CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	NOTES					ب ک
(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	1. PURPOSE OF PLAT: ESTABLISH LOT OF RECORD FOR PARCEL 082AD002. 1.1. TOTAL AREA: 10,431 SQ.FT. OR 0.239 ACRES			N I		(G, LLC)
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.	2. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL			IN A	3	APPIN 37
Owner(s) Printed Name:	PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON				(ELD	B M/ ✓ille, J
Signature(s):	THE SURVEY.				LE V	RVEY Knoxy
Date: CERTIFICATE OF NOTARY	ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE. TORROUND ADVIAGOS OF THIS SUBJECT DESCRIPTION AND DATA WAS			Ê	B SITE RESONANT	SU SU SU SU SU SU SU SES 2.2
State of TENNESSEE, County of KNOX	3.1. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN OCTOBER 21, 2023, UTILIZING TRIMBLE R12 & R12i DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE FIXED			83(20	SITE CARS	aize D
On thisday of, 20	STATION(S) WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD83(2011), GEOID 12B.			NAN		16 M8
Before me personally appeared to me known to be the person described in, and who executed	4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS			0 5 10 20 30		2
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.	DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0281G, DATED 8/5/2013.			GRAPHIC SCALE		
	5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.			1" = 10'	EZELL 31	U &
	6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE				AVE III AVE	, LL(#108
My Commission expires, 20	EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR				CECIL	FAL KY CIF
Zoning Shown on Official Map	EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION					API UNTF TN 37
Date	ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10)				↑ N	K C. D CO ILLE,
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM-MINOR SUBDIVISIONS	WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.				VICINITY MAP	REE NAN VOXV
This is to certify that the subdivision shown hereon is approved subject to the installation of public	7. REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING -ST REETS AND PRIVATE RIGHTS-OF-WAY				NOT TO SCALE	U NOT
sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.	(INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND			5/8" IR(N)		SUI 8913
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.	ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. 8. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX				\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
Utility Provider:	COUNTY, TENNESSEE (ROKC).	/ J ASPHALT	(8)			
Authorized Signature for Utility: Date:	8.1. DEED REFERENCE(S): INSTRUMENT NO. 202309220015673 8.2. PLAT REFERENCE(S): PLAT BOOK 22, PAGE 105/CABINET C, SLIDE 39B		(082AD002) RYAN & KARAH DEPUE			▋
OWNER CERTIFICATION OF PUBLIC SEWER AND WATER SERVICE-MINOR SUBDIVISIONS	9. SURVEY FIELD DATA COLLECTED ON OCTOBER 21, 2023.		INST. NO. 201906050071876	16		
(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.	10. SURVEYOR: LEAH M. METCALF					
Owner(s) Printed Name:	7016 MAIZE DRIVE KNOXVILLE, TN 37918					$[\ \ \ \ \ \ \ \ \ \ $
Signature(s):	(865) 248-2424 11. OWNER(S): SUN CREEK CAPITAL, LLC		146.41			$[\ \ \ \ \ \ \ \ \ \ $
Date: CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM-MINOR SUBDIVISIONS	8913 TOWN AND COUNTRY CIR #1099 KNOXVILLE, TN 37923	/	-c.16"E			$[\ \ \ \ \ \ \ \ \ \ $
This is to certify that the subdivision shown hereon is approved subject to the installation of a public	915-504-1071		N65°55		CITRUS STREET (50' PUBLIC R/W) 89.00' 89.00'	$ \blacksquare \hspace{.1cm} \hspace{.1cm}$
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	12. SUBJECT PROPERTY IS CURRENTLY ZONED "RN-4": GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY	// 86° / //				$ \blacksquare \hspace{.1cm} \hspace{.1cm}$
system in the vicinity of the lot(s) and to pay for the installation of the required connections. Utility Provider:	PLANNING SERVICES: 865-215-2500.	GRAVEL GRAVEL	ZER THIS PLA'		ELC STR	▋
Authorized Signature for Utility:	20	7 4 SEN.	DEMOVED PER		CRET	
ADDRESSING DEPARTMENT CERTIFICATION	VIRGINIA & VIC BYRD		INVETO BE KE			
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.	GREENFIELD ADDITION		TOLL	$\binom{7}{7}$ $\binom{7R}{1}$		
Signed:Date:	CABINET B, SLIDE 147A			(082AD002)		
CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING		PERMANENT UTILITY EASEMENT PER INST. NO. 200403090084030		SUN CREEK CAPITAL, LLC INST. NO. 202309220015673		I
The Knoxville Department of Engineering hereby approves this plat on this the day of, 20	— — — — — 1/2"IR(0)	7 EN WST. NO. 200403030004030		10,431 SQ. FT.±	12	
				OR 0.239 ACRES±		
Engineering Director	(21) RN-2	FÉNCE LINES NZ10				F
PLANNING STAFF APPROVAL FOR RECORDING- FINAL PLAT This is to certify that the subdivision plat shown berean has been found to comply with the Subdivision	STACY NICKELL	// °01'44"W				MES O
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	GREENFIELD ADDITION	N77°07'44"W 46.25" x 1/2"IR(0)				$\begin{array}{ c c c c c c c c c c c c c c c c c c c$
the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of <i>Tennessee Code, Annotated,</i> 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	CABINET B, SLIDE 147A	1/2"IR(O)			MAG NAIL(O)	NEST OF THE PROPERTY OF THE PR
effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.	3-100				=	
Signed:Date: TAXES AND ASSESSMENTS		<i>1</i>				TC D PAF NO.
This is to certify that all property taxes and assessments due on this property have been paid.				WATER LINE AND	N: 612813.36 E: 2587706.13	
City Tax Clerk: Signed: Date:		(082AD00301)	LATION FO	OR WATER, PG 89	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	FI FI OUF COUF
Knox County Trustee Signed: Date:		RYAN & KARAH DEPUE INST. NO. 201906050071876	DI ANKET RESERVATION PI	EN D.		
CERTIFICATION OF ACCURACY OF SURVEY		// / / / / / / / / / / / / / / / / / / /	BLANKET RESERVATION FO SEWER ATTACHMENT P	150.00°	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
I hereby certify that this is a Category I 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	Ĭ,	/ / \	573	3°42'34 **	# <u></u>	
current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.		GRAVEL S		(082AD003)		15 15 16 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
REGISTERED LAND SURVEYOR: LEAH M. METCALF (SEE STAMP & SIGNATURE BELOW) TENNESSEE LICENSE No.: 3430		<i> </i>		CURTIS THAMES	\	N 08%
DATE: CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKER, MONUMENTS AND BENCHMARKS SET				RESUB OF PART OF LOT 6 W.M.		MAF 161
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				McNEELY ADDITION INST. NO. 201803090053245	LEGEND	$\begin{bmatrix} V & V & V \\ V & V \\ V & V \\ V & V \end{bmatrix}$
statements conform, to the best of my knowledge, to all applicable provisions of the <i>Knoxville-Knox</i> County Subdivision Regulations except as has been itemized, described and justified in a report filed		5/8" IR(N)			PARCEL NO. (xx)	IJS I
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 day of, 20		ORIGINAL LOT LINE			LOT NO.	
REGISTERED LAND SURVEYOR: LEAH M. METCALF	./				IRON ROD (OLD) PON ROD (SET)"ATLAS SURV. 81 MAD" REPORT ROD (SET) "ATLAS SURV. 81 MAD"	
TENNESSEE LICENSE No.: 3430 DATE:					RON ROD (SET)"ATLAS SURV & MAP" MAG NAIL (OLD) MAG NAIL(O)	
					PROPERTY ADJOINER LINE — — — —	
					PROPERTY LINE	
					FENCE LINE — X — X —	
					OVERHEAD POWER LINE ————————————————————————————————————	
					UTILITY POLE ← GUY ANCHOR ←	DATE
					SANITARY SEWER MANHOLE	OCTOBER 31, 2024 PROJECT NUMBER
					WATER METER W	231042
					WATER VALVE	SHEET NUMBER 1 OF 1