

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, WE, 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: JACK R. BUTTURINI SIGNATURE: _____
SHIRLEY M. BUTTURINI SIGNATURE: _____
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 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 XX DAY OF XX, 2019.

REGISTERED LAND SURVEYOR: TENNESSEE LICENSE NO. 2927 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: _____

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: _____

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATION 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. 2927 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: _____

SUBDIVISION VARIANCES

APPROVED ON JULY 11, 2019

- 1. TO ADD AN ADDITIONAL LOT TO AN EXISTING 25' JOINT PERMANENT EASEMENT.

EASEMENT NOTES:

- 1. 25' ACCESS AND UTILITY RIGHT-OF-WAY EASEMENT FOR CROWN COMMUNICATIONS ON THE PROPERTY OF JACK R. AND SHIRLEY M. BUTTURINI. SAID EASEMENT WAS LAST RECORDED IN INSTRUMENT NUMBER 200505170092361 IN THE REGISTER OF DEEDS OFFICE OF KNOX COUNTY TENNESSEE AND ENCOMPASS 0.30 ACRES +/-.
- 2. 25' UTILITY RIGHT-OF-WAY EASEMENT FOR CROWN COMMUNICATIONS ON THE PROPERTY OF JACK R. AND SHIRLEY M. BUTTURINI. SAID EASEMENT WAS LAST RECORDED IN INSTRUMENT NUMBER 200505170092361 IN THE REGISTER OF DEEDS OFFICE OF KNOX COUNTY TENNESSEE AND ENCOMPASSING 3,177.34 SQ. FT. +/-.
- 3. 20' x 55' ACCESS RIGHT OF WAY EASEMENT FOR CROWN COMMUNICATIONS WITHIN NOW LOT 2 AS SHOWN HEREIN. SAID EASEMENT WAS LAST RECORDED IN INSTRUMENT NUMBER 200505170092361 IN THE REGISTER OF DEEDS OFFICE OF KNOX COUNTY TENNESSEE AND ENCOMPASSING 1,100 SQ. FT. +/-.
- 4. LEASE AREA TO CROWN COMMUNICATIONS WITHIN NOW LOT 2 AS SHOWN HEREIN. SAID LEASE AREA WAS LAST RECORDED IN INSTRUMENT NUMBER 200505170092361 IN THE REGISTER OF DEEDS OFFICE OF KNOX COUNTY TENNESSEE AND ENCOMPASSING IN TOTAL, 3,675 SQ. FT. +/-.
- 5. 3' LANDSCAPE RIGHT-OF-WAY EASEMENT TO CROWN COMMUNICATIONS WITHIN NOW LOT 2 AS SHOWN HEREIN. SAID LANDSCAPE EASEMENT WAS LAST RECORDED IN INSTRUMENT NUMBER 200505170092361 IN THE REGISTER OF DEEDS OFFICE OF KNOX COUNTY TENNESSEE AND ENCOMPASSING 528 SQ. FT. +/-.
- 6. 4' UTILITY RIGHT-OF-WAY EASEMENT FOR BELLSOUTH ON THE PROPERTY OF JACK R. AND SHIRLEY M. BUTTURINI. EASEMENT WAS LAST RECORDED IN INSTRUMENT NUMBER 200505170092361 IN THE REGISTER OF DEEDS OFFICE OF KNOX COUNTY TENNESSEE AND ENCOMPASSING IN TOTAL, 220.00 SQ. FT. +/-.
- 7. SHARED TEMPORARY CONSTRUCTION EASEMENT LAST RECORDED IN INSTRUMENT NUMBER 200505170092361 IN THE REGISTER OF DEEDS OFFICE OF KNOX COUNTY TENNESSEE AND ENCOMPASSING 8,600 SQ. FT. +/-.

GPS SURVEY NOTES:

- 1. THE CONTROL POINTS WERE OBSERVED USING STATIC OBSERVATIONS AND ADJUSTED TO NAD 83 (2011) (EPOCH 2010) ON MAY 04, 2019. THIS DATA WAS POST PROCESSED WITH TRIMBLE'S RTX SYSTEM AND VERIFIED BY OPUS SOLUTIONS.
- 2. THE COORDINATE SYSTEM USED FOR THESE OBSERVATIONS IS AS FOLLOWS: 2.1. US STATE PLANE 1983, ZONE - TENNESSEE 4100 2.2. GEOD MODEL: GEOID09 2.3. COMBINED SCALE FACTOR = 0.9999582338 2.4. THE COMBINED SCALE FACTOR WAS APPLIED AT THE FOLLOWING COORDINATES TO DETERMINE THE GROUND COORDINATES FOR THESE CONTROL POINTS: POINT #1 N: 571129.475 E: 2530329.016
- 3. THE EQUIPMENT USED FOR THESE GNSS OBSERVATIONS WAS A TRIMBLE R10-2, DUAL FREQUENCY RECEIVER.
- 4. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM.
- 5. THE POSITIONAL ACCURACY OF THE GPS OBSERVATIONS IS AS FOLLOWS: HORIZONTAL = +/- 0.04 FEET VERTICAL = +/- 0.07 FEET

Table with 5 columns: POINT NUMBER, NORTHING, EASTING, ELEVATION, DESCRIPTION. Contains data for control points 1 and 2.

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 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 2019. 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 THIS PLAT.

SIGNED: DATE: _____

TAXES AND ASSESSMENTS

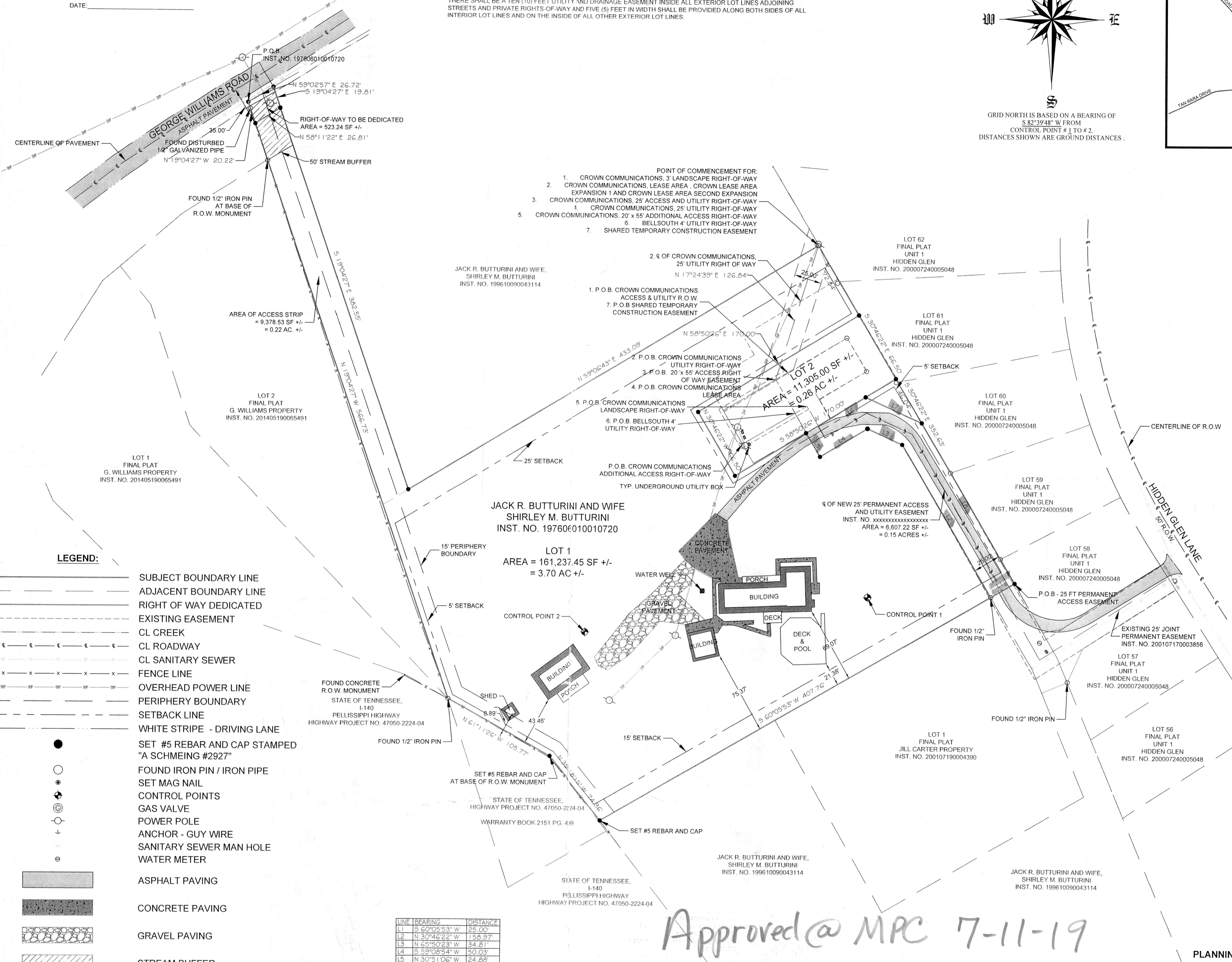
THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

CITY TAX CLERK: SIGNED: _____ DATE: _____

KNOX COUNTY TRUSTEE: SIGNED: _____ DATE: _____

UTILITY AND DRAINAGE EASEMENT

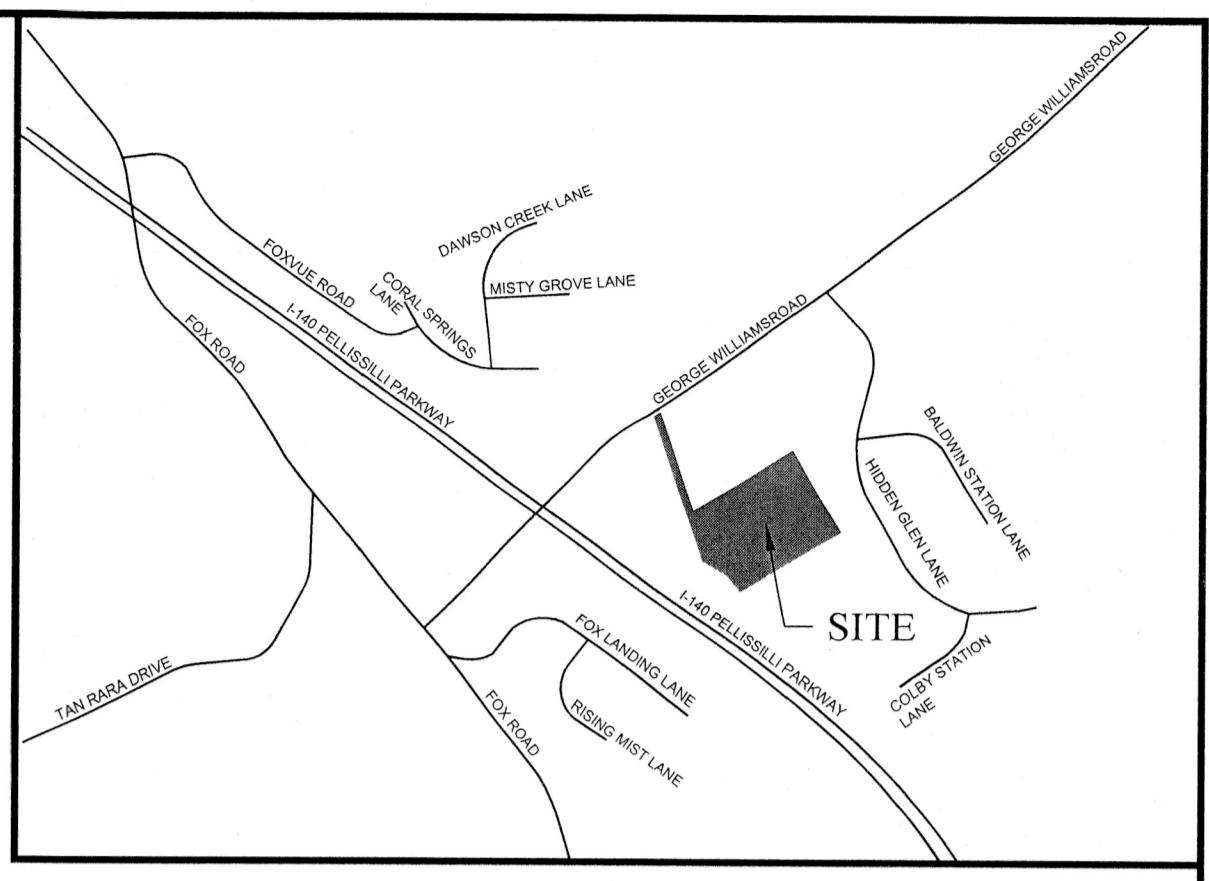
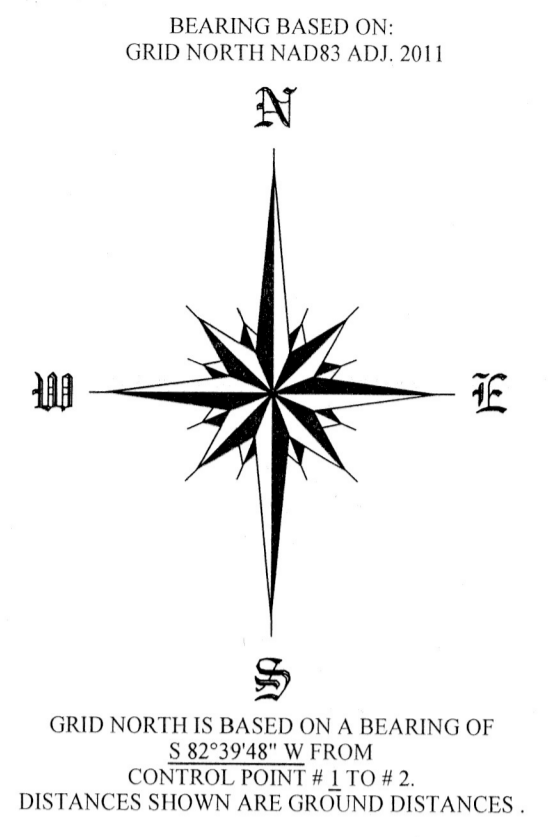
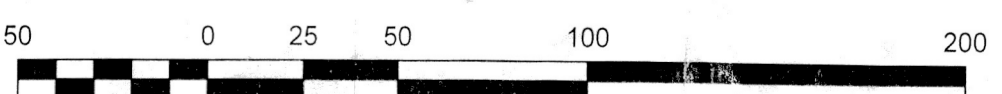
THERE SHALL BE A TEN (10) FEET UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.



LEGEND:

- SUBJECT BOUNDARY LINE
ADJACENT BOUNDARY LINE
RIGHT OF WAY DEDICATED
EXISTING EASEMENT
CL CREEK
CL ROADWAY
CL SANITARY SEWER
FENCE LINE
OVERHEAD POWER LINE
PERIPHERY BOUNDARY
SETBACK LINE
WHITE STRIPE - DRIVING LANE
SET #5 REBAR AND CAP STAMPED "A SCHMEING #2927"
FOUND IRON PIN / IRON PIPE
SET MAG NAIL
CONTROL POINTS
GAS VALVE
POWER POLE
ANCHOR - GUY WIRE
SANITARY SEWER MAN HOLE
WATER METER
ASPHALT PAVING
CONCRETE PAVING
GRAVEL PAVING
STREAM BUFFER

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line segments for the survey.



SURVEY NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENT 2011 BY STATIC OBSERVATIONS. SEE GPS NOTES.
- 2. DISTANCES SHOWN ARE GROUND DISTANCES.
- 3. THE PURPOSE OF THIS PLAT IS TO CREATE A NEW TRACT, (LOT 2), ENCOMPASSING THE CELL TOWER FACILITIES.
- 4. THE TOTAL AREA SHOWN HEREON IS 3.98 ACRES AND IS DIVIDED INTO 2 LOTS.
- 5. THIS PLAT IS A RESUBDIVISION OF A PREVIOUSLY RECORDED PLAT AS RECORDED IN THE REGISTER OF DEEDS OFFICE FOR KNOX COUNTY, TENNESSEE IN INSTRUMENT NO. 197606010010720 AND NAMED "1-Lot SUBDIVISION, PROPERTY OF JACK R. BUTTURINI". THE BOUNDARY SHOWN HEREON IS LOCATED IN "ZONE X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47093C0263F AND HAS AN EFFECTIVE DATE OF MAY 02, 2007.
- 7. ALL MONUMENTS FOUND WERE HONORED FOR THEIR LOCATION, UNLESS OTHERWISE NOTED.
- 8. THE SUBJECT BOUNDARY SHOWN HEREON IS ZONED "PR".
- 9. THE MINIMUM BUILDING AND STRUCTURE SETBACKS ARE AS FOLLOWS: 9.1 FRONT YARD = 20 FEET 9.2 SIDE YARD = 5 FEET 9.3 REAR YARD = 15'
- 10. THIS BOUNDARY IS SUBJECT TO ALL APPLICABLE RESTRICTIONS, BUILDING SET BACK LINES AND EXISTING EASEMENTS OR RIGHT-OF-WAYS OF RECORD.
- 11. UNDERGROUND UTILITIES ARE SHOWN BY VISIBLE APPURTENANCES AT THE TIME OF THE SURVEY. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. NO WARRANTY IS EXPRESSED OR IMPLIED BY SHOWING THESE ESTIMATED LOCATIONS.
- 12. THE PLAT OF 1-LOT SUBDIVISION, PROPERTY OF JACK R. BUTTURINI, ESTABLISHED A 10 FOOT DRAINAGE AND UTILITY EASEMENT INSIDE THE FRONT LOT LINE AND 5 FOOT INSIDE THE SIDE AND REAR LOT LINES. THIS PLAT SHALL MODIFY SAID EASEMENTS.
- 13. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-COMFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
- 14. THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY. ANOTHER PLAT MAY BE REQUIRED IF NEW STORM WATER QUANTITY AND/OR QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT.
- 15. THE PROPERTY OWNER, PROPERTY ADDRESS AND KNOX COUNTY PARCEL ID NUMBER: 144 00801 - JACK R & SHIRLEY M BUTTURINI 753 HIDDEN GLEN LANE KNOXVILLE, TN 37922 (865) 919-2239
- 16. THIS SURVEY IS CERTIFIED TO: JACK R. BUTTURINI 753 HIDDEN GLEN LANE KNOXVILLE, TN 37922 (865) 919-2239

Rev 7/20/19

CLOSURE COMPLETED DATE 7/23 By JReed

Approved @ MPC 7-11-19

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE IN THE STATE OF TENNESSEE, THE REQUIREMENTS OF A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE ORIGINAL UNADJUSTED FIELD MEASUREMENTS IS AT LEAST 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FIELD WORK WAS COMPLETED 08/19/2018. THE MONUMENTS SHOWN WERE LOCATED AND OR SET ON OR BEFORE THIS DATE.



PLANNING SERVICES FILE NUMBER: 7-S0-19-F

FINAL PLAT OF JACK BUTTURINI'S LAND A RESUBDIVISION OF "PROPERTY OF JACK R. BUTTURINI" DISTRICT W6 KNOX COUNTY, TENNESSEE JACK BUTTURINI 753 HIDDEN GLEN LANE KNOXVILLE, TN 37922 ADAM SCHMEING LAND SURVEYING SURVEYING THE PAST FOR A BETTER FUTURE 6619 CROSSGATE DRIVE KNOXVILLE, TN 37912 858.321.2601 SCALE 1" = 50' DATE: 07/20/19 19017

Return to Emily when certified