

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I, We) Signature Self Storage at Choto, LLC, Hound Dog Investments, LLC, & John T. Huber the undersigned owner(s) of the property shown hereon, 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) 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: Signature Self Storage at Choto, LLC.

Signature(s):

Date:

Owner(s) Printed Name: Hound Dog Investments, LLC.

Signature(s):

Date:

Owner(s) Printed Name: John T. Huber

Signature(s):

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 for 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 day of 2019.

Registered Land Surveyor

Tennessee License No. 1501

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 1:10,000 as shown hereon and that said survey was prepared in compliance with current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors-Standards of Practice.

Registered Land Surveyor

Tennessee Certificate No. 1501

Date:

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:

TAXES AND ASSESSMENTS

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

Knox County Trustee:

Signed: Date:

IN THE CITY OF KNOXVILLE AND SEVERED 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.

Knox County Health Department

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:

GUARANTEE OF COMPLETION OF STORMWATER FACILITIES

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the day of 2018.

Signed: Date:

Title:

COUNTY-RELEASE OF EASEMENTS

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works

Signed: Date:

Water: (First Utility District)

Signed: Date:

Sewer: (First Utility District)

Signed: Date:

Electric: (Lenoir City Utility Board)

Signed: Date:

Gas: (Knoxville Utility Board)

Signed: Date:

Telephone: (TDS Telecom)

Signed: Date:

Cable Television: (Charter Cable)

Signed: Date:

OWNER CERTIFICATION ON RELEASE OF EASEMENT

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: SIGNATURE SELF STORAGE AT CHOTO, LLC.

Signature(s):

Date:

Owner(s) Printed Name: HOUND DOG INVESTMENTS, LLC.

Signature(s):

Date:

ALL INSTRUMENTS ARE OF REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.

CERTIFICATE OF APPROVAL FOR RECORDING-FINAL PLAT

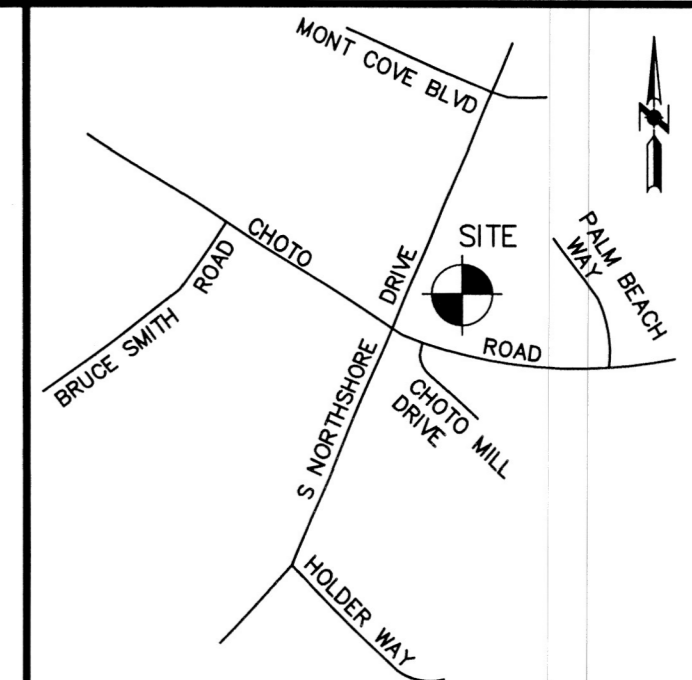
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with the existing official plans, with the exception of any variances and stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, on this day of 2019.

recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-45 of Tennessee Code, Annotated, the approval of this plat by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

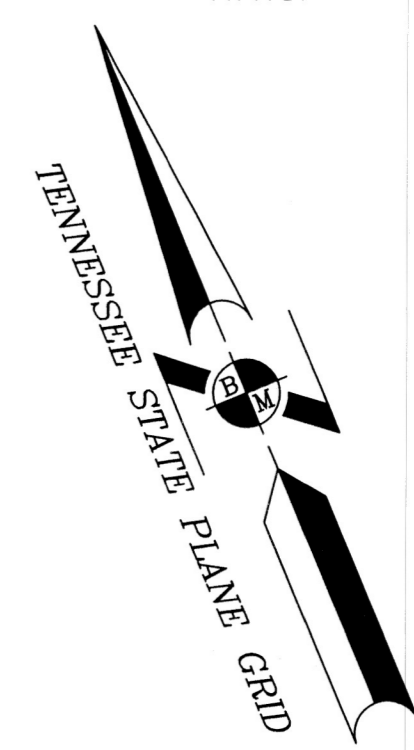
Signed: Date:

FINAL PLAT of MARKETS AT CHOTO, RESUBDIVISION OF LOTS 1R4R-1, 1R3R-1 & 1R1R3R-1

SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE AND WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE CLT MAP 162, INSERT M, GROUP B, PARCELS 001.04, 001.05, 001.07



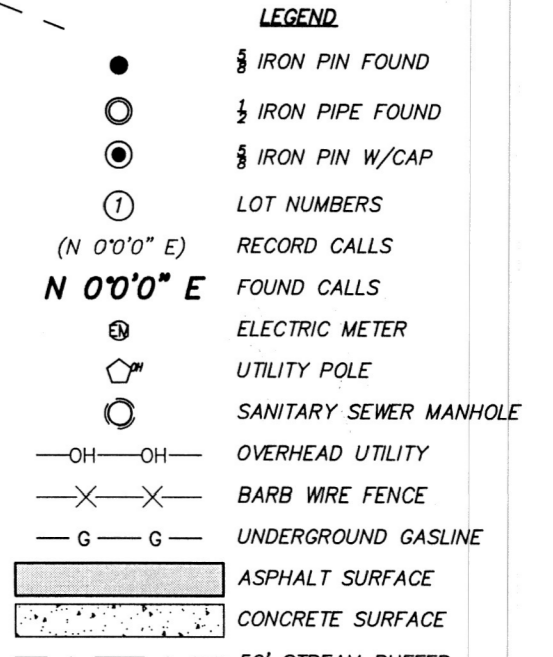
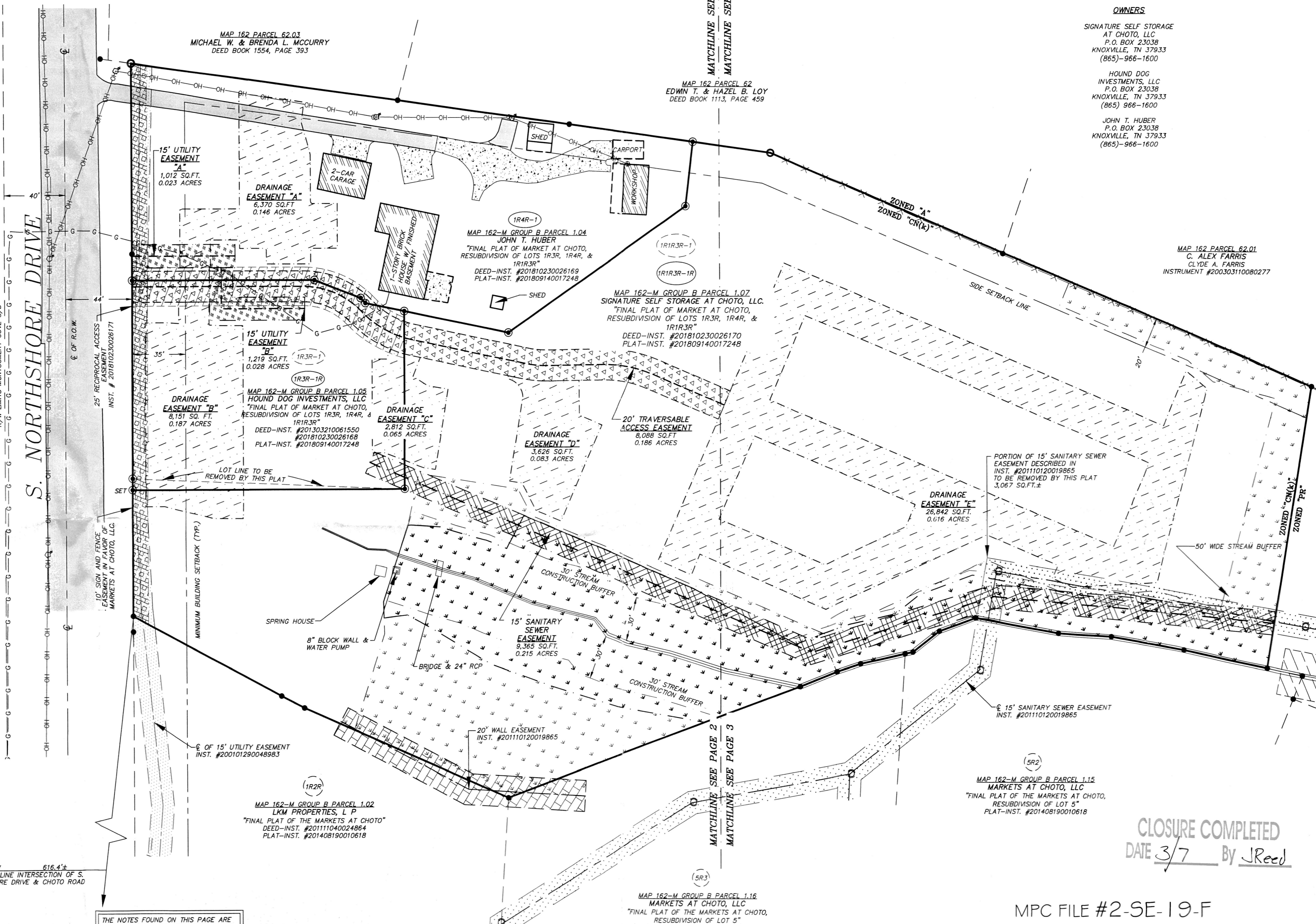
LOCATION MAP N.T.S.



OWNERS SIGNATURE SELF STORAGE AT CHOTO, LLC P.O. BOX 23038 KNOXVILLE, TN 37933 (865) 966-1600

HOUND DOG INVESTMENTS, LLC P.O. BOX 23038 KNOXVILLE, TN 37933 (865) 966-1600

JOHN T. HUBER P.O. BOX 23038 KNOXVILLE, TN 37933 (865) 966-1600



CLOSURE COMPLETED DATE 3/7 By JReed

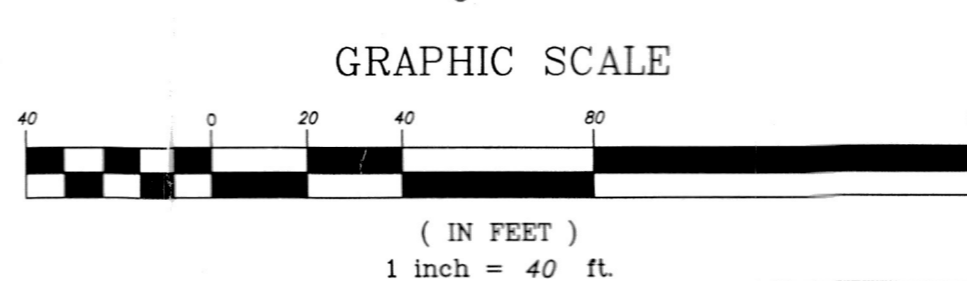
MPC FILE #2-SE-19-F



Table with 3 columns: BEFORE, AFTER, SQ.FT., ACRES. Shows area before and after subdivision.

Table with 2 columns: AREA BEFORE, AREA AFTER. Shows area before and after subdivision.

Table with 2 columns: AREA BEFORE, AREA AFTER. Shows area before and after subdivision.



Add before plat is certified

Approved@ MPC 3-14-19

Return to Emily when certified

Vertical sidebar containing BENCHMARK ASSOCIATES, INC. logo, address (10308 Hardin Valley Road, Knoxville, Tennessee 37932), phone/fax numbers, and project title: FINAL PLAT OF MARKETS AT CHOTO, RESUBDIVISION OF LOTS 1R4R-1, 1R3R-1, & 1R1R3R-1.

# FINAL PLAT of MARKETS AT CHOTO, RESUBDIVISION OF LOTS 1R4R-1, 1R3R-1 & 1R1R3R-1

SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE AND WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE  
CLT MAP 162, INSERT M, GROUP B, PARCELS 001.04, 001.05, 001.07

### CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I, We) Signature Self Storage of Choto, LLC, Hound Dog Investments, LLC, & John T. Huber, the undersigned owner(s) of the property shown hereon, 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) 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: Signature Self Storage of Choto, LLC.  
Signature(s):  
Date: \_\_\_\_\_

Owner(s) Printed Name: Hound Dog Investments, LLC.  
Signature(s):  
Date: \_\_\_\_\_

Owner(s) Printed Name: John T. Huber  
Signature(s):  
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 for 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. 1501  
Date: \_\_\_\_\_

### CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I hereby certify that this is a category \_\_\_\_\_ survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors-Standards of Practice.

Registered Land Surveyor \_\_\_\_\_  
Tennessee Certificate No. 1501  
Date: \_\_\_\_\_

### 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: \_\_\_\_\_

### TAXES AND ASSESSMENTS

This is to certify that all property taxes and assessments due on this property have been paid.  
Knox County Trustee: \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### 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.  
Knox County Health Department \_\_\_\_\_  
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: \_\_\_\_\_

### GUARANTEE OF COMPLETION OF STORMWATER FACILITIES

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

### COUNTY-RELEASE OF EASEMENTS

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.  
The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense, if the facilities are relocated, the easement rights will be released.  
Knox County Department of Engineering and Public Works  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### Water (First Utility District)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### Sewer (First Utility District)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### Electric (Lenoir City Utility Board)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### Gas (Knoxville Utility Board)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### Telephone (TDS Telecom)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### Cable Television (Charter Cable)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### OWNER CERTIFICATION ON RELEASE OF EASEMENT

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.  
Owner(s) Printed Name: SIGNATURE SELF STORAGE AT CHOTO, LLC  
Signature(s):  
Date: \_\_\_\_\_

Owner(s) Printed Name: HOUND DOG INVESTMENTS, LLC  
Signature(s):  
Date: \_\_\_\_\_

### CERTIFICATE 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 the 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018. The record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 15-3-45 of Tennessee Code, Annotated, the approval of this plat by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### SANITARY SEWER EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
SSEL1	N 44°07'16" W	314.60'
SSEL2	N 83°53'30" W	124.31'
SSEL3	N 62°03'46" W	185.44'

### STORM EASEMENT "A" LINE TABLE

LINE	DIRECTION	DISTANCE
STEL1	N 22°38'55" E	40.00'
STEL2	S 67°21'05" E	39.00'
STEL3	N 22°38'55" E	74.81'
STEL4	S 59°17'56" E	42.99'
STEL5	S 30°42'04" W	13.34'
STEL6	S 67°36' W	17.29'
STEL7	S 22°38'55" W	27.88'
STEL8	S 67°21'05" E	16.00'
STEL9	S 22°38'55" W	29.00'
STEL10	N 67°21'05" W	16.00'
STEL11	S 22°38'55" E	8.50'
STEL12	N 67°21'05" W	29.00'
STEL13	N 22°38'55" E	8.50'
STEL14	N 67°21'05" W	16.00'
STEL15	N 22°38'55" E	5.50'
STEL16	N 67°21'05" W	18.00'
STEL17	S 22°38'55" W	20.00'
STEL18	N 67°21'05" W	20.00'

### STORM EASEMENT "B" LINE TABLE

LINE	DIRECTION	DISTANCE
STEL19	S 67°21'05" E	20.00'
STEL20	S 22°38'55" W	14.98'
STEL21	S 63°58'55" E	6.60'
STEL22	S 67°21'05" E	15.41'
STEL23	S 22°38'55" W	125.50'
STEL24	N 67°21'05" W	18.72'
STEL25	N 53°33'55" W	33.57'
STEL26	N 67°21'05" W	12.68'
STEL27	N 22°38'55" E	119.50'
STEL28	S 67°21'05" E	14.62'
STEL29	S 63°58'55" E	7.39'
STEL30	N 22°38'55" E	13.80'

### STORM EASEMENT "C" LINE TABLE

LINE	DIRECTION	DISTANCE
STEL31	S 44°25'01" W	13.15'
STEL32	S 34°54'46" E	11.46'
STEL33	S 58°13'44" W	13.52'
STEL34	S 31°46'16" W	53.17'
STEL35	N 58°13'44" W	7.95'
STEL36	N 46°08'48" W	27.11'
STEL37	N 67°21'05" W	8.09'
STEL38	N 22°38'55" E	60.64'
STEL39	S 67°21'05" E	9.44'
STEL40	N 44°25'01" E	7.01'
STEL41	S 55°28'08" E	7.41'

### STORM EASEMENT "D" LINE TABLE

LINE	DIRECTION	DISTANCE
STEL42	S 55°28'08" E	7.88'
STEL43	S 68°24'17" E	18.47'
STEL44	S 22°12'28" W	22.78'
STEL45	S 44°07'16" E	15.92'
STEL46	S 45°52'44" W	68.33'
STEL47	N 44°07'16" W	17.82'
STEL48	N 40°6'49" W	20.21'
STEL49	N 58°13'44" W	8.26'
STEL50	N 31°46'16" E	55.83'
STEL51	S 34°31'52" W	2.00'

### PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 22°38'55" W	7.48'
L2	N 22°38'55" E	17.10'
L3	S 22°38'55" W	41.68'
L4	N 55°28'08" W	69.56'
L5	N 55°28'08" W	25.95'
L6	N 20°10'39" W	4.54'
L7	N 46°13'30" W	32.41'
L8	S 22°38'55" W	115.50'
L20	N 39°50'43" W	16.88'

### EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL1	N 16°20'46" E	8.13'
EL2	N 19°57'42" E	111.60'
EL3	N 24°08'01" E	241.26'

### STORM EASEMENT "A" CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD DISTANCE
STEC1	6.20'	21.50'	S 14°23'15" W	6.18'
STEC2	2.36'	1.50'	S 22°21'05" E	2.12'
STEC3	2.36'	1.50'	S 67°38'55" W	2.12'
STEC4	2.36'	1.50'	N 22°21'05" W	2.12'

### STORM EASEMENT "C" CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD DISTANCE
STEC5	12.77'	74.00'	S 50°31'33" E	12.75'

### TRAVERSABLE ACCESS EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD DISTANCE
TEC1	42.33'	52.00'	S 44°02'01" E	41.17'
TEC2	38.82'	64.00'	S 38°05'32" E	38.23'
TEC3	18.06'	80.00'	S 61°56'12" E	18.02'
TEC4	33.91'	80.00'	S 56°15'46" E	33.65'

### STORM EASEMENT "D" CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD DISTANCE
STEC6	20.32'	90.00'	S 61°56'12" E	20.28'
STEC7	16.38'	12.37'	S 17°43'57" E	15.21'

### TRAVERSABLE ACCESS EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
TEL1	S 67°21'05" E	112.09'
TEL2	S 55°28'08" E	74.05'
TEL3	S 68°24'17" E	34.14'
TEL4	S 44°07'16" E	50.99'

### STORM EASEMENT "D" LINE TABLE

LINE	DIRECTION	DISTANCE
STEL42	S 55°28'08" E	7.88'
STEL43	S 68°24'17" E	18.47'
STEL44	S 22°12'28" W	22.78'
STEL45	S 44°07'16" E	15.92'
STEL46	S 45°52'44" W	68.33'
STEL47	N 44°07'16" W	17.82'
STEL48	N 40°6'49" W	20.21'
STEL49	N 58°13'44" W	8.26'
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### PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 22°38'55" W	7.48'
L2	N 22°38'55" E	17.10'
L3	S 22°38'55" W	41.68'
L4	N 55°28'08" W	69.56'
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L8	S 22°38'55" W	115.50'
L20	N 39°50'43" W	16.88'

### EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL1	N 16°20'46" E	8.13'
EL2	N 19°57'42" E	111.60'
EL3	N 24°08'01" E	241.26'

### UTILITY EASEMENT "B" LINE TABLE

LINE	DIRECTION	DISTANCE
UEL3	S 22°36'37" W	26.62'
UEL4	S 67°21'05" E	54.67'

### UTILITY EASEMENT "A" LINE TABLE

LINE	DIRECTION	DISTANCE
UEL1	S 67°21'05" E	58.31'
UEL2	S 67°21'05" E	9.15'

- NOTES**
- SUBJECT PROPERTIES ARE OF RECORD AS FOLLOWS IN THE NAME OF:
    - CLT MAP 162-M, GROUP B, PARCEL 001.07 SIGNATURE SELF STORAGE AT CHOTO, LLC. DEED-INSTRUMENT #201810230026170 PLAT-INSTRUMENT #201809140017248
    - CLT MAP 162-M, GROUP B, PARCEL 001.05 HOUND DOG INVESTMENTS, LLC. DEED-INSTRUMENT #201303210061550 PLAT-INSTRUMENT #201810230026168
    - CLT MAP 162-M, GROUP B, PARCEL 001.04 JOHN T. HUBER. DEED-INSTRUMENT #201809140017248
    - CLT MAP 162-M, GROUP B, PARCEL 001.04 HOUND DOG INVESTMENTS, LLC. DEED-INSTRUMENT #201810230026169 PLAT-INSTRUMENT #201809140017248
  - ALL INSTRUMENTS ARE OF REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
  - IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
  - TENNESSEE STATE PLANE NORTH BASED ON COBS REFERENCE STATION EDK1, MAINTAINING COORDINATES OF N 595371.8343, E 2518030.8153. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
  - A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS: TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). 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 OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INST. # \_\_\_\_\_

**OWNERS**

SIGNATURE SELF STORAGE AT CHOTO, LLC  
P.O. BOX 23038  
KNOXVILLE, TN 37933  
(865) 966-1600

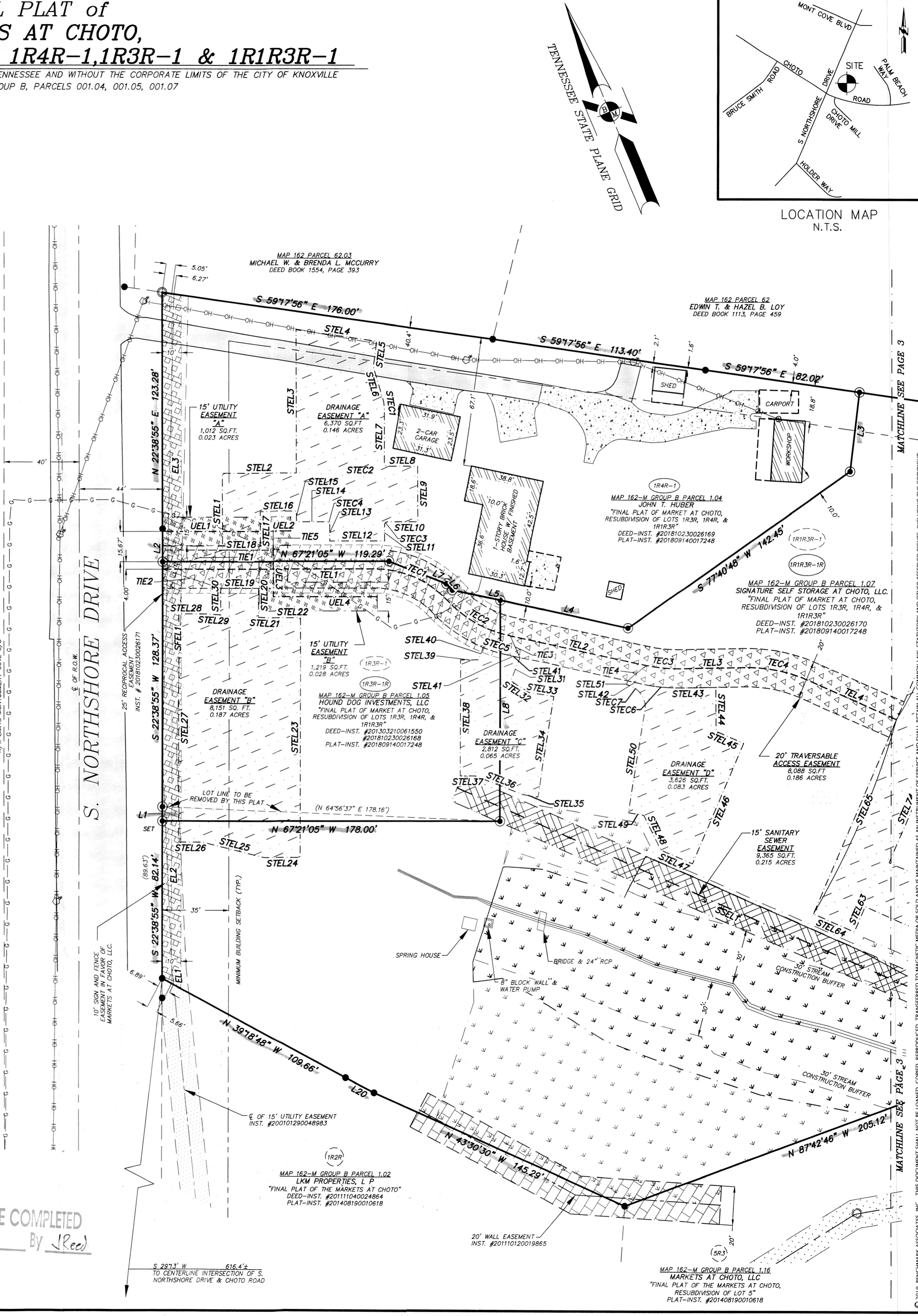
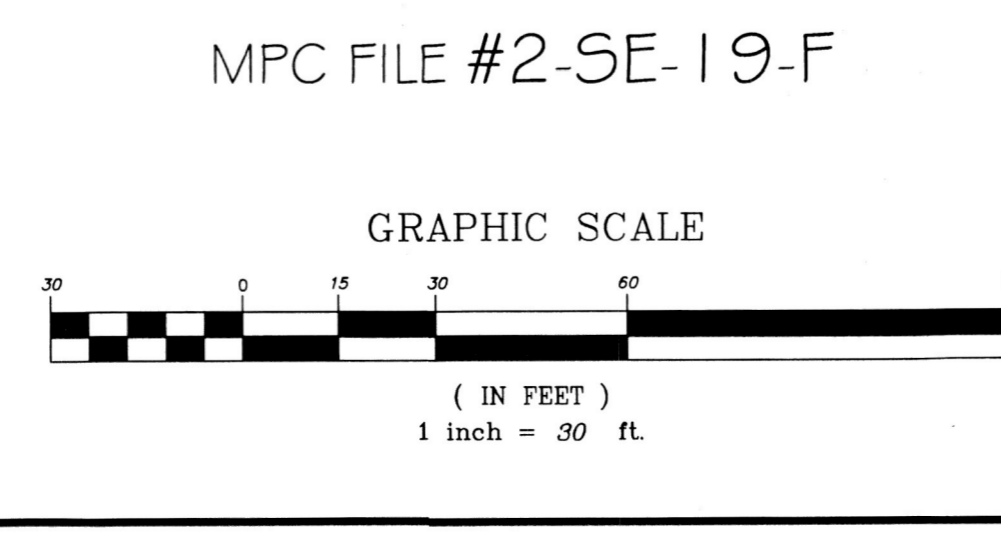
HOUND DOG INVESTMENTS, LLC  
P.O. BOX 23038  
KNOXVILLE, TN 37933  
(865) 966-1600

JOHN T. HUBER  
P.O. BOX 23038  
KNOXVILLE, TN 37933  
(865) 966-1600

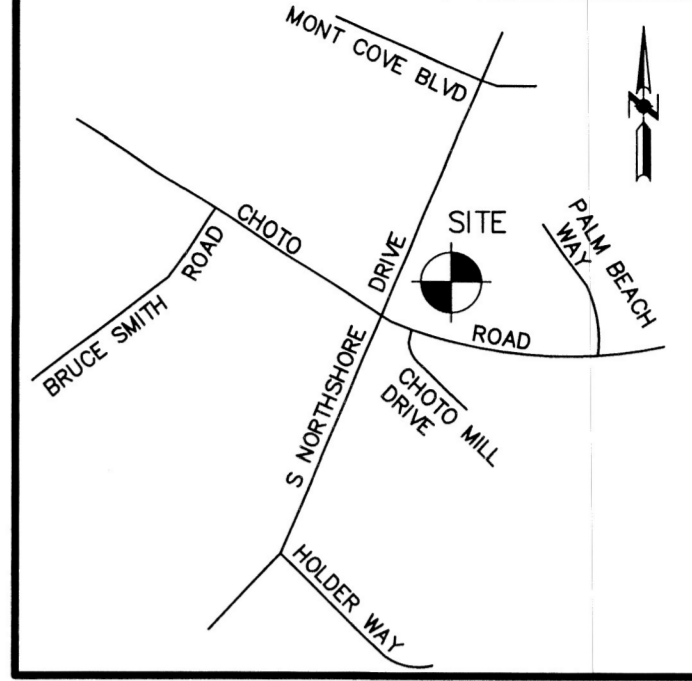


TOTAL AREA OF ALL 3 LOTS		
	SQ.FT.	ACRES
BEFORE	252,371±	5.794±
AFTER	252,371±	5.794±

AREA BEFORE			AREA AFTER		
LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES
LOT 1R4R-1	43,545±	0.999±	LOT 1R4R-1	43,545±	0.999±
LOT 1R3R-1	22,846±	0.525±	LOT 1R3R-1	23,516±	0.540±
LOT 1R1R3R-1	185,980±	4.269±	LOT 1R1R3R-1	185,310±	4.254±
<b>TOTAL</b>	<b>252,371±</b>	<b>5.794±</b>	<b>TOTAL</b>	<b>252,371±</b>	<b>5.794±</b>



CLOSURE COMPLETED  
DATE 3/7 By JReed



10308 Hardin Valley Road  
Knoxville, Tennessee 37932  
Phone: (865) 693-4000  
Facsimile: (865) 692-4091

**BENCHMARK ASSOCIATES, INC.**  
Land Planners & Land Surveyors

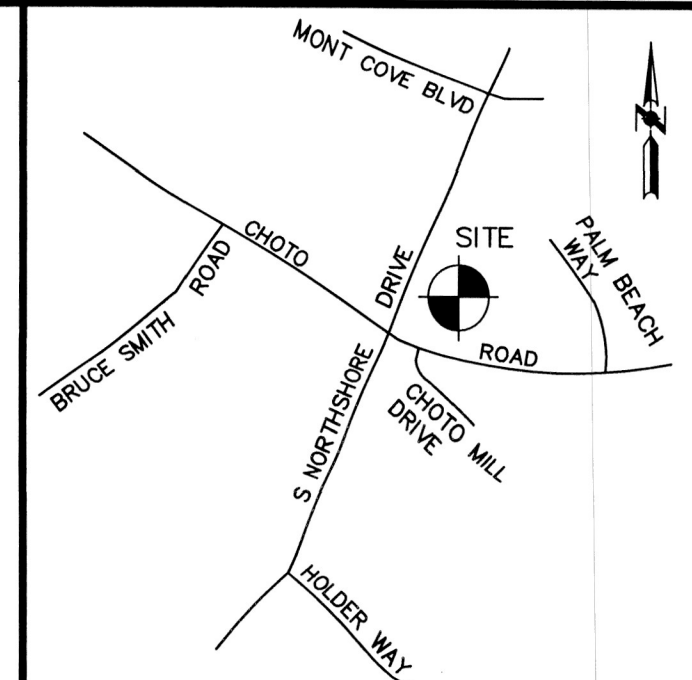
**FINAL PLAT OF MARKETS AT CHOTO,  
RESUBDIVISION OF LOTS 1R4R-1, 1R3R-1, & 1R1R3R-1**

CHOTO ROAD & S. NORTHSHORE DRIVE  
KNOXVILLE, TENNESSEE 37922

DATE: 03/01/19  
SCALE: 1"=30'  
DRAWN BY: 14154-RS2019EP.DWG  
FILE NAME: 14154-RS2019

# FINAL PLAT of MARKETS AT CHOTO, RESUBDIVISION OF LOTS 1R4R-1, 1R3R-1 & 1R1R3R-1

SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE AND WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE  
CLT MAP 162, INSERT M, GROUP B, PARCELS 001.04, 001.05, 001.07



LOCATION MAP  
N.T.S.

**OWNERS**  
SIGNATURE SELF STORAGE  
AT CHOTO, LLC  
P.O. BOX 23038  
KNOXVILLE, TN 37933  
(865)-966-1600  
HOUND DOG  
INVESTMENTS, LLC  
P.O. BOX 23038  
KNOXVILLE, TN 37933  
(865)-966-1600  
JOHN T. HUBER  
P.O. BOX 23038  
KNOXVILLE, TN 37933  
(865)-966-1600

**CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION**  
(I, We) Signature Self Storage of Choto, LLC, Hound Dog Investment, LLC, & John T. Huber, the undersigned owner(s) of the property shown hereon, 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) 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: Signature Self Storage of Choto, LLC  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

Owner(s) Printed Name: Hound Dog Investments, LLC  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

Owner(s) Printed Name: John T. Huber  
Signature(s): \_\_\_\_\_  
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 for 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. 1501  
Date: \_\_\_\_\_

**CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY**  
I hereby certify that this is a category \_\_\_\_\_ survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors-Standards of Practice.

Registered Land Surveyor \_\_\_\_\_  
Tennessee Certificate No. 1501  
Date: \_\_\_\_\_

**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: \_\_\_\_\_

**TAXES AND ASSESSMENTS**  
This is to certify that all property taxes and assessments due on this property have been paid.  
Knox County Trustee: \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**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.  
Knox County Health Department: \_\_\_\_\_  
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: \_\_\_\_\_

**GUARANTEE OF COMPLETION OF STORMWATER FACILITIES**  
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**COUNTY-RELEASE OF EASEMENTS**  
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit within the area shown on this plat, and the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.  
Knox County Department of Engineering and Public Works  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Water: (First Utility District) \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Sewer: (First Utility District) \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Electric: (Lenoir City Utility Board) \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Gas: (Knoxville Utility Board) \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Telephone: (TDS Telecom) \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Cable Television: (Charter Cable) \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

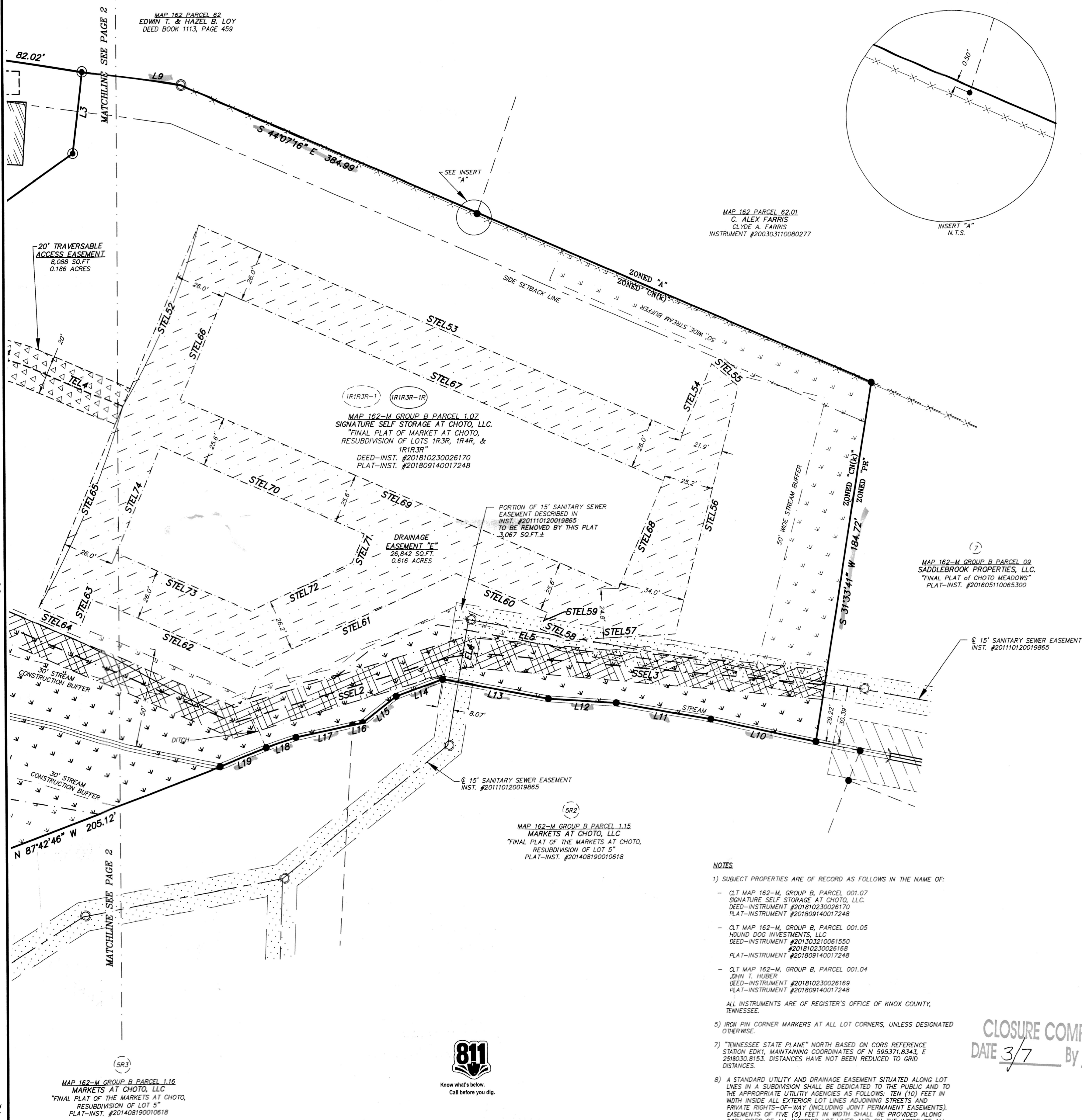
**OWNER CERTIFICATION ON RELEASE OF EASEMENT**  
(I, We) the undersigned owner(s) of the property shown herein understand that the release of all rights that may have accrued for their use and benefit within the area shown on this plat, and the previously established easement, whether or not shown on this plat, and the relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.  
Owner(s) Printed Name: SIGNATURE SELF STORAGE AT CHOTO, LLC  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

Owner(s) Printed Name: HOUND DOG INVESTMENTS, LLC  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

Owner(s) Printed Name: JOHN T. HUBER  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

**CERTIFICATE 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 the 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-45 of Tennessee Code, Annotated, the approval of this plat by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

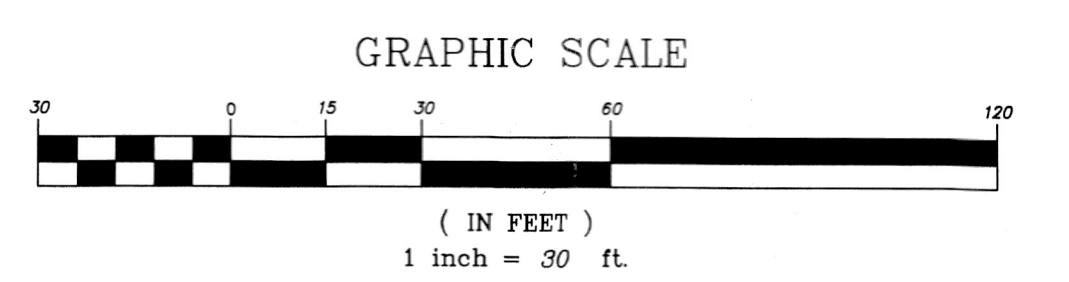
Signed \_\_\_\_\_ Date \_\_\_\_\_



STORM EASEMENT "E" LINE TABLE			PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
STEL52	N 45°2'44" E	100.00'	L9	S 59°7'58" E	51.24'
STEL53	S 44°0'16" E	270.00'	L10	N 55°29'42" W	55.80'
STEL54	N 45°2'44" E	38.31'	L11	N 57°23'59" W	48.28'
STEL55	S 28°13'01" E	17.81'	L12	N 63°34'32" W	34.89'
STEL56	S 37°22'50" W	130.15'	L13	N 56°46'50" W	54.93'
STEL57	N 70°22'45" W	55.84'	L14	N 86°54'08" E	25.40'
STEL58	N 44°0'16" W	14.72'	L15	S 74°46'05" W	21.78'
STEL59	N 45°2'44" E	9.00'	L16	N 79°33'07" W	5.25'
STEL60	N 44°0'16" W	50.44'	L17	N 79°33'07" W	29.82'
STEL61	S 88°24'58" W	115.36'	L18	N 85°48'22" W	16.15'
STEL62	N 44°0'16" W	89.63'	L19	N 88°53'30" W	25.83'
STEL63	S 45°2'44" W	14.33'	EASEMENT LINE TABLE		
STEL64	N 44°0'16" W	23.50'	LINE	DIRECTION	DISTANCE
STEL65	N 45°2'44" E	110.33'	EL4	S 32°31'39" W	31.98'
STEL66	N 45°2'44" E	59.38'	EL5	N 57°20'16" W	186.11'
STEL67	S 44°0'16" E	244.49'			
STEL68	S 44°0'16" W	59.38'			
STEL69	N 44°0'16" W	244.49'			
STEL70	S 44°0'16" E	114.00'			
STEL71	S 45°2'44" W	15.86'			
STEL72	S 87°30'45" W	57.72'			
STEL73	N 44°0'16" W	75.65'			
STEL74	N 45°2'44" E	59.00'			

TOTAL AREA OF ALL 3 LOTS		
	SQ.FT.	ACRES
BEFORE	252,371±	5.79±±
AFTER	252,371±	5.79±±

AREA BEFORE			AREA AFTER		
LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES
LOT 1R4R-1	43,545±	0.999±	LOT 1R4R-1	43,545±	0.999±
LOT 1R3R-1	22,846±	0.525±	LOT 1R3R-1	23,516±	0.540±
LOT 1R1R3R-1	185,980±	4.269±	LOT 1R1R3R-1	185,310±	4.254±
TOTAL	252,371±	5.79±±	TOTAL	252,371±	5.79±±



- LEGEND**
- IRON PIN FOUND
  - IRON PIPE FOUND
  - IRON PIN W/CAP
  - ① LOT NUMBERS
  - (N 0°0'0" E) RECORD CALLS
  - FOUND CALLS
  - ELECTRIC METER
  - UTILITY POLE
  - SANITARY SEWER MANHOLE
  - OH — OH — OVERHEAD UTILITY
  - X — X — BARB WIRE FENCE
  - G — G — UNDERGROUND GASLINE
  - ASPHALT SURFACE
  - CONCRETE SURFACE
  - 50' STREAM BUFFER INST. # 2010119031543
  - 25' STREAM BUFFER
  - EXISTING 15' SANITARY SEWER EASEMENT INST. #20110210019865
  - 25' ACCESS EASEMENT INST. #201810230026170
  - 30' DRAINAGE EASEMENT INST. #20180510065300
  - 20' WALL EASEMENT INST. #20110210019865
  - STORM DRAINAGE EASEMENT CREATED BY THIS PLAT
  - TRAVERSABLE ACCESS EASEMENT CREATED BY THIS PLAT
  - UTILITY EASEMENT CREATED BY THIS PLAT
  - SANITARY SEWER EASEMENT CREATED BY THIS PLAT
  - 15' UTILITY EASEMENT INST. #20010129048983
  - PORTION OF 15' UTILITY EASEMENT DESCRIBED IN INST. #20010129048983 TO BE REMOVED BY THIS PLAT
  - 10' WIDE SIGN AND FENCE EASEMENT IN FAVOR OF MARKETS AT CHOTO, LLC. CREATED BY THIS PLAT

- NOTES**
- SUBJECT PROPERTIES ARE OF RECORD AS FOLLOWS IN THE NAME OF:  
- CLT MAP 162-M, GROUP B, PARCEL 001.07 SIGNATURE SELF STORAGE AT CHOTO, LLC. DEED-INSTRUMENT #201810230026170 PLAT-INSTRUMENT #201809140017248  
- CLT MAP 162-M, GROUP B, PARCEL 001.05 HOUND DOG INVESTMENTS, LLC. DEED-INSTRUMENT #201303210061550 PLAT-INSTRUMENT #201809140017248  
- CLT MAP 162-M, GROUP B, PARCEL 001.04 JOHN T. HUBER. DEED-INSTRUMENT #201810230026169 PLAT-INSTRUMENT #201809140017248  
ALL INSTRUMENTS ARE OF REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
  - IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
  - TENNESSEE STATE PLANE NORTH BASED ON CORS REFERENCE STATION EDK1, MAINTAINING COORDINATES OF N 595371.8343, E 2518030.8153. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
  - A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS: TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS), 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 OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INST. # \_\_\_\_\_

CLOSURE COMPLETED  
DATE 3/7 By JReed  
MPC FILE #2-SE-19-F

## FINAL PLAT OF MARKETS AT CHOTO, RESUBDIVISION OF LOTS 1R4R-1, 1R3R-1, & 1R1R3R-1

**BENCHMARK ASSOCIATES, INC.**

Land Planners & Land Surveyors

10308 Hardin Valley Road  
Knoxville, Tennessee 37932  
Phone (865) 692-4090  
Facsimile (865) 692-4091

DATE: 03/01/19  
SCALE: 1"=30'  
DRAWN BY: EIP  
FILE NAME: 14154-RS2019EP.DWG  
BM PROJECT NO.: 14154

**RESUBDIVISION  
PLAT**

SHEET  
**3 of 3**

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