

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 _____
My commission expires _____

IN THE CITY OF KNOXVILLE AND SEWERED AREAS OF KNOX COUNTY

This is to certify that the subdivision shown hereon is approved subject to installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with state and local regulations.

Date _____
Knox County Health Department

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 _____ BY _____

TAXES

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

Signed _____ Date _____
City Tax Clerk
Signed _____ Date _____
Knox County Trustee

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference monuments, benchmarks and iron pins in this subdivision in accordance with required standards and specifications with a period not to exceed one year from date of approval of Final Plat.

Signed _____ Date _____
Dept. _____ Title: _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Department of Engineering hereby approves this plat on this the _____ day of _____, 20____

ADDRESSING DEPARTMENT

I, the undersigned, hereby certify that the 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 _____

GUARANTEE OF COMPLETION OF DRAINAGE SYSTEMS

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion and stabilization of all drainage systems as shown on drainage plans which were approved the _____ day of _____, 20____, within a period not to exceed one year from date of approval.

Signed _____ Date _____
Dept. _____ Title: _____

CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

REGISTERED ENGINEER _____
TENNESSEE CERTIFICATE NO. _____

CERTIFICATION OF FINAL PLAT - CONSTRUCTION INCOMPLETE

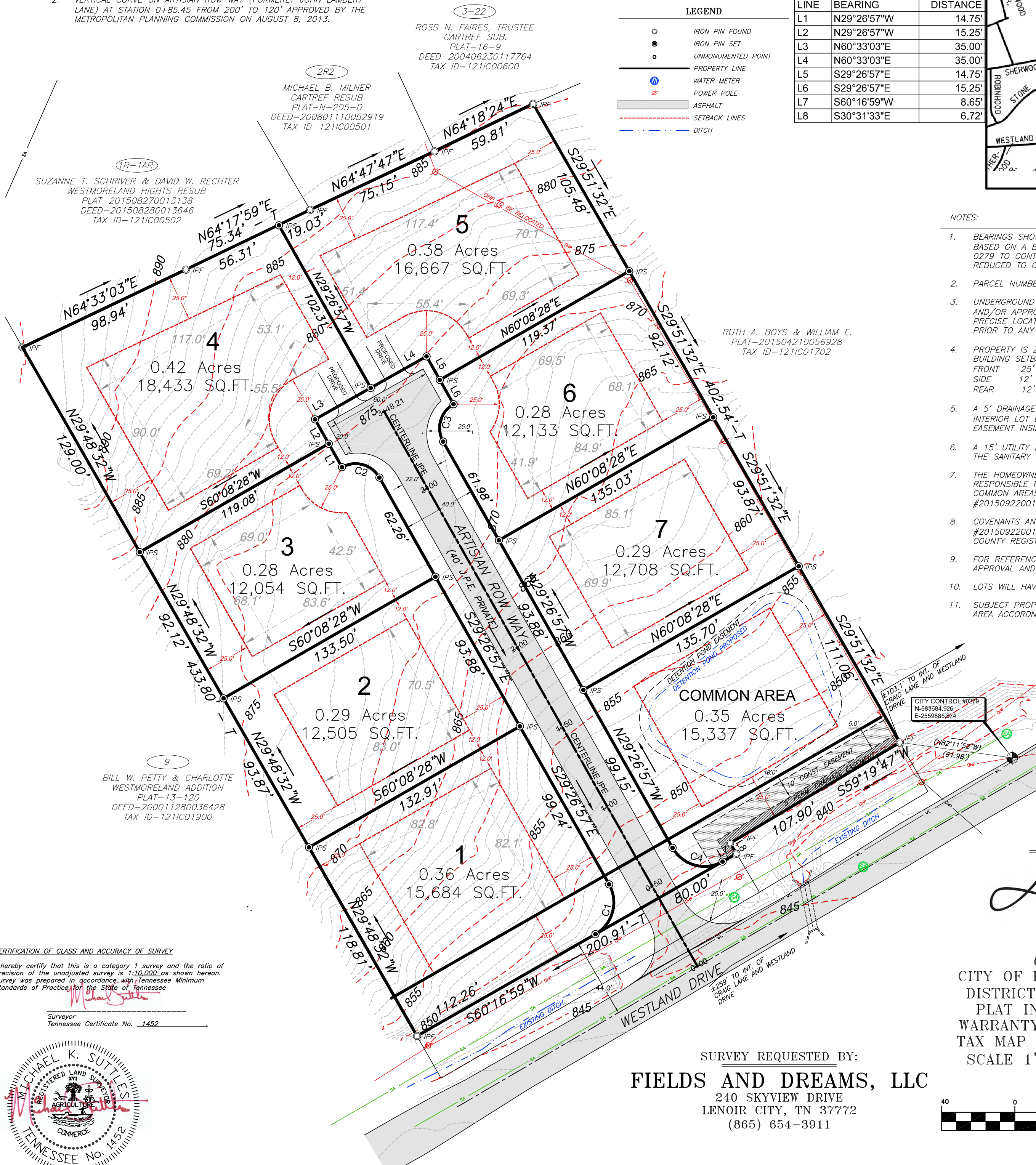
I hereby certify that I am a surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has 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.

Surveyor _____
Tennessee Certificate No. 1452

Michael Suttles
ADVANCED LAND SOLUTIONS
3208 TEASTER LANE
PIGEON FORGE, TN 37863
PHONE: (865) 804-4500
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VARIANCES:

- INTERSECTION SPACING FROM CRAIG ROAD FROM 400' TO 231' WAS APPROVED BY THE METROPOLITAN PLANNING COMMISSION ON AUGUST 8, 2013.
- VERTICAL CURVE ON ARTISIAN ROW WAY (FORMERLY JOHN LAMBERT LANE) AT STATION 0+85.45 FROM 200' TO 120' APPROVED BY THE METROPOLITAN PLANNING COMMISSION ON AUGUST 8, 2013.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.32'	28.22'	S15°25'01"W
C2	15.00'	23.56'	21.21'	N74°26'57"W
C3	15.00'	23.56'	21.21'	S15°33'03"W
C4	20.00'	31.51'	28.35'	S74°34'59"E

LINE	BEARING	DISTANCE
L1	N29°26'57"W	14.75'
L2	N29°26'57"W	15.25'
L3	N60°33'03"E	35.00'
L4	N60°33'03"E	35.00'
L5	S29°26'57"E	14.75'
L6	S29°26'57"E	15.25'
L7	S60°16'59"W	8.65'
L8	S30°31'33"E	6.72'

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UNMONUMENTED POINT
- PROPERTY LINE
- WATER METER
- POWER POLE
- ASPHALT
- SETBACK LINES
- DITCH

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (NAD 83) BASED ON A BEARING OF S60°45'39"W FROM STATION CONTROL NO 0279 TO CONTROL STATION 0280. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
- PARCEL NUMBERS PERTAIN TO KNOX COUNTY TAX MAPS.
- UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.
- PROPERTY IS ZONED "R-1". BUILDING SETBACK REQUIREMENTS ARE AS PER PLANNING ARE: FRONT 25', SIDE 12', REAR 12'.
- A 5' DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES. A 10' UTILITY DRAINAGE AND CONSTRUCTION EASEMENT INSIDE OF ROAD RIGHT-OF-WAY AND EXTERIOR LOT LINES.
- A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF THE SANITARY SEWER.
- THE HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN AND COMMON AREAS AND IS OF RECORD IN INSTRUMENT #201509220018904 OF KNOX COUNTY REGISTER OF DEEDS.
- COVENANTS AND RESTRICTIONS ARE OF RECORD IN INSTRUMENT #201509220018904 OF KNOX COUNTY REGISTER OF DEEDS. OF KNOX COUNTY REGISTER OF DEEDS.
- FOR REFERENCE SEE APPROVED SUBDIVISION CONDITIONS OF APPROVAL AND CONCEPT PLAN MPC FILE 12-SE-15-C.
- LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP PANEL 47093C0267G.

12-SE-15-C

Revised: 11/25/2015

SUBDIVISION PLAT

Artisan Row

3.07 TOTAL ACRES
6605 WESTLAND DRIVE
CITY OF KNOXVILLE WARD 51 BLK 51720
DISTRICT 6 KNOX COUNTY, TENNESSEE
PLAT INSTRUMENT 201508270013138
WARRANTY DEED BOOK 201508280013651
TAX MAP 121I, GROUP C, PARCEL 018.00
SCALE 1" = 40' 26 OCTOBER 2015
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SURVEY REQUESTED BY:

FIELDS AND DREAMS, LLC
240 SKYVIEW DRIVE
LENOIR CITY, TN 37772
(865) 654-3911

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

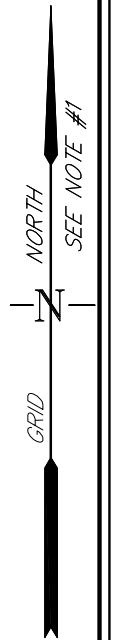
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. Survey was prepared in accordance with Tennessee Minimum Standards of Practice for the State of Tennessee

Surveyor _____
Tennessee Certificate No. 1452



1. PROFILE EXISTING GROUND INFORMATION PROVIDED BY SURVEYOR.
2. PROPOSED PROFILE INFORMATION PROVIDED BY SHEET CP2 OF FULGHUM MACINDOE & ASSOCIATES, PROPOSED PROFILE DATA. SEE ENGINEERING SHEET FOR DETAILED DESIGN INFORMATION.

Revised: 11/25/2015



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1 inch = 20 ft.