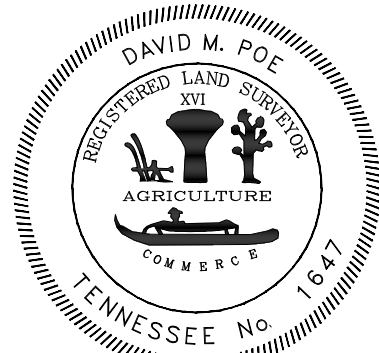


- NOTES:
- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
 - REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. SUCH DEDICATION SHALL BE NOTED ON THE FINAL PLAT OF THE SUBDIVISION. THESE EASEMENTS ARE NOT REQUIRED ALONG THE SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE PLAT.
 - THIS PROPERTY IS ZONED C-H-2. SETBACKS PER REQUIRED ZONING WITH THE EXCEPTION OF THE REQUESTED VARIANCES LISTED IN NOTE 10.
 - THIS PROPERTY CONTAINS 2.296 ACRES SUBDIVIDED INTO 2 LOTS.
 - GRID NORTH BASED ON A BEARING OF N 59°10'10" E FROM CITY CONTROL POINT 0004 TO 0453. DISTANCES HAVE NOT BEEN REDUCED TO GRID.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - NO BUILDINGS OR STRUCTURES ARE ALLOWED WITHIN THE USA AND KUB POWERLINE EASEMENTS.
 - VARIANCES APPROVED BY THE KNOXVILLE BOARD OF ZONING APPEALS AT THEIR JUNE 15, 2017 MEETING FOR LOT 2 ARE AS FOLLOWS:
 - a. REDUCE THE MINIMUM REQUIRED NORTH FRONT YARD SETBACK FROM 50' TO 18'
 - b. REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK FROM 50' TO 5'
 - c. REDUCE THE MINIMUM REQUIRED WEST SIDE YARD SETBACK FROM 12' TO 5'.
 - VARIANCE APPROVED BY THE KNOXVILLE BOARD OF ZONING APPEALS AT THEIR MARCH , 2020 MEETING FOR LOT 2 ARE AS FOLLOWS REDUCING THE MINIMUM LOT SIZE FROM 10,000 S.F. TO 4,660 S.F. (LOT 2).
 - VARIANCE APPROVED BY THE KNOXVILLE/KNOX COUNTY PLANNING AT ITS MARCH 10, 2022 MEETING ARE AS FOLLOWS ALLOWING THE CROSS ACCESS EASEMENT CURVE TRANSITION RADI FROM 75 FEET TO 0 FEET.
 - WAVYER APPROVED BY THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING REDUCING THE STANDARD UTILITY AND DRAINAGE EASEMENT FROM 10 FEET TO 1.5 FEET UNDER THE EXISTING WALL.
 - THIS SURVEY INDICATES ONE OF MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.



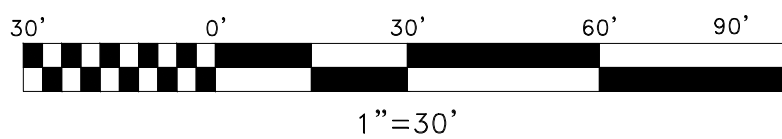
CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. _____ DATE: _____

FINAL PLAT
FOR
KEENLAND HEIGHTS, L.L.C. &
SCHAAD COMPANIES, LLC
KINGSTON PIKE &
BUCKINGHAM ROAD

TAX MAP 120-F, GROUP A, PARCEL 9
5th DISTRICT, KNOX COUNTY, TENNESSEE
47th WARD, BLOCK 47360, CITY OF KNOXVILLE
DATE: 01/10/20

SHEET 1 OF 2



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

20500-PP

LEGEND	
o PT	UNMONUMENTED POINT
o PK(F)	PK NAIL FOUND
o IPS	IRON PIN SET (1/2" REBAR)
o IPF	IRON PIN FOUND (1/2" REBAR)
o DISK	METAL DISK FOUND
o	LIGHT POLE
o	GAS VALVE
o	SEWER MANHOLE
o	POWER POLE
o	PIPE BOLLARD
o	BOUNDARY LINE
o	FENCE LINE
o	SANITARY SEWER LINE
o	WATERLINE
o	OVERHEAD UTILITY LINE
o	OVERHEAD ELECTRIC LINE
o	TVA POWERLINE EASEMENT
o	KUB POWERLINE EASEMENT
o	GASLINE
o	UNDERGROUND FIBER OPTIC
o	CENTERLINE

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: KEENLAND HEIGHTS, L.L.C.

SIGNATURE(S): _____

DATE: _____
STATE OF TENNESSEE, COUNTY OF KNOX
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 _____

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.

SIGNED: _____ CITY TAX CLERK _____ DATE _____

SIGNED: _____ KNOX COUNTY TRUSTEE _____ 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: JHS, LIMITED PARTNERSHIP

SIGNATURE(S): _____

DATE: _____
STATE OF TENNESSEE, COUNTY OF KNOX
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 _____

3-SA-22-F
2.28.2022

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: _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

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

ENGINEERING DIRECTOR

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS

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 LOTS) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY _____ 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 IDENTIFIED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCES AND WAIVERS 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 _____, 20____.

REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. _____ DATE: _____

PLANNING COMMISSION 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 IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY 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. 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: _____

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 PUBLIC WATER SYSTEMS IN THE VICINITY OF THE LOTS) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS

(I, WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, UNDERSTAND 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(S) PRINTED NAME: _____

SIGNATURE(S): _____

DATE: _____

3-SA-22-F

DEED REFERENCE: INSTR. # 200812290040071
DEED REFERENCE: INSTR. # 201712290039670

