

**In the City of Knoxville and Sewered Areas of Knox County**

This is to certify that the subdivision shown herein 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: \_\_\_\_\_

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

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

**Zoning Certification**

Zoning Shown on Official Map \_\_\_\_\_

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

By \_\_\_\_\_

**Certification of Approval for Recording - Final Plat**

This is to certify that the subdivision plat shown herein 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 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 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 be 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Registered Land Surveyor \_\_\_\_\_

Tennessee License No. 1829

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

**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, benchmarks and property monuments in this subdivision in accordance with required standards and specification.

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

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

Dept: \_\_\_\_\_

Title: \_\_\_\_\_

**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 \_\_\_\_\_, 20\_\_\_\_.

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

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

Dept: \_\_\_\_\_

Title: \_\_\_\_\_

**Certificate of Ownership and General Dedication**

We, Grassy Creek LLC & Grassy Creek General Partnership, the undersigned owners of the property shown herein, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed \_\_\_\_\_ Signature(s) \_\_\_\_\_

Name \_\_\_\_\_

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

**hatch legend**

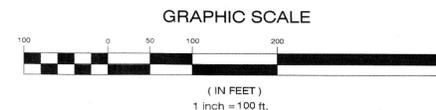
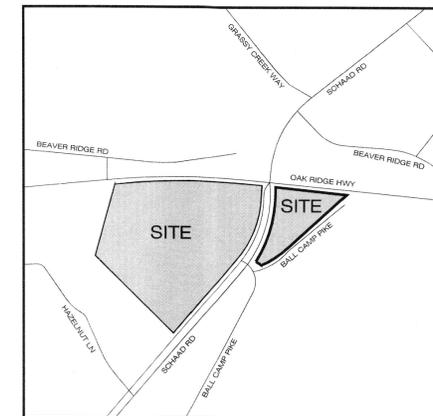
- wetlands per geo services llc
- wetlands per dtot
- existing structure
- existing easement
- riparian buffer
- floodway
- 100-yr floodplain
- 500-yr floodplain
- row dedication

**legend**

- <sup>XX</sup> (C) - monument (old)
- - 5/8" iron rod (MBI)
- - concrete monument
- △ - unmonumented point

Note:  
Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument # \_\_\_\_\_

*Add*



*\* Recording info for Cross access Esmt. Add*



**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 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 owners expense. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works

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

Water: (KUB) Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Sewer: (KUB) Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Electric: (KUB) Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Gas: (KUB) Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: (AT&T) Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Cable Television: (Xfinity) 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 \_\_\_\_\_ Signature(s) \_\_\_\_\_

Name \_\_\_\_\_

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

NOTE: SEE SHEET 4 FOR LINE & CURVE TABLES

VARIANCES APPROVED 8-8-19

- V1 To reduce the required ROW of Oak Ridge Hwy from 56' to 50' at Lot 16.
- V2 To reduce the intersection radii of all proposed streets from 75' to 50'.
- V3 To reduce the required width of the cross access easement from 40' to 30'.

REVISED JUL 29 2019  
CLOSURE COMPLETED  
DATE 9/5 By J Reed

**ZONING INFORMATION**

- Z1 Property is zoned CA (General Business Zone)
- Z2 Building Setbacks: Setbacks per required zoning
- Z3 Verify full zoning regulations by contacting: KNOXVILLE-KNOX COUNTY PLANNING Suite 403, City/County Building 400 Main Street Knoxville, Tennessee 37902 Phone: (865) 215-2500 contact@knoxplanning.org

**EASEMENTS**

- E1 Existing Permanent Drainage Easement Deed Inst #201107280005101
- E2 Existing Permanent Drainage Easement Deed Inst #200903300061835
- E3 Existing Permanent Drainage Easement Deed Inst #200409170023784
- E4 Existing Permanent Drainage Easement Deed Inst #200409170023784
- E5 Existing Permanent Drainage Easement Deed Inst #200409170023783
- E6 20' Power & Water Easement Plat Cabinet M Slide 190B
- E7 Existing Permanent Drainage Easement Deed Inst #200409170023784
- E8 Existing Permanent Drainage Easement Deed Inst #201107280005101

**GENERAL NOTES**

- G1 The purpose of this plat is: Create 15 lots from 3 parcels.
- G2 Verify exact size, depth and location of all underground utilities prior to construction.
- G3 Property subject to all applicable easements, setback and restrictions of record.
- G4 Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- G5 This survey plat does not warrant title.
- G6 Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
- G7 By graphic plotting, this property lies in Zone AE & X on FEMA Panel #47093C0256F, which bears an effective date of May 2, 2007, and is in a special flood hazard area.
- G8 There shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-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.
- G9 For approved subdivision variances and conditions of approval of the concept plan see the Planning Commissions file 6-SC-18-C
- G10 Formerly platted as Lot 49 of Sylvesta M. Johnson Resubdivision Plat.
- G11 Total Lots = 15 Total Area = 22.7 acres / 987,805 s.f. Common Areas = 4 Total Area = 427 acres / 186,175 s.f.

**UTILITY INFORMATION**

ELECTRIC SERVICE	WATER SERVICE	SEWER SERVICE
Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911
GAS SERVICE	TELEPHONE SERVICE	CABLE SERVICE
Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	AT&T 9733 Parkside Drive Knoxville, TN 37922 Phone: 865-539-2956	Xfinity 5720 Ashenview Hwy Knoxville, TN 37924 Phone: 800-266-2278

- U1 Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- U2 Verify exact size, depth and location of all underground utilities prior to design and / or construction.
- U3 Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

**SURVEYOR'S CERTIFICATION**

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 the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor John S. Pattenon

Tennessee License No. 1829

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

**MBI**

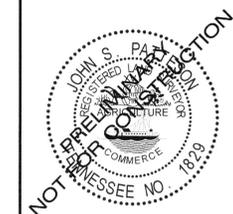
MBI COMPANIES INC.  
299 N. WEISGARDER ROAD  
KNOXVILLE, TN 37919  
PHONE: (865) 584-0999  
FAX: (865) 584-5213  
WEB: mbicompanies.com



Know what's below.  
Call before you dig.  
In Tennessee call 811 or 1-800-351-1111

OWNER:  
Grassy Creek LLC  
101 Dalton Place Way  
Knoxville, TN 37912  
865-522-9910  
Grassy Creek General Partnership  
101 Dalton Place Way  
Knoxville, TN 37912  
865-522-9910

SEAL



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PLANNING COMMISSION 8-5119F

GRASSY CREEK SUBDIVISION

OAK RIDGE HWY & SCHAAD ROAD  
KNOXVILLE, TENNESSEE

FINAL PLAT OF:

Knox County, TN

Civil District: 6

Tax Parcel Id:

Map 079 Parcel 033.02

Map 079 Parcel 049.02

Deed Ref(s):

Inst #20198600005504

Inst #201010200029400

Plat Ref(s):

Inst #200312200069399

Crew Chief: B. Pate

Drawn By: M. Blankenship

Appvd By: J. Pattenon

Field date: 6-24-19

Drawing date: 6-24-19

Last Revision: 7-26-19

Scale: 1" = 100'

Job No. 190472

SHEET NO.:

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

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

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

**Zoning Certification**

Zoning Shown on Official Map \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

**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 \_\_\_\_\_ 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 Final Plat - All Indicated Markers, Monuments and Benchmarks Set**

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, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Registered Land Surveyor  
Tennessee License No. 1829  
Date: \_\_\_\_\_

**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, benchmarks and property monuments in this subdivision in accordance with required standards and specification.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_  
Dept: \_\_\_\_\_  
Title: \_\_\_\_\_

**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 \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_  
Dept: \_\_\_\_\_  
Title: \_\_\_\_\_

**Certificate of Ownership and General Dedication**

We, Grassy Creek LLC & Grassy Creek General Partnership, the undersigned owners of the property shown herein, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed \_\_\_\_\_ Signature(s): \_\_\_\_\_  
Name \_\_\_\_\_  
Date: \_\_\_\_\_

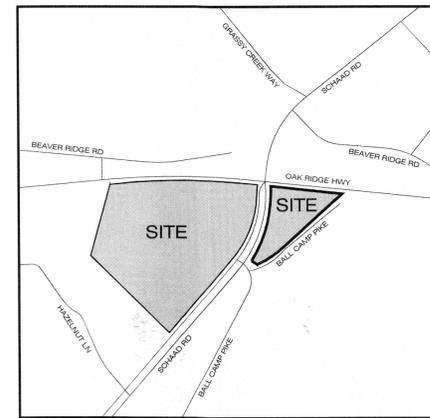
**hatch legend**

- wetlands per geo services llc
- wetlands per pdot
- existing structure
- existing easement
- riparian buffer
- floodway
- 100-yr floodplain
- 500-yr floodplain
- row dedication
- cross access easement

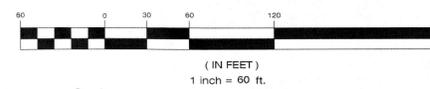
**legend**

- monument (old)
- 5/8" iron rod (MBI)
- concrete monument
- unmonumented point

Note:  
Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument # \_\_\_\_\_



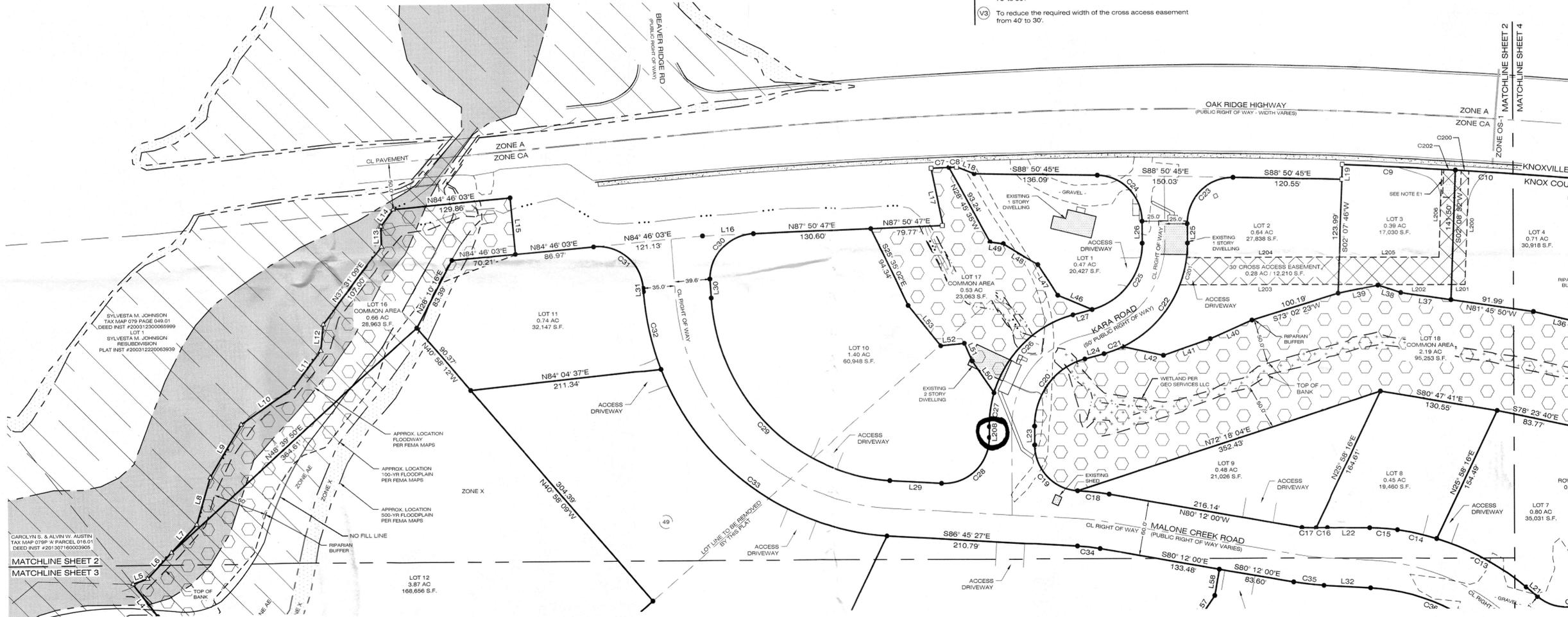
GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

**VARIANCES APPROVED 8-8-19 9-12-19**

- (V1) To reduce the required ROW of Oak Ridge Hwy from 56' to 50' at Lot 16.
- (V2) To reduce the intersection radii of all proposed streets from 75' to 50'.
- (V3) To reduce the required width of the cross access easement from 40' to 30'.



**EASEMENTS**

- (E1) Existing Permanent Drainage Easement Deed Inst #201107280005101
- (E2) Existing Permanent Drainage Easement Deed Inst #200903300061839
- (E3) Existing Permanent Drainage Easement Deed Inst #200409170023784
- (E4) Existing Permanent Drainage Easement Deed Inst #200409170023784
- (E5) Existing Permanent Drainage Easement Deed Inst #200409170023783
- (E6) 20' Power & Water Easement Plat Cabinet M Slide 190B
- (E7) Existing Permanent Drainage Easement Deed Inst #200409170023784
- (E8) Existing Permanent Drainage Easement Deed Inst #201107280005101

**GENERAL NOTES**

- (G1) The purpose of this plat is: Create 19 lots from 3 parcels.
- (G2) Verify exact size, depth and location of all underground utilities prior to construction.
- (G3) Property subject to all applicable easements, setback and restrictions of record.
- (G4) Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- (G5) This survey plat does not warrant title.
- (G6) Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
- (G7) By graphic plotting, this property lies in Zone AE & X on FEMA Panel #470930266F, which bears an effective date of May 2, 2007, and is in a special flood hazard area.
- (G8) There shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-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.
- (G9) For approved subdivision variances and conditions of approval of the concept plan see the Planning Commission's file 6-SC-18-C
- (G10) Total Lots = 15 Total Area = 22.7 acres / 987,805 s.f.  
Common Areas = 4 Total Area = 427 acres / 186,175 s.f.

**UTILITY INFORMATION**

- ELECTRIC SERVICE**  
Knoxville Utilities Board  
4505 Middlebrook Pike  
Knoxville, TN 37921  
Phone: 865-524-2911
- WATER SERVICE**  
Knoxville Utilities Board  
4505 Middlebrook Pike  
Knoxville, TN 37921  
Phone: 865-524-2911
- SEWER SERVICE**  
Knoxville Utilities Board  
4505 Middlebrook Pike  
Knoxville, TN 37921  
Phone: 865-524-2911
- TELEPHONE SERVICE**  
AT&T  
9733 Parkside Drive  
Knoxville, TN 37922  
Phone: 865-539-2956
- CABLE SERVICE**  
Xfinity  
5720 Asheville Hwy  
Knoxville, TN 37924  
Phone: 865-266-2278
- (U1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- (U2) Verify exact size, depth and location of all underground utilities prior to design and / or construction.
- (U3) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

**ZONING INFORMATION**

- (Z1) Property is zoned CA (General Business Zone)
- (Z2) Building Setbacks:  
Setbacks per required zoning
- Verify full zoning regulations by contacting:  
(Z3) KNOXVILLE-KNOX COUNTY PLANNING  
Suite 403, City/County Building  
400 Main Street  
Knoxville, Tennessee 37902  
Phone: (865) 215-2500  
contact@knoxplanning.org

**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 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 owners expense. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Water: (KUB)  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Sewer: (KUB)  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Electric: (KUB)  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Gas: (KUB)  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Telephone: (AT&T)  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Cable Television: (Xfinity)  
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 \_\_\_\_\_ Signature(s): \_\_\_\_\_  
Name \_\_\_\_\_  
Date: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

**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 the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

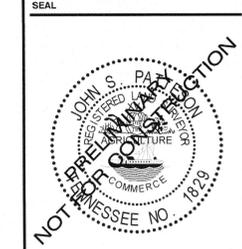
Registered Land Surveyor John S. Patteson  
Tennessee License No. 1829  
Date: \_\_\_\_\_



MBI COMPANIES INC.  
299 N. WEISGARDER ROAD  
KNOXVILLE, TN 37919  
PHONE: (865) 584-0399  
FAX: (865) 584-5213  
WEB: mbicompanies.com



OWNER:  
Grassy Creek LLC Grassy Creek General Partnership  
101 Dalton Place Way Partnership  
Knoxville, TN 37912 101 Dalton Place Way  
865-522-9910 Knoxville, TN 37912  
865-522-9910 Knoxville, TN 37912  
865-522-9910



PLANNING COMMISSION: 8-8-19

GRASSY CREEK SUBDIVISION  
OAK RIDGE HWY & SCHAAD ROAD  
KNOXVILLE, TENNESSEE

Knox County, TN  
Civil District: 6  
Tax Parcel Id:  
Map 079 Parcel 033.02  
Map 079 Parcel 048.02

Deed Ref(s):  
Inst #20190580065504  
Inst #201010200024900

Plat Ref. (s):  
Inst #200312220063939

Crew Chief: B. Pate  
Drawn By: M. Blankenship  
Appvd. By: J. Patteson

Field date: 6-24-19  
Drawing date: 6-24-19  
Last Revision: 7-26-19

Scale: 1" = 60'

Job No. 190472

SHEET NO.: 2 OF 4

**In the City of Knoxville and Sewered Areas of Knox County**

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Knox County Health Department  
Date: \_\_\_\_\_

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Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Addressing Department Certification**

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

**Zoning Certification**

Zoning Shown on Official Map \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

**Certification of Approval for Recording - Final Plat**

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Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. 1829  
Date: \_\_\_\_\_

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Date: \_\_\_\_\_  
Dept: \_\_\_\_\_  
Title: \_\_\_\_\_

**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 \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_  
Dept: \_\_\_\_\_  
Title: \_\_\_\_\_

**Certificate of Ownership and General Dedication**

We, Grassy Creek LLC & Grassy Creek General Partnership, the undersigned owners of the property shown herein, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed \_\_\_\_\_ Signature(s) \_\_\_\_\_  
Name \_\_\_\_\_  
Date: \_\_\_\_\_

**hatch legend**

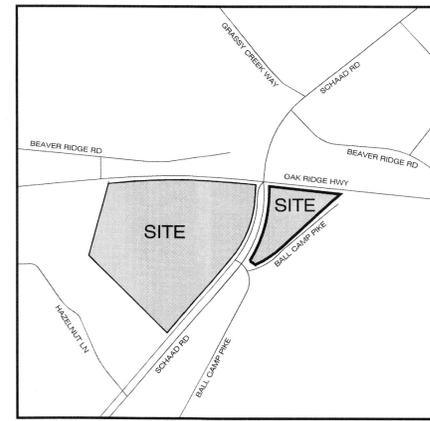
- wetlands per geo services lic
- wetlands per pdot
- existing structure
- existing easement
- riparian buffer
- floodway
- 100-yr floodplain
- 500-yr floodplain
- row dedication
- cross access easement

**legend**

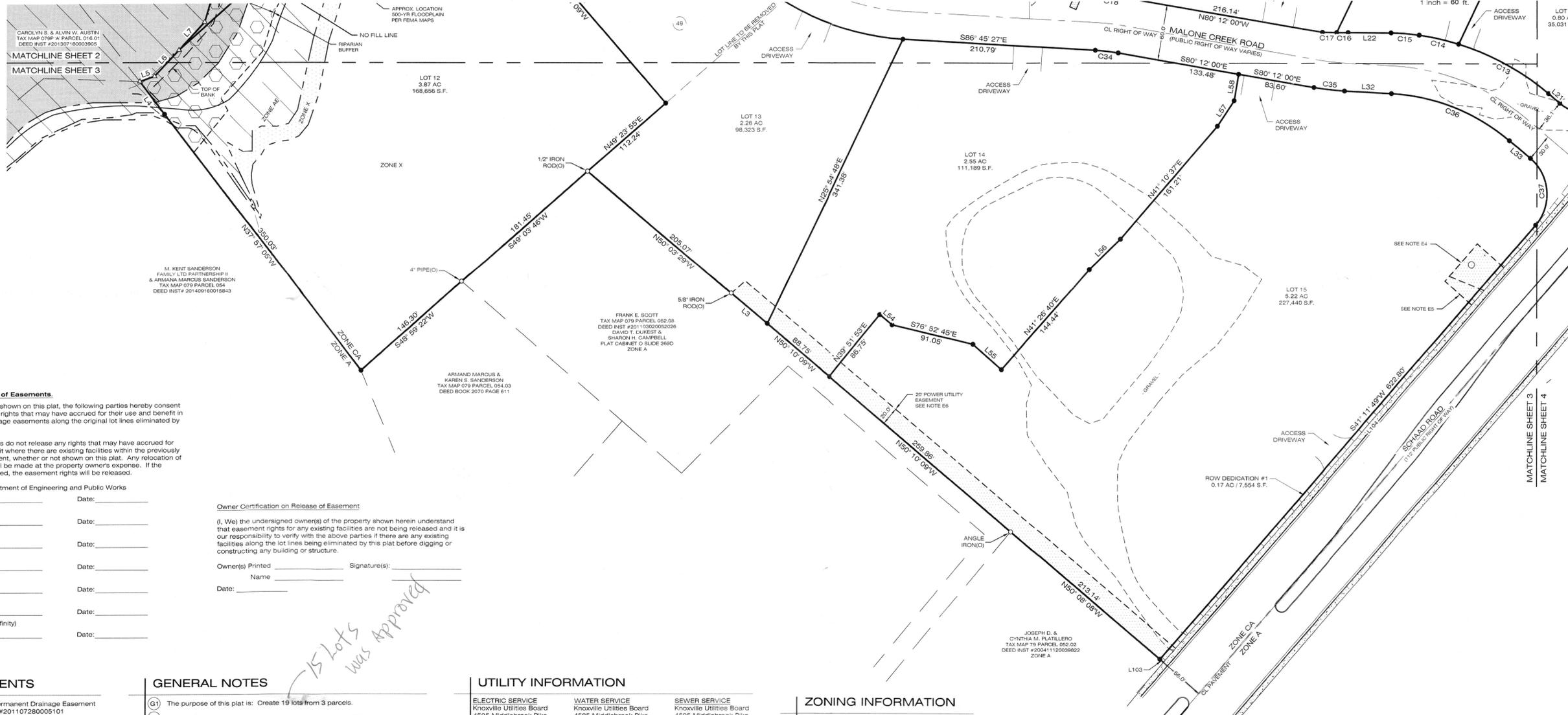
- monument (old)
- 5/8" iron rod (MBI)
- concrete monument
- unmonumented point

Note:

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument # \_\_\_\_\_



GRAPHIC SCALE



**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 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: (KUB)  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Sewer: (KUB)  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Electric: (KUB)  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Gas: (KUB)  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Telephone: (AT&T)  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Cable Television: (Xfinity)  
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 \_\_\_\_\_ Signature(s) \_\_\_\_\_  
Name \_\_\_\_\_  
Date: \_\_\_\_\_

*15 lots was approved*

**EASEMENTS**

- (E1)** Existing Permanent Drainage Easement Deed Inst #201107280005101
- (E2)** Existing Permanent Drainage Easement Deed Inst #200903300061839
- (E3)** Existing Permanent Drainage Easement Deed Inst #200409170023784
- (E4)** Existing Permanent Drainage Easement Deed Inst #200409170023784
- (E5)** Existing Permanent Drainage Easement Deed Inst #200409170023783
- (E6)** 20' Power & Water Easement Plat Cabinet M Slide 190B
- (E7)** Existing Permanent Drainage Easement Deed Inst #200409170023784
- (E8)** Existing Permanent Drainage Easement Deed Inst #201107280005101

**GENERAL NOTES**

- (G1)** The purpose of this plat is: Create 19 lots from 3 parcels.
- (G2)** Verify exact size, depth and location of all underground utilities prior to construction.
- (G3)** Property subject to all applicable easements, setback and restrictions of record.
- (G4)** Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- (G5)** This survey plat does not warrant title.
- (G6)** Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
- (G7)** By graphic plotting, this property lies in Zone AE & X on FEMA Panel #47093C0256F, which bears an effective date of May 2, 2007, and is in a special flood hazard area.
- (G8)** There shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-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.
- (G9)** For approved subdivision variances and conditions of approval of the concept plan see the Planning Commission's file 6-SC-18-C
- (G10)** Total Lots = 15 Total Area = 22.7 acres / 987,805 s.f.  
Common Areas = 4 Total Area = 427 acres / 186,175 s.f.

**UTILITY INFORMATION**

<b>ELECTRIC SERVICE</b> Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	<b>WATER SERVICE</b> Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	<b>SEWER SERVICE</b> Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911
<b>GAS SERVICE</b> Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	<b>TELEPHONE SERVICE</b> AT&T 9733 Parkside Drive Knoxville, TN 37922 Phone: 865-539-2956	<b>CABLE SERVICE</b> Xfinity 5720 Asheville Hwy Knoxville, TN 37924 Phone: 800-256-2278

**ZONING INFORMATION**

- (Z1)** Property is zoned CA (General Business Zone)
- (Z2)** Building Setbacks:  
Setbacks per required zoning
- Verify full zoning regulations by contacting:
- (Z3)** KNOXVILLE-KNOX COUNTY PLANNING  
Suite 403, City/County Building  
400 Main Street  
Knoxville, Tennessee 37902  
Phone: (865) 215-2500  
contact@knoxplanning.org

**VARIANCES APPROVED 8-8-19**

- (V1)** To reduce the required ROW of Oak Ridge Hwy from 56' to 50' at Lot 16.
- (V2)** To reduce the intersection radii of all proposed streets from 75' to 50'.
- (V3)** To reduce the required width of the cross access easement from 40' to 30'.

CLOSURE COMPLETED  
DATE \_\_\_\_\_ By \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

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 the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.  
Registered Land Surveyor John S. Patteson  
Tennessee License No. 1829  
Date: \_\_\_\_\_

# MBI

MBI COMPANIES INC.  
299 N. WEISGARBER ROAD  
KNOXVILLE, TN 37919

PHONE: (865) 584-0999  
FAX: (865) 584-5213  
WEB: mbicompanies.com

## 811

Know what's Below.  
Call before you dig.  
In Tennessee call 811 or 1-800-351-1111

OWNER:  
Grassy Creek LLC  
101 Dalton Place Way  
Knoxville, TN 37912  
865-522-9910

Grassy Creek General Partnership  
101 Dalton Place Way  
Knoxville, TN 37912  
865-522-9910

SEAL

PLANNING COMMISSION: 8-511-19F

GRASSY CREEK SUBDIVISION  
OAK RIDGE HWY & SCHAAD ROAD  
KNOXVILLE, TENNESSEE

FINAL PLAT OF:  
Knox County, TN  
Civil District: 6  
Tax Parcel Id:  
Map 079 Parcel 033.02  
Map 079 Parcel 049.02  
Deed Ref(s):  
Inst #201903000050554  
Inst #201010200024900  
Plat Ref(s):  
Inst #200312220069399

Crew Chief: B. Pate  
Drawn By: M. Blankenship  
Appvd. By: J. Patteson

Field date: 6-24-19  
Drawing date: 6-24-19  
Last Revision: 7-26-19

Scale: 1" = 60'

Job No. 190472  
SHEET NO. 3 OF 4

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

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

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

**Zoning Certification**

Zoning Shown on Official Map  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

**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 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 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 be 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Registered Land Surveyor  
Tennessee License No. 1829  
Date: \_\_\_\_\_

**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, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_  
Dept: \_\_\_\_\_  
Title: \_\_\_\_\_

**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 \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_  
Dept: \_\_\_\_\_  
Title: \_\_\_\_\_

**Certificate of Ownership and General Dedication**

We, Grassy Creek LLC & Grassy Creek General Partnership, the undersigned owners of the property shown herein, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

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Name \_\_\_\_\_  
Date: \_\_\_\_\_

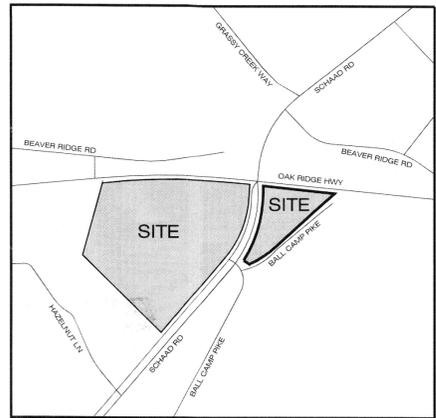
**hatch legend**

- wetlands per geo services llc
- wetlands per pdot
- existing structure
- existing easement
- riparian buffer
- floodway
- 100-yr floodplain
- 500-yr floodplain
- row dedication
- cross access easement

**legend**

- monument (old)
- 5/8" iron rod (MBI)
- concrete monument
- unmonumented point

Note:  
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- V2 To reduce the intersection radii of all proposed streets from 75' to 50'.
- V3 To reduce the required width of the cross access easement from 40' to 30'.

9-12-19



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	87.47	S05°36'38"W	L26	24.04	S00°00'12"W	L51	20.90	S24°27'24"E
L2	12.34	S41°21'15"W	L27	21.91	S78°00'00"W	L52	26.00	N84°16'08"E
L3	51.46	N50°10'09"W	L28	11.81	S00°00'00"E	L53	56.50	S39°45'57"E
L4	44.57	N37°37'21"W	L29	57.52	N86°45'27"W	L54	17.33	S50°18'30"E
L5	17.00	N70°52'09"E	L30	20.85	N03°39'26"W	L55	41.41	S49°10'43"E
L6	38.79	N43°07'09"E	L31	3.81	S04°00'25"E	L56	47.34	N45°54'48"E
L7	41.21	N43°07'09"E	L32	51.59	S87°09'21"E	L57	33.17	N33°41'24"E
L8	53.00	N16°33'09"E	L33	29.54	S50°29'14"E	L58	28.89	N09°48'33"E
L9	67.00	N31°22'09"E	L34	156.63	S07°13'58"W	L59	358.92	S84°33'44"E
L10	89.00	N56°35'09"E	L35	45.57	N87°40'55"W	L60	49.79	S47°08'05"W
L11	51.00	N37°48'39"E	L36	62.44	N77°02'34"W	L61	92.05	S49°05'02"W
L12	29.00	N06°00'09"E	L37	55.58	N81°37'13"W	L62	173.77	S49°32'52"W
L13	22.00	N01°24'51"W	L38	26.76	N72°57'04"W	L63	71.44	S49°32'52"W
L14	22.89	N35°30'09"E	L39	45.06	S79°03'19"W	L64	55.16	S49°33'00"W
L15	82.00	S05°13'57"E	L40	50.35	S66°38'05"W	L65	49.61	N54°59'04"W
L16	56.11	N87°50'47"E	L41	54.89	S70°35'16"W	L66	89.38	N05°36'38"E
L17	63.78	N11°26'43"E	L42	45.99	N77°55'39"W	L67	43.60	S72°53'45"W
L18	20.10	S88°51'19"E	L43	46.45	N90°00'00"E	L68	43.85	S57°47'49"W
L19	15.85	N02°07'48"E	L44	23.35	S79°45'14"E	L69	75.52	N66°25'04"W
L20	13.51	S84°49'32"E	L45	42.06	S71°23'00"E	L70	48.83	S88°50'19"W
L21	16.14	N50°24'36"W	L46	41.00	N57°37'09"W	L71	20.16	N57°57'24"W
L22	47.15	N89°59'01"W	L47	40.33	N33°04'00"W	L72	42.46	N84°25'10"W
L23	20.30	N00°00'00"E	L48	44.12	N58°35'54"W	L73	9.47	S51°24'33"W
L24	21.91	N75°00'00"E	L49	14.99	N82°24'15"W	L74	49.14	N74°44'38"W
L25	21.03	N00°00'12"E	L50	42.26	S34°51'19"E			

CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	78.92	50.00	70.98	S39°36'27"E	C23	79.64	50.00	71.42	S45°34'43"W
C2	139.95	782.97	139.77	S12°23'51"W	C24	77.54	50.00	70.00	S44°25'17"E
C3	84.50	782.97	84.46	S20°36'36"W	C25	98.17	75.00	91.31	S37°30'06"W
C4	52.02	344.05	51.97	S26°42'59"W	C26	126.51	125.00	121.18	S48°02'11"W
C5	25.18	405.32	25.18	S31°04'11"W	C27	37.11	125.00	36.98	S08°30'21"W
C6	174.17	800.00	173.83	S35°13'23"W	C28	81.37	50.00	72.68	S46°37'17"W
C7	19.57	8083.88	19.57	N87°38'41"E	C29	306.37	211.00	280.16	N44°43'11"W
C8	9.08	8083.88	9.08	N87°44'47"E	C30	76.59	50.00	69.32	N43°57'54"E
C9	125.05	5673.66	125.05	S87°22'25"E	C31	79.61	50.00	71.46	S49°37'12"E
C10	212.34	5673.66	212.33	S85°40'12"E	C32	86.58	287.00	86.25	S12°39'58"E
C11	4.88	5673.66	4.88	S84°34'24"E	C33	326.80	287.00	309.43	S53°54'43"E
C12	84.39	50.00	74.72	N81°11'58"E	C34	25.18	220.00	25.17	N83°28'43"W
C13	112.60	284.09	111.86	N81°42'54"W	C35	33.99	280.00	33.97	S63°40'40"E
C14	43.89	284.09	43.84	N77°29'42"W	C36	140.80	220.00	138.41	N88°49'17"W
C15	30.94	233.81	30.92	N85°47'13"W	C37	80.01	50.00	71.74	N04°38'42"W
C16	12.52	912.92	12.52	N89°59'20"W	C38	114.93	50.00	91.25	S18°42'49"E
C17	15.84	912.92	15.84	N89°05'57"W	C39	265.81	1120.92	265.19	S56°40'37"W
C18	35.07	263.88	35.05	N83°45'40"W	C40	308.84	904.97	307.34	N24°10'30"E
C19	75.71	50.00	68.68	N43°22'43"W	C41	95.02	904.97	94.97	N11°23'25"E
C20	98.17	75.00	91.31	N37°30'06"W	C42	19.30	904.97	19.30	N07°46'17"E
C21	22.15	125.00	22.12	N69°55'22"E	C43	78.39	50.00	70.60	N50°31'22"E
C22	141.46	125.00	134.03	N32°28'28"E					

**GENERAL NOTES**

- G1 The purpose of this plat is: Create 19 lots from 3 parcels.
- G2 Verify exact size, depth and location of all underground utilities prior to construction.
- G3 Property subject to all applicable easements, setback and restrictions of record.
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Common Areas = 4 Total Area = 427 acres / 186,175 s.f.

**UTILITY INFORMATION**

ELECTRIC SERVICE	WATER SERVICE	SEWER SERVICE
Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911
GAS SERVICE	TELEPHONE SERVICE	CABLE SERVICE
Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	AT&T 3733 Parkside Drive Knoxville, TN 37922 Phone: 865-539-2956	Xfinity 5720 Ashville Hwy Knoxville, TN 37924 Phone: 800-266-2278

- U1 Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- U2 Verify exact size, depth and location of all underground utilities prior to design and / or construction.
- U3 Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

**SURVEYOR'S CERTIFICATION**

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 the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.  
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Setbacks per required zoning
- Z3 Verify full zoning regulations by contacting:  
KNOXVILLE-KNOX COUNTY PLANNING  
Suite 403, City/County Building  
400 Main Street  
Knoxville, Tennessee 37902  
Phone (865) 215-2500  
contact@knoxplanning.org

CLOSURE COMPLETED  
DATE \_\_\_\_\_ By \_\_\_\_\_

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L100	17.31	S84°49'32"E	L200	123.97	S02°08'52"W
L101	3.40	S84°22'52"E	L201	15.01	S89°59'21"W
L102	107.32	S05°38'37"W	L202	125.09	S89°59'21"W
L103	4.97	N50°08'08"W	L203	176.09	S89°59'21"W
L104	682.43	S41°08'58"W	L204	166.43	N89°59'21"E
L105	13.01	N54°59'04"W	L205	110.09	N89°59'21"E
L106	107.02	N05°26'16"E	L206	95.66	N02°08'52"E
L107	43.84	N82°19'28"E			
L108	27.75	S84°33'44"E			
L109	105.38	S84°33'44"E			
L110	477.94	S49°01'11"W			
L111	7.22	N40°58'49"W			

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L200	123.97	S02°08'52"W	L201	15.01	S89°59'21"W
L201	15.01	S89°59'21"W	L202	125.09	S89°59'21"W
L202	125.09	S89°59'21"W	L203	176.09	S89°59'21"W
L203	176.09	S89°59'21"W	L204	166.43	N89°59'21"E
L204	166.43	N89°59'21"E	L205	110.09	N89°59'21"E
L205	110.09	N89°59'21"E	L206	95.66	N02°08'52"E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C200	15.00	2836.91	15.00	S88°59'59"E
C201	31.07	125.00	30.99	N14°31'55"E
C202	15.00	2836.76	15.00	S88°49'05"E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C100	53.64	34.00	48.25	S39°33'30"E
C101	428.99	712.94	422.54	S23°07'24"W
C102	420.71	814.94	416.05	N20°13'38"E
C103	4.38	35.00	4.38	N09°01'23"E
C104	23.96	16.40	21.88	S07°10'06"W

**MBI**

MBI COMPANIES INC.  
299 N. WEISGARDER ROAD  
KNOXVILLE, TN 37919  
PHONE: (865) 584-0999  
FAX: (865) 584-5213  
WEB: mbicompanies.com



Know what's below.  
Call before you dig.  
In Tennessee call 811 or 1-800-351-1111

OWNER:  
Grassy Creek LLC  
101 Dalton Place Way  
Knoxville, TN 37912  
865-522-9910

Grassy Creek General Partnership  
101 Dalton Place Way  
Knoxville, TN 37912  
865-522-9910



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PLANNING COMMISSION: 8-SC-19-F

GRASSY CREEK SUBDIVISION  
OAK RIDGE HWY & SCHAAD ROAD  
KNOXVILLE, TENNESSEE

Knox County, TN  
Civil District: 6  
Tax Parcel Id:  
Map 079 Parcel 033.02  
Map 079 Parcel 049.02

Deed Ref(s):  
Inst #201902000655