

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.

HUFFAKER-DIAMOND II PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP BY RAY HUFFAKER

DATE

HUFFAKER FAMILY PARTNERSHIP, A TENNESSEE PARTNERSHIP BY RAY HUFFAKER

DATE

MARK TROUTT

DATE

GREG VONCANNON

DATE

CERTIFICATE OF NOTARY

STATE OF _____, COUNTY OF _____, ON THIS DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ RAY HUFFAKER FOR HUFFAKER-DIAMOND II PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, 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 _____ SEAL

CERTIFICATE OF NOTARY

STATE OF _____, COUNTY OF _____, ON THIS DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ RAY HUFFAKER FOR HUFFAKER FAMILY PARTNERSHIP, A TENNESSEE PARTNERSHIP, 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 _____ SEAL

CERTIFICATE OF NOTARY

STATE OF _____, COUNTY OF _____, ON THIS DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ MARK TROUTT, 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 _____ SEAL

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ 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 CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS-STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR #1501

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 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 29TH DAY OF _____, AUGUST _____, 20____.

REGISTERED LAND SURVEYOR #1501

DATE

TAXES AND ASSESSMENTS

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

CITY TAX CLERK

DATE

KNOX COUNTY TRUSTEE

DATE

ZONING

ZONING SHOWN ON OFFICIAL MAP _____ C-H-2 _____

ZONING REPRESENTATIVE

DATE

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE OR KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

ADDRESSING REPRESENTATIVE

DATE

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

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

ENGINEERING DIRECTOR _____ DATE _____

MARK TROUTT _____ DATE _____

GREG VONCANNON _____ DATE _____

CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS

(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.

HUFFAKER-DIAMOND II PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP BY RAY HUFFAKER

DATE

HUFFAKER FAMILY PARTNERSHIP, A TENNESSEE PARTNERSHIP BY RAY HUFFAKER

DATE

UTILITY PROVIDER(HALLSDALE-POWELL)

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 THE 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(HALLSDALE-POWELL)

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 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(HALLSDALE-POWELL)

DATE

CITY-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 BEEN ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS PLAT, AND OTHER BOUNDARY LINES AS NOTED.

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

DATE

WATER(HALLSDALE-POWELL)

DATE

SEWER(HALLSDALE-POWELL)

DATE

ELECTRIC(KUB)

DATE

GAS(KUB)

DATE

TELEPHONE(AT&T)

DATE

CABLE TELEVISION(COMCAST)

DATE

OWNER CERTIFICATION ON RELEASE OF EASEMENTS

(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 THE PLAT BEFORE DIGGING OR CONSTRUCTING ANY BUILDING OR STRUCTURE.

HUFFAKER-DIAMOND II PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP BY RAY HUFFAKER

DATE

HUFFAKER FAMILY PARTNERSHIP, A TENNESSEE PARTNERSHIP BY RAY HUFFAKER

DATE

MARK TROUTT

DATE

GREG VONCANNON

DATE

PLANNING STAFF 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 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.

SIGNATURE _____ DATE _____

FINAL PLAT OF RUSTY WALLACE HYUNDAI
FORMERLY FINAL PLAT OF LOTS 2R & 2 OF THE
JOHN H. PATTY - TRACT 1 SUBDIVISION

BEING LOCATED ON CLT MAP 068 AND REPRESENTED AS PARCELS 002 & 005.01
SITUATED WITHIN THE SEVENTH COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE
WITHIN CITY BLOCK #39968 OF THE 39TH WARD OF THE CITY OF KNOXVILLE, TENNESSEE

PLANNING FILE #
9-SA-25-F

LEGEND

● 8" IRON PIN FOUND
● 8" IRON PIN W/CAP SET
● STORM MANHOLE
● 6" CLEANOUT
● BOLLARD
● LIGHT POLE
● STORM PIPE SIZE & TYPE
● PROPERTY LINE CALLS
● CONCRETE SIDEWALK
● PERMEABLE CONCRETE PAVERS

OWNER

HUFFAKER-DIAMOND REAL ESTATE II PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP
HUFFAKER FAMILY PARTNERSHIP, A TENNESSEE PARTNERSHIP
P.O. BOX 26200
109 CALLAHAN DRIVE KNOXVILLE, TN 37912
(865) 202-3676
MARK TROUTT
(865) 924-3399
GREG VONCANNON
(423) 748-8917

NOTES

1) RECORD INFORMATION AS FOLLOWS:
OWNER: HUFFAKER-DIAMOND REAL ESTATE II PARTNERSHIP - A TENNESSEE GENERAL PARTNERSHIP, GREG VONCANNON, MARK TROUTT, & HUFFAKER FAMILY PARTNERSHIP - A TENNESSEE PARTNERSHIP
DEED: INST. NO. 202502280044899, INST. NO. 202401240035399, INST. NO. 202307210003629, INST. NO. 201403060051470, & INST. NO. 201403060051469
PLAT: "FINAL PLAT OF LOTS 2R & 2 OF THE JOHN H. PATTY - TRACT 1 SUBDIVISION"
INST. NO. 201605090064488
ALL OF THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 20' TRAVERSABLE ACCESS EASEMENTS, 2 DETENTION BASIN EASEMENTS, AND A 20'x20' WATER QUALITY FACILITY EASEMENTS. NO PROPERTY LINES ARE BEING ALTERED BY THIS PLAT. LOT 2R-2 IS SHOWN IN ITS ENTIRETY ON A PLAT OF RECORD AS INST. NO. 201605090064488 & THIS PLAT DOES NOT ALTER THE BOUNDARY LINES AS REPRESENTED THEREON. NO NEW LOTS ARE BEING CREATED & THE AREA OF THE EXISTING LOT REMAINS TO BE 9.845± ACRES
3) GRID NORTH IS BASED ON A BEARING OF N 63°05'39" E FROM CITY CONTROL POINT #1352 TO #0869. DISTANCES GIVEN ARE GROUND AND THE COMBINED SCALE FACTOR IS 0.999990841.
HORIZONTAL DATUM: NAD83(2011)
VERTICAL DATUM/GEIOD: NAVD88/2003
4) FEMA FIRM INFORMATION:
FLOOD MAP NO. 47093C0120F (EFFECTIVE 5/2/2007)
SPECIAL FLOOD HAZARD AREA: ZONE X (OTHER AREAS) - OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD HAZARD.
5) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY FROM THE SURFACE DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITION NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811.
6) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.
7) COVENANTS DOCUMENT REFERENCE AND OWNER'S RESPONSIBILITY NOTE:
THE PROPERTY OWNER(S) IS (ARE) RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THIS PROPERTY. SEE COVENANTS DOCUMENT RECORDED WITH THE REGISTER OF DEEDS AS INSTRUMENT NO. 202310060018528.
8) THE SUBJECT PROPERTY MAY BE ENCUMBERED BY OR BENEFIT FROM WRITTEN OR PRESCRIPTIVE EASEMENTS OTHER THAN THOSE SHOWN HEREON.
9) THIS PLAT DEDICATES REQUIRED UTILITY AND DRAINAGE EASEMENTS OF 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, EXCEPT AS NOTED, IF APPLICABLE, BY WAIVER OR VARIANCE.
10) SUBJECT PROPERTY IS ZONED C-H-2 "HIGHWAY COMMERCIAL" AND IS SUBJECT TO APPLICABLE ZONING REQUIREMENTS THEREOF.

PARCEL 057 P B 005
WHITE PROPERTIES III, LLC
DEED: INST. #202210040021435
PLAT: "FINAL PLAT OF THE RE-SUBDIVISION OF THE PROPERTY OF JOHN H. PATTY - TRACT II"
INST. #202401090033571

PARCELS 068 002 & 068 005.01
HUFFAKER-DIAMOND REAL ESTATE II PARTNERSHIP - A TENNESSEE GENERAL PARTNERSHIP.
HUFFAKER FAMILY PARTNERSHIP - A TENNESSEE PARTNERSHIP.
MARK TROUTT & GREG VONCANNON
DEED: INST. #202401240035399 & #202502280044899
PLAT: "FINAL PLAT OF LOTS 2R & 2 OF THE JOHN H. PATTY - TRACT 1 SUBDIVISION"
INST. #201605090064488
9.645 ± ACRES

PARCEL 057 P B 001
LKM PROPERTIES, L.P.
DEED: INST. #202405310060125
PLAT: "FINAL PLAT OF LOT 1R OF THE RE-SUBDIVISION OF THE PROPERTY OF JOHN H. PATTY-TRACT II AND THE UNPLATTED LKM PROPERTIES, L.P. TRACT"
INST. #202507180003530

PARCEL 068 005.05
WOODFAMILY COMMERCIAL PROPERTIES LLC
DEED: INST. #202505150059962
PLAT: "FINAL PLAT OF LOTS 2R & 2 OF THE JOHN H. PATTY - TRACT 1 SUBDIVISION"
INST. #201605090064488

PARCEL 068 005.02
HARRISON DEVELOPMENT GROUP LLC
DEED: INST. #200210230035283
PLAT: "SURVEY FOR CHAD ROBERTS"
INST. #200203050072887
8" IRON PIN
N: 621,027.38
E: 2,559,405.78

SHEET 1 PROVIDED TO
SERVE AS AN INDEX AND
TO SHOW ENTIRE BOUNDARY

GRAPHIC SCALE

1" = 30'

1 inch = 30 ft

VICINITY MAP N.T.S.

KNOXVILLE, TN

10308 Hardin Valley Road
Knoxville, Tennessee 37932

Phone (865) 692-1090
Facsimile (865) 692-1091

BENCHMARK ASSOCIATES, INC.

Land Planners

Land Surveyors

FINAL PLAT OF RUSTY WALLACE HYUNDAI
FORMERLY FINAL PLAT OF LOTS 2R & 2 OF THE
JOHN H. PATTY - TRACT 1 SUBDIVISION
SITE ADDRESS:
CALLAHAN DRIVE
KNOXVILLE, TENNESSEE 37912

DATE: 8/29/25
SCALE: 1"=50'
DRAWN BY: MER
FILE NAME: 24231-ASB-MR
BM PROJECT NO.: 24-231

INDEX

SHEET

1 of 3

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.

HUFFAKER-DIAMOND II PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP BY RAY HUFFAKER

DATE

HUFFAKER FAMILY PARTNERSHIP, A TENNESSEE PARTNERSHIP BY RAY HUFFAKER

DATE

MARK TROUTT

DATE

GREG VONCANNON

DATE

CERTIFICATE OF NOTARY
STATE OF _____, COUNTY OF _____, ON THIS DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____, PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, 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 _____, SEAL *

CERTIFICATE OF NOTARY
STATE OF _____, COUNTY OF _____, ON THIS DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____, RAY HUFFAKER FOR HUFFAKER-DIAMOND II PARTNERSHIP, A TENNESSEE PARTNERSHIP, 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 _____, SEAL *

CERTIFICATE OF NOTARY
STATE OF _____, COUNTY OF _____, ON THIS DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____, MARK TROUTT, 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 _____, SEAL *

CERTIFICATE OF NOTARY
STATE OF _____, COUNTY OF _____, ON THIS DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____, GREG VONCANNON, 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 _____, SEAL *

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ 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 CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS-STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR #1501

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 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 29TH DAY OF _____, AUGUST _____, 20____.

REGISTERED LAND SURVEYOR #1501

DATE

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

CITY TAX CLERK

DATE

KNOX COUNTY TRUSTEE

DATE

ZONING
ZONING SHOWN ON OFFICIAL MAP _____ C-H-2

ZONING REPRESENTATIVE

DATE

ADDRESSING DEPARTMENT CERTIFICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE OR KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

ADDRESSING REPRESENTATIVE

DATE

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

ENGINEERING DIRECTOR

DATE

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS
(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.

HUFFAKER-DIAMOND II PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP BY RAY HUFFAKER

DATE

HUFFAKER FAMILY PARTNERSHIP, A TENNESSEE PARTNERSHIP BY RAY HUFFAKER

DATE

GREG VONCANNON

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 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 WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER(HALLSDALE-POWELL)

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UTILITY PROVIDER(HALLSDALE-POWELL)

DATE

CITY-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 BEEN ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS PLAT, AND OTHER BOUNDARY LINES AS NOTED.

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

DATE

WATER(HALLSDALE-POWELL)

DATE

SEWER(HALLSDALE-POWELL)

DATE

ELECTRIC(KUB)

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DATE

TELEPHONE(AT&T)

DATE

CABLE TELEVISION(COMCAST)

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OWNER CERTIFICATION ON RELEASE OF EASEMENTS
(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 THE PLAT BEFORE DIGGING OR CONSTRUCTING ANY BUILDING OR STRUCTURE.

HUFFAKER-DIAMOND II PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP BY RAY HUFFAKER

DATE

HUFFAKER FAMILY PARTNERSHIP, A TENNESSEE PARTNERSHIP BY RAY HUFFAKER

DATE

MARK TROUTT

DATE

GREG VONCANNON

DATE

PLANNING STAFF 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 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.

SIGNATURE

DATE



