

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.

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_\_

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.

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

SANITARY SEWER

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 \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

NO EASEMENTS TO RELEASE: RLS CERTIFICATION

THIS IS TO CERTIFY THAT THERE ARE NOT RECORDED DRAINAGE EASEMENTS OR UTILITY EASEMENTS ON LOT LINE(S) BEING ELIMINATED ON THIS SUBDIVISION PLAT. DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

CITY OF KNOXVILLE ENGINEERING DEPARTMENT

THE KNOXVILLE ENGINEERING DEPARTMENT HEREBY APPROVES THIS PLAT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENGINEERING DIRECTOR \_\_\_\_\_

ZONING VARIANCES APPROVED ON OCTOBER 19, 2017

- 1. REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK ON ARTHUR STREET FROM 25 FT. TO 0 FT. PER ARTICLE 4, SECTION 2.2.4.D.1.
2. REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK ALONG MCGHEE STREET FROM 25 FT. TO 0 FT. PER ARTICLE 4, SECTION 2.2.4.D.1.
3. REDUCE THE MINIMUM REQUIRED NORTH SIDE YARD SETBACK FROM 20 FT. TO 0 FT. PER ARTICLE 4, SECTION 2.2.4.D.2.C.
4. REDUCE THE MINIMUM WEST SIDE YARD SETBACK FROM 20 FT. TO 14.3 FT. PER ARTICLE 4, SECTION 2.2.4.D.2.C.
5. INCREASE THE MAXIMUM PERMITTED LOT COVERAGE FROM 35% TO 59.27% PER ARTICLE 4, SECTION 2.2.4.D.4.

MPC SUBDIVISION VARIANCES APPROVED ON NOVEMBER 9, 2017

- 1. TO REDUCE THE REQUIRED INTERSECTION RADIUS AT ARTHUR STREET AND MCGHEE AVENUE FROM 75' TO 0'.
2. TO REDUCE THE REQUIRED UTILITY AND DRAINAGE EASEMENT ALONG BOTH RIGHT OF WAYS FROM 10' TO 0'.
3. TO REDUCE THE REQUIRED UTILITY AND DRAINAGE EASEMENT ALONG THE NORTHERN BOUNDARY LINE FROM 5' TO 0' UNDER THE EXISTING STRUCTURE.
4. TO REDUCE THE REQUIRED RIGHT-OF-WAY WIDTH OF ARTHUR STREET FROM 25' TO 20' FROM THE CENTERLINE TO THE BOUNDARY LINE.
5. TO REDUCE THE REQUIRED RIGHT-OF-WAY WIDTH OF MCGHEE AVENUE FROM 25' TO 20' FROM THE CENTERLINE TO THE BOUNDARY LINE.

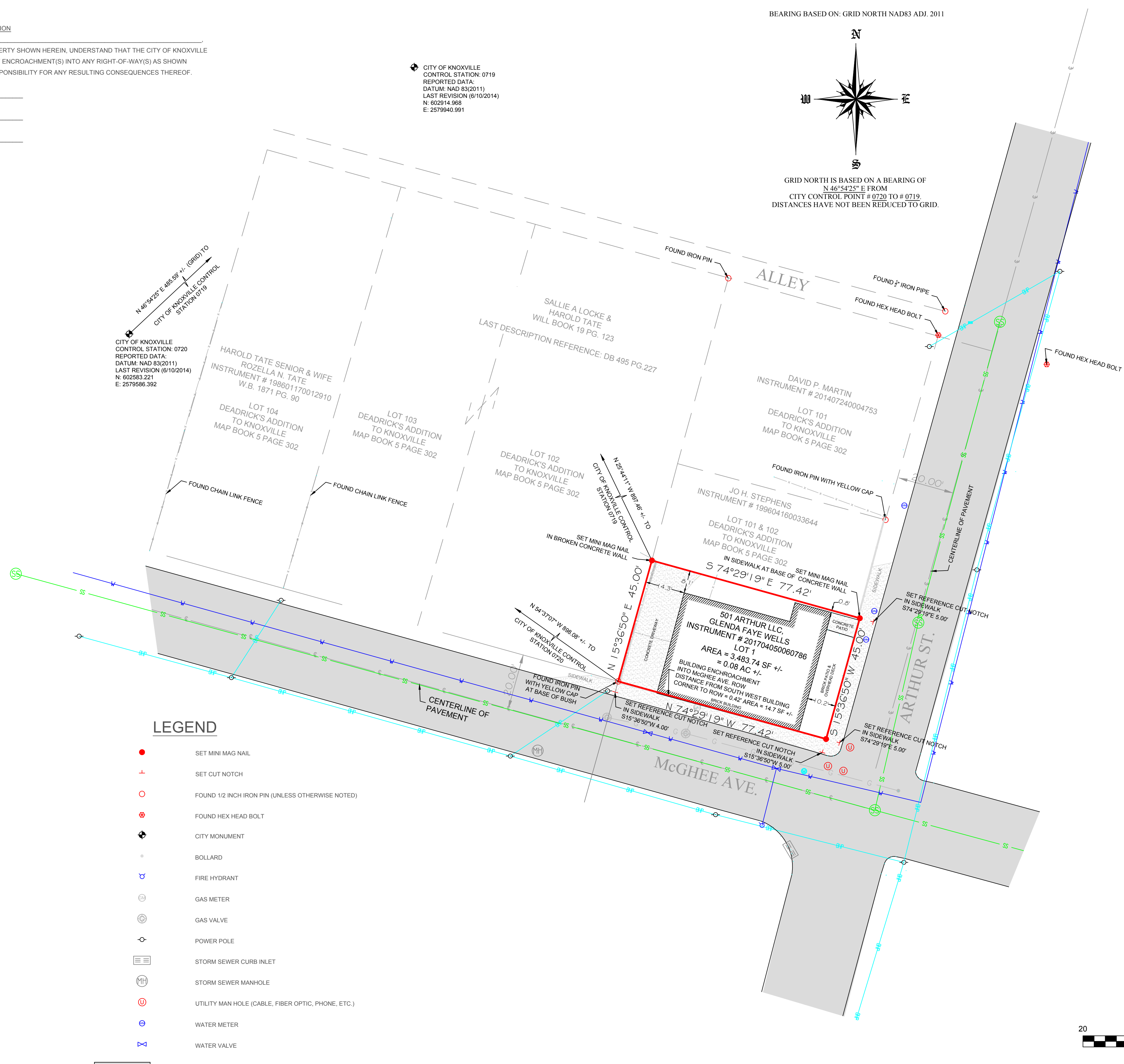
RIGHT-OF-WAY ENCROACHMENT CERTIFICATION

(I, WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, UNDERSTAND THAT THE CITY OF KNOXVILLE IS NOT APPROVING THE PROJECTION OF ANY ENCROACHMENT(S) INTO ANY RIGHT-OF-WAY(S) AS SHOWN HEREON, AND THAT (I, WE) ACCEPT FULL RESPONSIBILITY FOR ANY RESULTING CONSEQUENCES THEREOF.

SIGNATURE \_\_\_\_\_

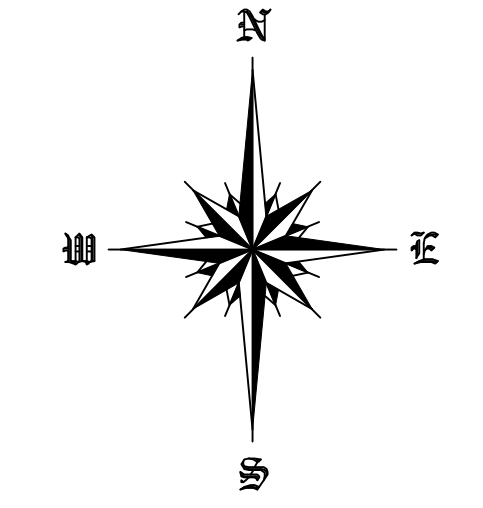
SIGNATURE \_\_\_\_\_

SIGNATURE \_\_\_\_\_



LEGEND table with symbols and descriptions: SET MINI MAG NAIL, SET CUT NOTCH, FOUND 1/2 INCH IRON PIN, FOUND HEX HEAD BOLT, CITY MONUMENT, BOLLARD, FIRE HYDRANT, GAS METER, GAS VALVE, POWER POLE, STORM SEWER CURB INLET, STORM SEWER MANHOLE, UTILITY MAN HOLE, WATER METER, WATER VALVE, ASPHALT PAVING, CONCRETE PAVING, CONCRETE BLOCK WALL, CENTER LINE (BASED ON FACE OF CURB LOCATION), CHAIN LINK FENCE LINE, GAS LINE, OVERHEAD POWER LINES, SANITARY SEWER, WATER LINE BETWEEN METERS.

BEARING BASED ON: GRID NORTH NAD83 ADJ. 2011



GRID NORTH IS BASED ON A BEARING OF N 46°54'25" E FROM CITY CONTROL POINT # 0720 TO # 0719. DISTANCES HAVE NOT BEEN REDUCED TO GRID.

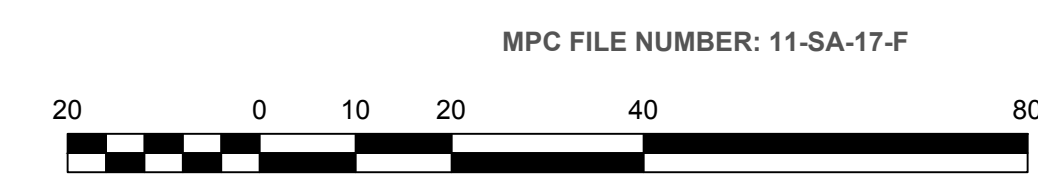
CITY OF KNOXVILLE CONTROL STATION: 0719 REPORTED DATA: DATUM: NAD 83(2011) LAST REVISION (6/10/2014) N: 602914.968 E: 2579940.991



SURVEY NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENT 2011 BY TRAVERSE THROUGH THE CITY OF KNOXVILLE CONTROL POINTS 0719 AND 0720. THE LAST REVISION TO THE KNOXVILLE CONTROL STATIONS 0719 & 0720 WERE RECORDED ON 6/11/2014.
2. DISTANCES SHOWN ARE GROUND DISTANCES. EXCEPT THE DISTANCE BETWEEN KNOWN CITY OF KNOXVILLE CONTROL STATIONS.
3. THE PURPOSE OF THIS DRAWING IS TO PLAT A PREVIOUSLY SUBDIVIDED PARCEL. THE CURRENT DEED IS DESCRIBED IN WARRANTY DEED FROM JOHN MICHAEL ELLIOTT, UNMARRIED, TO 501 ARTHUR LLC, AS RECORDED IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE, INSTRUMENT NUMBER 201704050060786.
4. 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 47093C0281G AND HAS A REVISED DATE OF AUGUST 5, 2013.
5. THE LOTS SHOWN HEREON ARE PART OF THE DEADERICK'S ADDITION TO KNOXVILLE TENN. PLAT AS RECORDED IN CABINET A, SLIDE 179A INSTRUMENT NUMBER 18831205000000. THIS PLAT WAS PREVIOUSLY RECORDED AS MAP BOOK 5 PAGE 302, IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. IT WAS DETERMINED THAT LOT 100 AND 101 AS SHOWN ON THE SAID DEADERICK'S ADDITION TO KNOXVILLE TENN. WAS RE-SUBDIVIDED INTO LOT 101 AS SHOWN IN THE LOWER RIGHT HAND CORNER OF THE SAME PLAT. LOT LINE 100/101 WAS ABANDONED AT THIS TIME. ALL MONUMENTS FOUND WERE HONORED FOR THEIR LOCATION, UNLESS OTHERWISE NOTED.
7. THE SUBJECT BOUNDARY SHOWN HEREON IS ZONED "C-1H-1". THIS BOUNDARY IS SUBJECT TO ALL APPLICABLE RESTRICTIONS, BUILDING SET BACK LINES AND EXISTING EASEMENTS OR RIGHT-OF-WAYS OF RECORD.
9. 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.
10. THERE SHALL BE A 5 FOOT UTILITY AND DRAINAGE EASEMENT ON ALL INTERIOR LOT LINES AND A 10 FOOT UTILITY AND DRAINAGE EASEMENT ON ALL EXTERIOR LOT LINES AND ALONG ALL RIGHTS OF WAY EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE.
11. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING 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.
12. 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.
13. THE PROPERTY OWNER, PROPERTY ADDRESS AND KNOX COUNTY PARCEL ID NUMBER: 094FH01101 - 501 ARTHUR LLC, 501 ARTHUR STREET, KNOXVILLE TN, 37921
14. THIS SURVEY IS CERTIFIED TO: CHRISTOPHER BLACK, 1013 OAK STREET, KNOXVILLE, TN 37921

DRAFT



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 1:281.559. 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 07/28/2017. THE MONUMENTS SHOWN WERE LOCATED AND OR SET ON OR BEFORE THIS DATE.

Adam Schmeing, RLS 2927 ADAM SCHEMEING LAND SURVEYING 6619 CROSSGATE DRIVE KNOXVILLE, TENNESSEE 37912



FINAL PLAT OF THE OLD BRADLEY STORE DISTRICT 04, CITY BLOCK 09104, WARD 09 KNOX COUNTY, TENNESSEE. CHRISTOPHER BLACK 1013 OAK STREET KNOXVILLE, TN 37921. ADAM SCHEMEING LAND SURVEYING SURVEYING THE PAST FOR A BETTER FUTURE 6619 CROSSGATE DRIVE KNOXVILLE, TN 37912 859.331.2601. SCALE 1" = 20' DATE: 11/10/17 17007