

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:
- THERE SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS 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. NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED.
3. THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN.
4. THIS PROPERTY IS ZONED PR (PLANNED RESIDENTIAL) UP TO 4.4 DU/AC.
- SETBACKS:  
FRONT: 20 FT  
PERIPHERAL: 20 FT  
SIDE: 5 FT
5. COORDINATES SHOWN ARE NGS SPCS NAD83(2011) ZONE 4100 SEE LEVEL GRID (SEE SURVEY DATUM NOTES).
6. DISTANCES HAVE NOT BEEN REDUCED TO SPCS SEA-LEVEL GRID.
7. THE PURPOSE OF THIS PLAT IS TO ACKNOWLEDGE AND CONFORM TO PLANNING COMMISSION DEVELOPMENT PLAN CASE #3-1-25-09 CASE NOTES REQUIRING A REPLAT OF LOT 11 ADDING THE ACCESS EASEMENT FOR LOT OR # 10, CAMPBELL PARK S/D, UNIT 2 AS REQUIRED BY THE TOWN OF FARRAGUT, AND TO ADD THE B2A VARIANCE 24-20062 GRANTED 12/18/24 REDUCING THE PERIPHERAL SETBACK FROM 20 FT TO 10 FT ALONG THE WEST PERIPHERAL BOUNDARY AS SHOWN HEREON.

TOTAL LOTS: (1)  
TOTAL ACREAGE: 0.23 ACRES

REFERENCE DEED:  
20221027 0025616  
PLAT:  
20170815 0010477

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 water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider

Authorized Signature for Utility Date

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 lot(s) and to pay for the installation of the required connections.

Utility Provider

Authorized Signature for Utility Date

ZONING:

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

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 ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

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

TAXES AND ASSESSMENTS:

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

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

Knox County Department of Engineering and Public Works:

The Knox County Department of Engineering and Public Works hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Engineering Director

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 variance and where noted on this plat and if 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: \_\_\_\_\_

SURVEY & DATUM NOTES:

1. BASE CONTROL FOR THIS SURVEY WAS PERFORMED ON 3/12/25 WITH STATIONARY TOPCON HIPER SR ROVER BY SINGLE VECTOR RTK REFERENCING THE TDO CORRS NETWORK BASE LOCATED AT:

LATITUDE: 35°56'53.51756" N  
LONGITUDE: 084°11'11.26966" W  
ELLIPSOID HEIGHT: 907.350 FT

THE COMPUTED AVERAGE POSITIONAL DEVIATION DOES NOT EXCEED  
H 0.01FT, V 0.05FT

2. COORDINATES ARE STATE PLANE COORDINATE SYSTEM VALUES. AVERAGE LATITUDE AND LONGITUDE READINGS WERE VERIFIED THROUGH THE NATIONAL GEODETIC SURVEY USING THE NORTH AMERICAN DATUM OF 1983(2011).

PLANE ADJUSTMENTS CENTRALIZED AT:

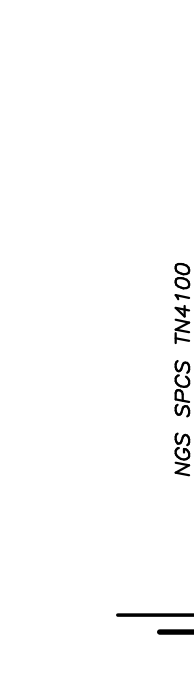
LATITUDE: 35°54'09.45140" N  
LONGITUDE: 084°11'22.45286" W

AVERAGE SCALE FACTOR: 0.99994911  
SEA-LEVEL FACTOR: 0.99994793553571943375 (EL 1113.133 NAVD88 GEOID18)  
SITE CORRECTION FACTOR: 0.9999970485525584948  
DATUM ADJUSTMENT: 1.00010285141474033502

3. COORDINATES SHOWN ARE UNADJUSTED STATE PLANE VALUES.  
4. DISTANCES SHOWN ARE NOT CORRECTED FOR STATE PLANE.

NOTE:

THE BASIS FOR THE NORTH MERIDIAN OF THIS SURVEY IS THE NATIONAL GEODETIC SURVEY STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983(2011) ZONE TN4100

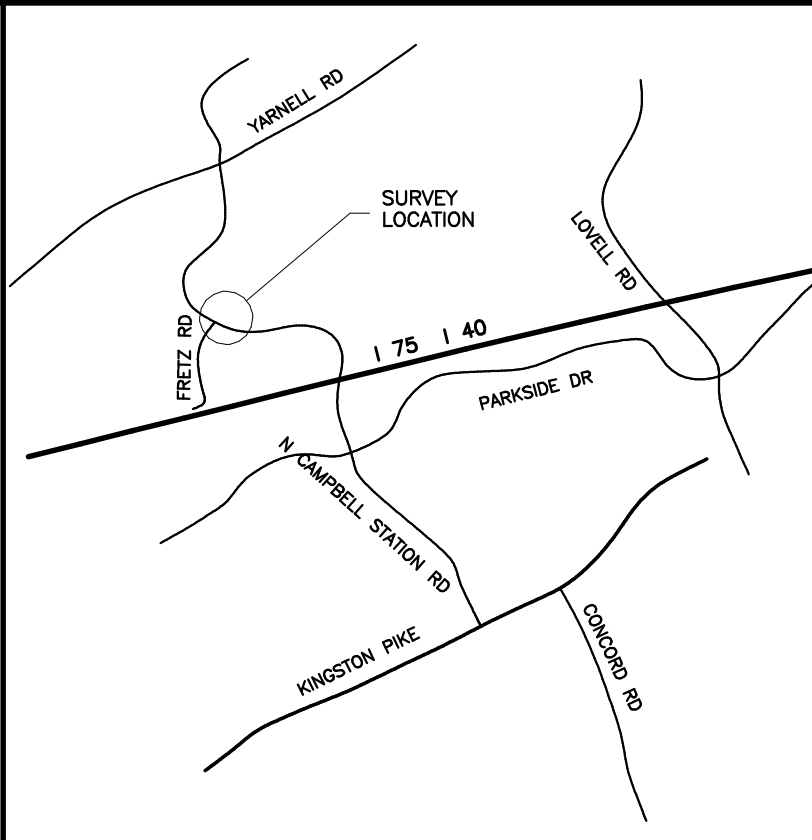


130J D 014  
COMMON AREA  
CAMPBELL STATION VILLAS, PHS 2  
20110518 0066804

130J D 008  
LOWEACE  
LOT 14  
CAMPBELL STATION VILLAS, PHS 2  
20110518 0066804

130J D 007  
SEMECO  
LOT 15  
CAMPBELL STATION VILLAS, PHS 2  
20110518 0066804

130 JE 001.01  
PATEL  
LOT 10, CAMPBELL PARK S/D, UNIT 2  
20170815 0010477



VICINITY MAP

NOT TO SCALE

LEGEND:

- 1/2" IRON PIN - FOUND
- 3/4" IRON PIPE - FOUND
- 1/2" IRON PIN - SET
- PROPERTY LINE
- R/W LINE
- ZONE BOUNDARY
- EASEMENT
- ABUTTER LINE
- R/W CENTERLINE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- UTILITY POLE

Owner Certification  
for Public Sewer and Water Service, MINOR SUBDIVISION:

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner Name: OLEG ZAYETS

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name: BOGDONA ZAYETS

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.

OLEG ZAYETS

OWNER

SIGNATURE

BOGDONA ZAYETS

OWNER

SIGNATURE

OWNERS:  
OLEG &  
BOGDONA ZAYETS

2000 PANORAMIC WAY #203  
KNOXVILLE, TN 37932  
(865)603-0906

PLANNING SERVICES FILE: 6-SC-25-F

CLT REF: 130J E 001.02

**RB Bailey.US**

224 ILLINOIS AVENUE  
OAK RIDGE, TENNESSEE 37830-4963  
(865)482-5590

FILE: 3158PLR2

REVISION: 2

DRAWN BY: R. A. BAILEY

DATE: 31 JUL 25

REPLAT OF

LOT 11, CAMPBELL PARK, UNIT 2

N CAMPBELL STATION RD

KNOXVILLE, KNOX COUNTY, DISTRICT 6, TENNESSEE

SCALE: 1" = 20'

SHT: 1 OF: 1

3158

CERTIFICATION OF  
CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 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 SURVEYING - STANDARDS OF PRACTICE

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

REFERENCE DEED:  
20221027 0025616  
PLAT:  
20170815 0010477

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS,  
MONUMENTS AND BENCHMARKS SET.

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 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 11TH DAY OF MAY, 2025.

RICHARD A. BAILEY, PLS  
TENN. LIC. NO. 1759

DATE

SURVEYOR

KNOX COUNTY PROPERTY ASSESSOR DATE



SCALE: 1" = 20'