

NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT VERIFIED BY EXCAVATION AND SHOULD BE VERIFIED BY THE PROPER UTILITY AUTHORITY AS NECESSARY.
2. UTILITY AND DRAINAGE EASEMENTS OF 10 FT. IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FT. IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
3. THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN.
4. THIS PROPERTY IS ZONED PR, PLANNED RESIDENTIAL FOR SINGLE-FAMILY DETACHED: FRONT SETBACK: 20 FT. SIDE YARD: 5 FT. REAR YARD: 15 FT., UNLESS CONTROLLED BY PERIPHERAL SETBACK OR USE-ON-REVIEW APPROVAL. PERIPHERAL SETBACK: (AS SHOWN, SEE NOTE 7)
5. ALL LOTS WILL HAVE ACCESS TO INTERIOR ROAD SYSTEM, ONLY.
6. 15 FT PERMANENT UTILITY EASEMENT 7.5 FT EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
7. A REDUCTION OF THE PERIPHERAL SETBACK FROM 35 FT TO 25 FT ALONG ALL BOUNDARY LINES EXCEPT THE EASTERN BOUNDARY WHERE A REDUCTION TO 15 FT AND THE SOUTHERN BOUNDARY OF LOT 9 WHERE A REDUCTION TO 15 FT WAS APPROVED AT THE CONCEPT/USE-ON-REVIEW MEETING DATED 12/14/2017.
8. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF THE APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO MPC FILES: 12-SB-17-C & 12-A-17-UR.
9. HOMEOWNERS ASSOCIATION COVENANTS RECORDED: INST #
10. SIGHT DISTANCE AT INTERSECTING ENTRANCE ROAD MEETS THE MINIMUM SUBDIVISION REGULATIONS.
11. SIGHT DISTANCE EASEMENT SHOWN ACROSS LOT 8 MUST REMAIN FREE OF OBSTRUCTIONS.
12. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS:
- INSTRUMENT # \_\_\_\_\_

5.03 ACRES INTO (16) LOTS, COMMON AREA  
AND PUBLIC RIGHT-OF-WAY.

ZONING SHOWN ON OFFICIAL MAP \_\_\_\_\_  
DATE \_\_\_\_\_ BY \_\_\_\_\_

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

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
KNOX COUNTY TRUSTEE

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: \_\_\_\_\_

THIS IS TO CERTIFY THAT THERE ARE NO KNOWN RECORDED DRAINAGE OR UTILITY EASEMENTS ON LOT LINE(S) BEING ELIMINATED ON THIS SUBDIVISION PLAT.

RICHARD A. BAILEY, PLS DATE  
TENN. REG. NO. 1759

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.

DATE: \_\_\_\_\_ KNOX COUNTY HEALTH DEPARTMENT

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED:

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 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 WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE BOND OR OTHER SECURITY THAT IS POSTED TO GUARANTEE THE COMPLETION OF STREETS AND RELATED IMPROVEMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

RICHARD A. BAILEY, PLS DATE  
TENN. REG. NO. 1759

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, PURSUANT TO SECTION 13-3-405 OF THE 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 \_\_\_\_\_

INSPECTION OF COMPLETED STREETS AND RELATED IMPROVEMENTS:

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_

DEPT. \_\_\_\_\_

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS:

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, bench marks and property monuments in this subdivision in accordance with required standards and specifications.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

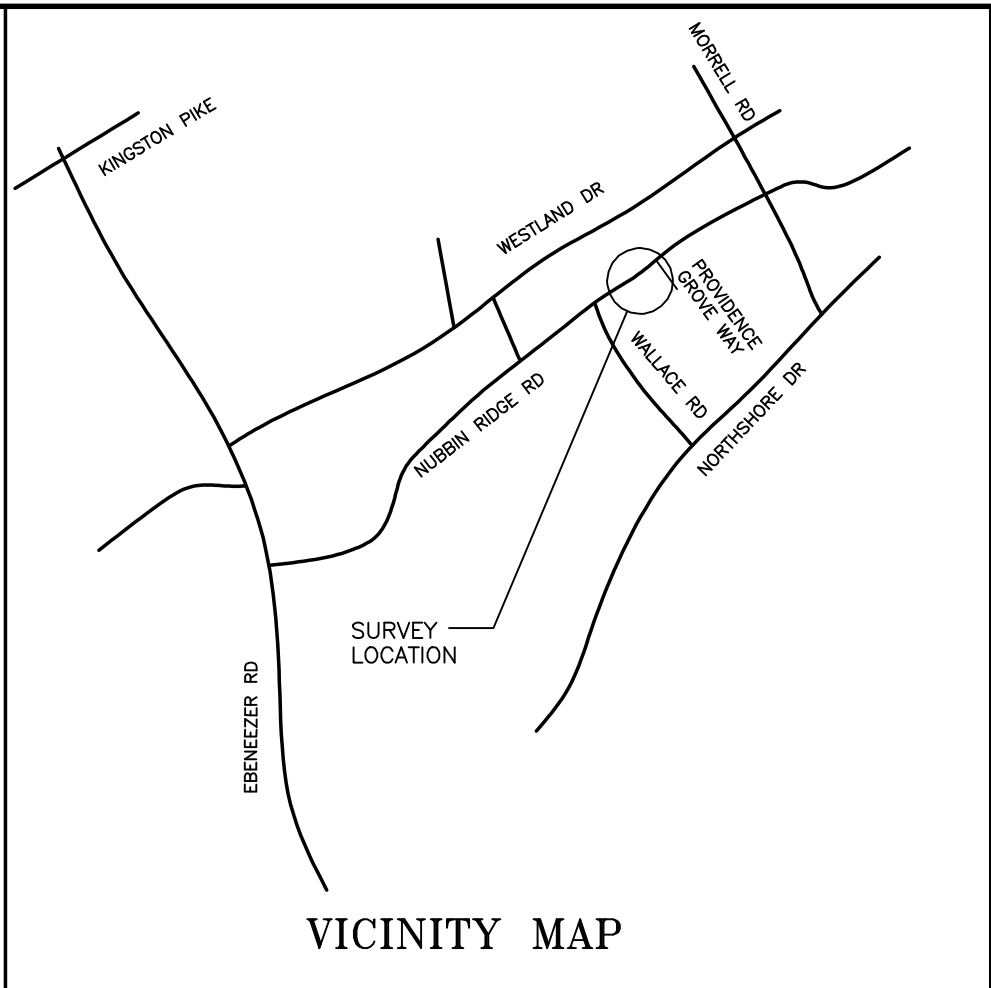
TITLE \_\_\_\_\_

DEPT. \_\_\_\_\_

SIGHT DISTANCE EASEMENT & EXCLUSIVE PERMANENT EASEMENT

	CHORD BEARING	CHORD	RADIUS	ARC
EAC1	N77°49'12"W	25.15'	50.00'	25.42'
EA1	N5°53'42"E	21.77'		
EAC2	N27°52'51"W	44.15'	75.00'	44.82'
EA2	N77°17'34"W	104.13'		
EA3	S28°57'39"E	70.09'		
EAC3	N71°56'22"E	27.01'	50.00'	27.35'

	CHORD BEARING	CHORD	RADIUS	ARC
C1	N74°44'54"E	159.49'	942.62'	159.68'
C2	N79°21'19"E	17.76'	2068.47'	17.76'
C3	S64°30'02"E	29.66'	25.00'	31.76'
L1	S28°06'34"E	46.22'		
C4	S28°39'32"E	3.16'	165.00'	3.16'
C5	S39°48'57"E	60.75'	165.00'	61.09'
C6	S12°19'18"E	30.85'	25.00'	33.25'
C7	S42°54'02"W	44.16'	75.00'	44.82'
C8	S47°02'28"W	22.46'	50.00'	22.65'
C9	S17°42'17"W	28.16'	50.00'	28.55'
C10	S27°57'34"E	37.96'	50.00'	38.63'
C11	S67°40'34"E	29.92'	50.00'	30.39'
C12	N87°26'13"E	25.00'	50.00'	25.27'
C13	N29°37'13"E	68.63'	50.00'	75.64'
C14	N5°14'56"W	27.26'	75.00'	27.41'
C15	N12°44'16"E	14.42'	75.00'	14.44'
C16	N58°37'05"E	32.38'	25.00'	35.22'
C17	S88°13'59"E	41.45'	165.00'	41.56'
C18	S59°02'30"E	69.03'	75.00'	95.31'
C19	N16°41'54"W	15.52'	75.00'	15.54'
C20	N37°00'29"W	44.22'	50.00'	45.81'
C21	N59°12'31"E	47.57'	50.00'	49.57'
C22	S15°08'55"W	28.99'	50.00'	27.33'
C23	S25°03'39"E	41.55'	50.00'	42.85'
C24	S67°35'02"E	19.03'	50.00'	19.15'
C25	S57°53'24"E	35.44'	75.00'	35.77'
C26	S48°55'23"E	20.47'	125.00'	20.50'
C27	S65°09'27"E	50.00'	125.00'	50.34'
C28	S87°18'19"E	46.03'	125.00'	46.30'
L2	N82°05'03"E	4.03'		
L3	N82°05'03"E	4.82'		
C29	S63°00'46"E	131.60'	115.00'	140.11'
L4	S28°06'34"E	17.93'	25.00'	45.54'
C30	S24°04'40"W	39.50'	6430.79'	47.50'
C31	S76°08'34"W	8.80'	2068.47'	8.80'
L5	S76°01'16"W	15.30'		
L6	S76°01'16"W	15.30'		
C32	S76°28'20"W	105.01'	6430.79'	105.01'
C33	S77°10'08"W	47.50'	6430.79'	47.50'
L7	S77°22'48"W	20.12'		
L8	N25°38'29"W	12.06'	50.00'	25.42'
C34	N77°49'19"W	25.15'		
L9	N5°53'42"E	21.77'		



LEGEND:

- IRON PINS AT ALL CORNERS
- IRON PIN - FOUND
- IRON PIN - SET
- DRAINAGE STRUCTURE
- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - R/W CENTERLINE
- - - BUILDING SETBACK
- - - EASEMENT
- - - STORM DRAIN
- DE DRAINAGE EASEMENT

NOTE:

THE BASIS FOR THE NORTH MERIDIAN OF THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD83 ESTABLISHED BY GPS OBSERVATION.

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 (PRINT) \_\_\_\_\_

SIGNATURE \_\_\_\_\_ 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. I FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER SHOWN ON THE PLAN OR ARE REFERRED TO THEREON, WITH COPIES OF THE REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

OWNER (PRINT) \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

OWNER:

DAVID WILKINSON  
1209 HWY 85 CONNECTOR  
BROOKS, GA 30205  
(678)249-8599

MPC FILE: 6-SB-18-F  
CLT REF: MAP133F, GROUP B, PARCELS 007, 009 & 010  
REFERENCE DEED BK. 2111, PG 7; INST #20130327 0062831.

**RB Bailey Corp.**

224 ILLINOIS AVENUE  
OAK RIDGE, TENNESSEE 37830-4963  
(865) 207-5260

FILE:	2292PLAT	FINAL PLAT
REVISION:	3	PENROSE FOREST
DRAWN BY:	R. A. BAILEY	LOCATED AT NUBBIN RIDGE ROAD
DATE:	06 JUN 18	KNOXVILLE, KNOX COUNTY, DISTRICT 6, TENNESSEE
SCALE:	1" = 50'	SHT: 1 OF: 1
		2292

6-E-18-UR  
Revised: 6/6/2018