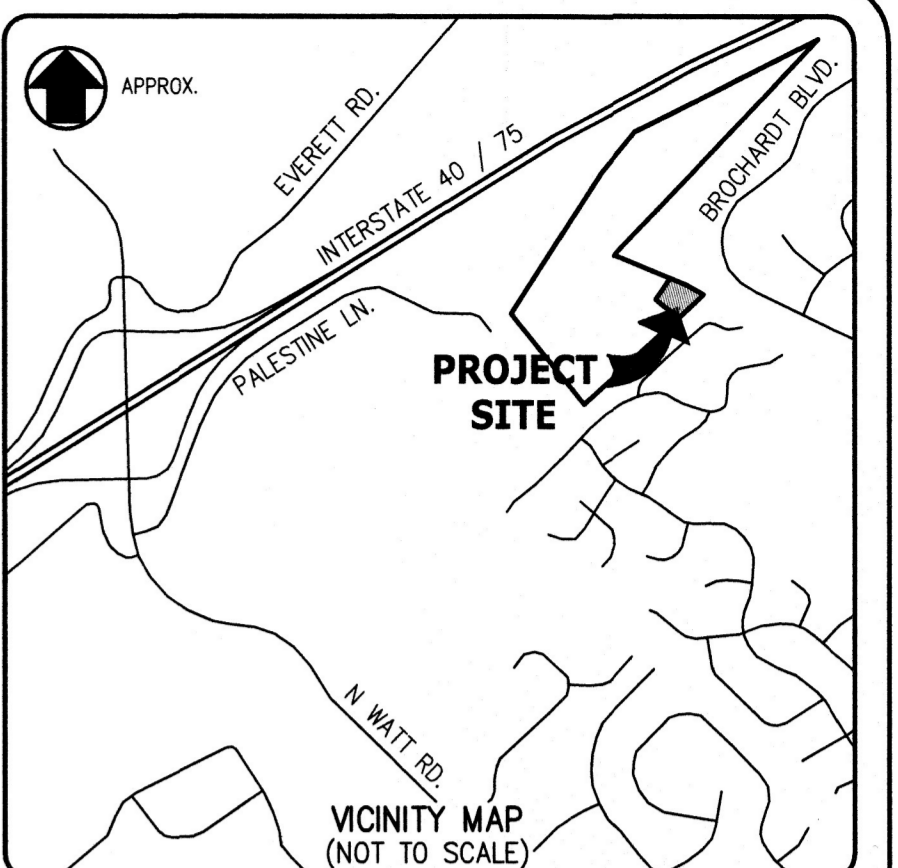
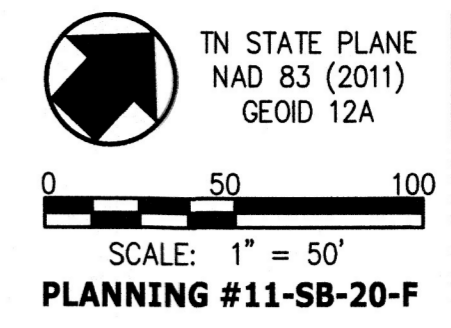


CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1	157°06"	113.50'	15.23'	30.28'	N 39°14'25" E 30.19'
C2	63°18'45"	48.50'	29.90'	53.59'	N 15°13'35" E 50.91'
C3	63°18'45"	73.50'	45.32'	81.22'	S 15°13'35" W 77.15'
C4	157°06"	88.50'	11.88'	23.61'	S 39°14'25" W 23.54'
C5	03°02'53"	475.00'	12.64'	25.27'	S 12°39'45" E 25.27'

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1(TIE)	17.25'	N 67°29'42" W	L6	14.47'	N 43°41'53" E
L2	25.32'	N 67°29'42" W	L7	25.00'	S 46°18'07" E
L3	66.84'	N 31°35'52" E	L8	49.16'	S 16°25'47" E
L4	33.64'	N 46°52'58" E	L9	33.64'	S 46°52'58" W
L5	63.63'	N 16°25'47" W	L10	62.84'	S 31°35'52" E

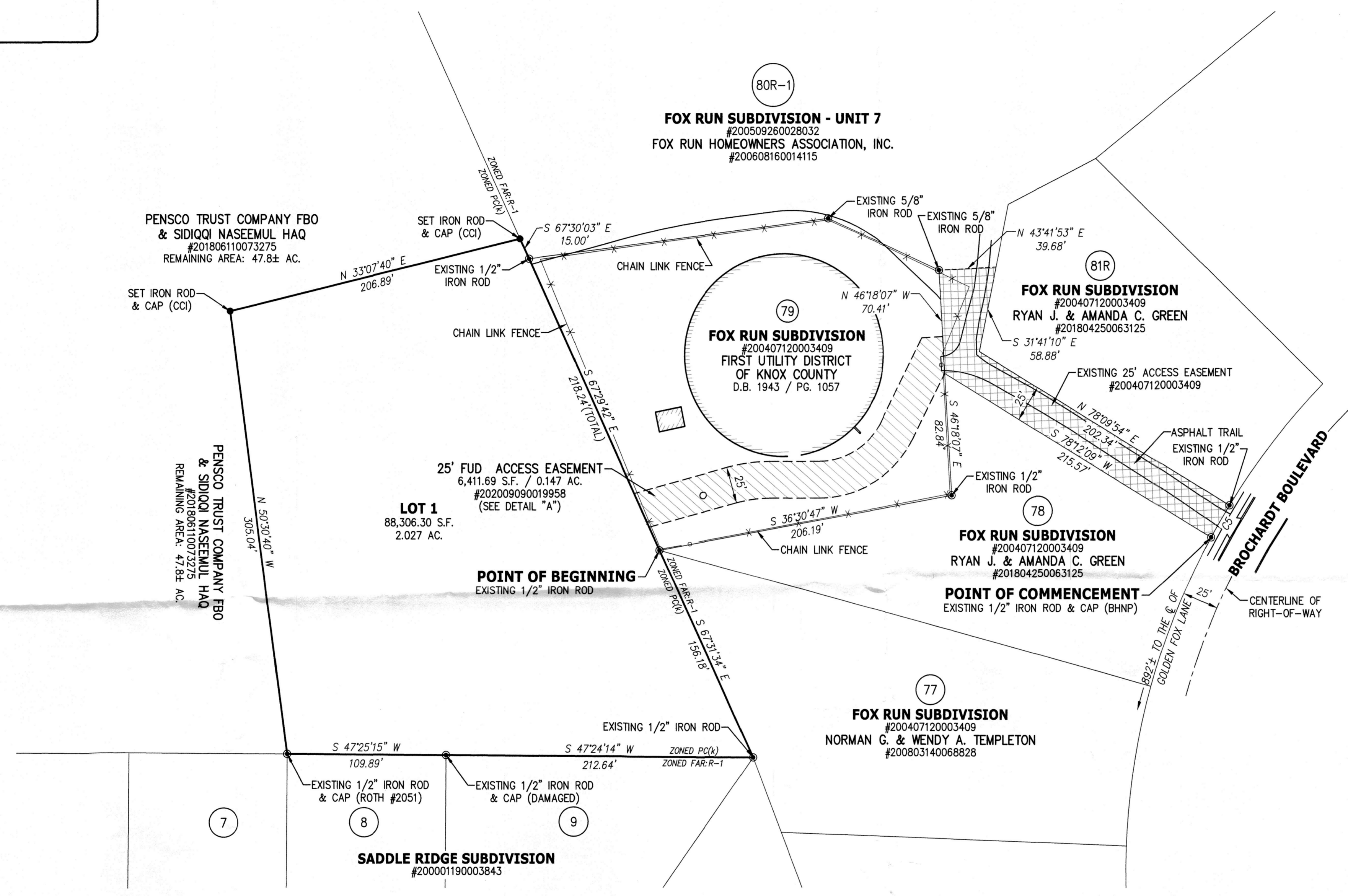
VARIANCE APPROVED BY KNOX PLANNING 11/12/20

- VARIANCE TO ALLOW A 25' ACCESS EASEMENT TO SERVE TWO LOTS IN PLACE OF A PRIVATE RIGHT-OF-WAY
- VARIANCE TO ALLOW A NEW 25' ACCESS EASEMENT TO BE ESTABLISHED AT THE TERMINUS OF AN EXISTING ONE TO SERVE THE NEW LOT.



NOTES:

- OWNERSHIP AND REFERENCE
PART OF PARCEL 79.00
PENSCO TRUST COMPANY & NASEEMUL HAQ SIDIQI
708 WALNUT STREET
KNOXVILLE, TENNESSEE
(865) ???-????
CLT MAP 141, PARCEL 79.00
DEED REFERENCE: 201806110073275
- LOT 79 OF FOX RUN SUBDIVISION
FIRST UTILITY DISTRICT OF KNOX COUNTY
122 DURWOOD ROAD
KNOXVILLE, TENNESSEE 37934
(865) 966-9741
CLT MAP 141, INSERT K, GROUP A, PARCEL 15.00
DEED REFERENCE: DEED BOOK 1943, PAGE 1057
PLAT REFERENCE: #200407120003409
- LOT 80R-1 OF FOX RUN SUBDIVISION
FOX RUN HOMEOWNERS ASSOCIATION, INC.
P.O. BOX 22434
KNOXVILLE, TENNESSEE 37933
(865) ???-????
CLT MAP 141, INSERT K, GROUP A, PARCEL 16.00
DEED REFERENCE: #200608160014115
PLAT REFERENCE: #200407120003409
- DATE OF FIELD SURVEY: NOVEMBER 14, 2018
- TOTAL AREA (1 LOT): 88,306.30 S.F. / 2.027 AC.
- SUBJECT PROPERTY LIES WITHIN ZONE "X" PER FIRM MAPPING OF KNOX COUNTY, TENNESSEE. REFERENCE COMMUNITY PANEL NUMBER: 47093C0238F DATED 5/02/2007.
- UTILITY AND DRAINAGE EASEMENTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- PROPERTY IS ZONED PLANNED COMMERCIAL ZONE: PC(k) COUNTY SETBACKS PER REQUIRED ZONING REGULATIONS.
- THE PURPOSE OF THIS PLAT IS TO CREATE A NEW LOT FROM A PORTION OF THE UNPLATTED PENSCO TRUST COMPANY & NASEEMUL HAQ SIDIQI PROPERTY.



ZONING CERTIFICATION 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: _____	TAXES AND ASSESSMENTS CERTIFICATION This is to certify that all property taxes and assessments due on this property have been paid. 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: _____ Date: _____	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 November, 2020 Engineering Director: _____ Date: _____	CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:15,000 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: _____ Tennessee License No. 1332 Date: _____
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CLOSURE COMPLETED
DATE 11/16 By: [Signature]
REVISED
DATE 11-16-20
[Signature]

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 865.670.8555 | 8550 Kingston Pike
WWW.CANNON-CANNON.COM | Knoxville, TN 37919

CLIENT: **FIRST UTILITY DISTRICT**
122 DURWOOD ROAD
KNOXVILLE, TENNESSEE 37922
(865) 966-9741

PROJECT: **FINAL PLAT OF FUD TANK SITE**
PALESTINE LANE
KNOXVILLE, TENNESSEE 37934
DISTRICT 6, KNOX COUNTY, TENNESSEE

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. Owner's Printed Name: _____ Date: _____ Owner's Signatures: _____ Date: _____	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. Owner's Printed Name: _____ Date: _____ Owner's Signatures: _____ Date: _____	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. Owner's Printed Name: _____ Date: _____ Owner's Signatures: _____ Date: _____	CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISION This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections. Utility Provider: _____ Date: _____ Authorized Signature for Utility: _____ Date: _____	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT This is to certify that the subdivision 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 an street to other ground upon the plat. Signed: _____ 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 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 the 10th day of November, 2020. Registered Land Surveyor TN License No. 1332 Date: _____	OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE-MINOR SUBDIVISIONS (I, We), the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider that availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections. Owner(s) Printed Name: _____ Signature(s): _____ Date: _____	CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM-MINOR SUBDIVISIONS This is to certify that the subdivision 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 with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections. Utility Provider: _____ Authorized Signature for Utility: _____ Date: _____
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FINAL PLAT

CCI PROJECT NO. 00969-0057
DRAWING DATE NOVEMBER 11, 2020

PM	RGL	PC	TJ
DRAWN	JDW	FR	--

PLANNING #11-SB-20-F

969-57

ROBERT G. LUSBY JR.
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 1332