER... 14. THIS SURVEY IS CERTIFIED TO: CHRISTOPHER BLACK, 1013 OAK STREET, KNOXVILLE, TN 37921

Approved @ MPC 11-9-17

DRAFT MPC FILE NUMBER: 11-SA-17-F



Revised 10/30/17

CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE IN THE STATE OF TENNESSEE... I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION...



Adam Schmeing, RLS 2927, ADAM SCHMEING LAND SURVEYING, 6819 CROSSGATE DRIVE, KNOXVILLE, TENNESSEE 37912

FINAL PLAT OF THE OLD BRADLEY STORE DISTRICT 04, CITY BLOCK 09104, WARD 09 KNOX COUNTY, TENNESSEE. CHRISTOPHER BLACK, 1013 OAK STREET, KNOXVILLE, TN 37921. ADAM SCHMEING LAND SURVEYING, 6819 CROSSGATE DRIVE, KNOXVILLE, TN 37912. SCALE 1" = 20', DATE: 10/27/17, 17007

Return to Emily when certified