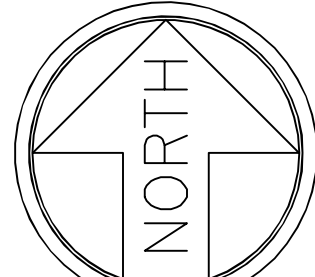
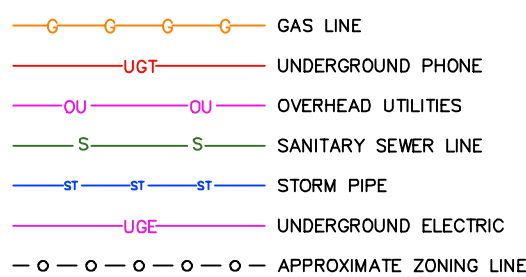
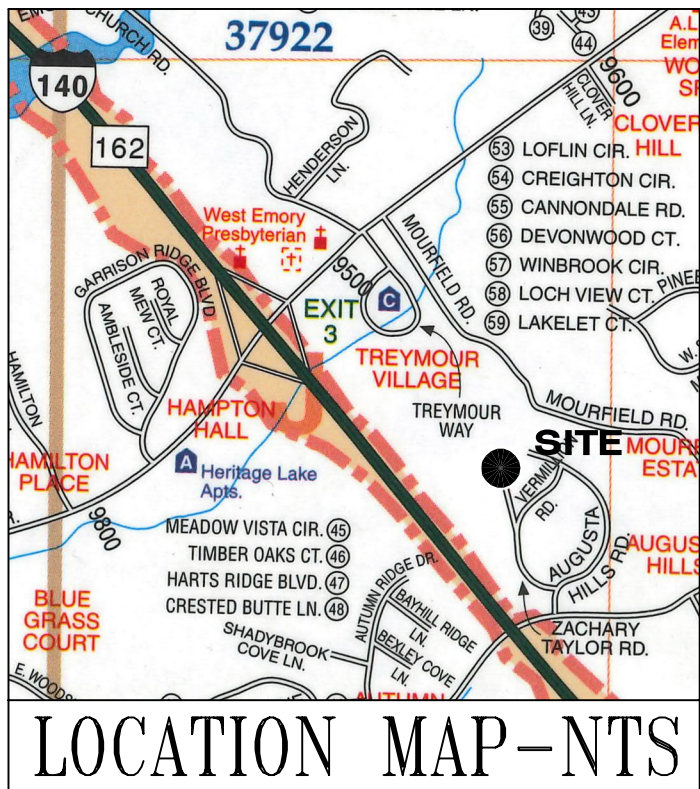


LINE	BEARING	DISTANCE
L1	E45°37'18" BROXT	12.53'
L2	N11°53'16"E	20.10'
L3	N20°23'11"W	26.28'
L4	N26°16'00"W	34.86'
L5	N15°36'16"W	40.48'
L6	N14°12'14"W	63.74'
L7	N20°52'14"W	51.95'
L8	N34°33'32"W	75.35'
L9	N40°49'19"W	48.03'
L10	N70°13'23"W	40.09'
L11	N60°55'15"W	62.01'
L12	N47°17'29"W	40.49'
L13	N62°05'29"W	149.95'
L14	N36°59'32"W	31.55'
L15	N12°15'43"W	144.99'
L16	N14°46'24"W	51.49'
L17	N74°04'23"E	9.32'



TN NAD83(2011)
Positional accuracy: CM
GPS Field procedure: RTK
Date of survey: 4/6/2022
Datum/Epoch: NAD83(2011)/2010
Published/Fixed-control use:
TIDT CORR. (TNIA)
LAT 35 56 53.51756 N
LONG 84 10 00.37632 W
Geoid Model: 18
Equipment: CARLSON BRX7 DUAL BAND
Portion of survey GPS used: Boundary.
Relative positional accuracy < 0.1'.
GPS Scale: 0.99991157
GPS Scale Factor:
N566139.4922 E2534934.7504 USFT



LEGEND

- 1/2" IRON PIN SET
- FND. IRON CORNER
- 1/2" IRON PIN OR AS NOTED
- GAS VALVE
- TRANSFORMER
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- PROPANE TANK
- CURB INLET
- UTILITY POLE
- WATER METER
- IRRIGATION VALVE
- PHONE BOX

- NOTES:
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEED AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
 - SUBJECT TO UTILITY AND DRAINAGE EASEMENTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
 - DEED 20191018-0026873.
 - AS TO EASEMENT TRACTS: DEEDS 20180620-0075668 (TAYLOR), 20171027-0026866 (CHURYUK).
 - PROPERTY IS ZONED RA. SETBACKS ARE PER ZONING.
 - 1-Lot CONTAINING 1.000 ACRES (0.719 ACRES EXCLUDING EASEMENT AREA).
 - THE EXISTING ACCESS EASEMENT IS BEING CONVERTED TO A PRIVATE RIGHT-OF-WAY BY THIS PLAT. THE PRIVATE RIGHT-OF-WAY TERMINATES AT THE NORTH END OF LOT 5R. IF OTHER LOTS TO THE NORTH OF LOT 5R ARE ADDED, THE REMAINING PORTION OF THE PRIVATE R.O.W. MUST COME INTO COMPLIANCE WITH KNOX COUNTY SUBDIVISION STANDARDS.

- PRIVATE RIGHT-OF-WAY NOTES:
- PRIVATE RIGHT-OF-WAY IS A PRIVATE ROAD AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE OR KNOX COUNTY.
- PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT FOUND IN
- PRIVATE RIGHT-OF-WAY IS TO HAVE A MIN. 10' MINIMUM AND 16' MAXIMUM PAVED SURFACE.
- PRIVATE RIGHT-OF-WAY WILL ALSO FUNCTION AS A UTILITY EASEMENT.
- THE PRIVATE RIGHT-OF-WAY WILL SERVE 6 OR MORE LOTS.
- SIGHT DISTANCE REQUIREMENT IS NOT APPLICABLE SINCE THE PRIVATE RIGHT-OF-WAY INTERSECTS THE TERMINUS OF A DEAD-END STREET.

- VARIANCES REQUIRED:
- ALLOW A PAVED SURFACE OF 10'-16' INSTEAD OF THE REQUIRED 20'.
 - RIGHT OF WAY WIDTH OF 25'-FEET INSTEAD OF THE REQUIRED 40' (EASEMENT IS EXISTING).
 - MAXIMUM GRADE OF 18 PERCENT INSTEAD OF THE REQUIRED 12 PERCENT (EXISTING EASEMENT AND DRIVEWAY).
 - MAINTENANCE AGREEMENT IN LIEU OF ESTABLISHING A HOMEOWNER'S ASSOCIATION.
 - EXISTING CONDITIONS INSTEAD OF MEETING THE REQUIREMENTS FOR A PUBLIC STREET.
 - WAIVER OF REQUIREMENT FOR A TURN-AROUND AS THE RIGHT-OF-WAY CONNECTS TO TWO PUBLIC STREETS.

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.

Owner(s) Printed Name:

ROBERT A. TURNER	DATE
JESSICA TURNER	DATE
VALENTIN CHURYUK	DATE
TANYA CHURYUK	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.

Owner(s) Printed Name:

ROBERT A. TURNER	DATE
JESSICA TURNER	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: _____

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 in 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 Knoxville-Knox County Register of Deeds. Pursuant to Section 13-3-405 of the 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 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 _____

SUBSURFACE SEWAGE DISPOSAL SYSTEM

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems, and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.

Knox County Health Department _____ Date _____

Knox County Property Assessor _____ Date _____

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 Administrative Rules of the Planning Commission, and these regulations.

Signed _____ Date _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
The Knoxville Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20____.

Engineering Director _____

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:10,000 or better as shown hereon. This survey meets the minimum standards for the State of Tennessee.

This is to certify that the described property is NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.
MAP NO. 4709300380F ZONE: X
EFFECTIVE: 5/2/2007



OWNERS
PLATTED LOT AND GRANT OF EASEMENTS:
ROBERT A. & JESSICA TURNER
1440 ZACHARY TAYLOR RD
KNOXVILLE TN 37922
865.742.2587
GRANT OF DRAINFIELD EASEMENT:
(PARCEL 144 03716)
VALENTIN & TANYA CHURYUK
1466 ZACHARY TAYLOR RD
KNOXVILLE TN 37922
865.742.2587

FINAL PLAT OF
RESUB. OF PART OF LOT 5
MORNINGSIDE FARMS

PLAT REF: 20141216-0032912
PARCEL(S): P/D 144 03703
COUNTY/DISTRICT: KNOX/6
CITY: N/A

SCALE: 1"=40'
REV. 4/6/2023
DATE: 7/14/2022

Ned D. Ferguson, R.L.S.
205 Lamar Avenue
Clinton, Tn. 37716
Phone: (865) 689-6169
Fax: (888) 232-8718 Toll Free

Professional Land Systems
www.PLSurvey.com

When you need to know, knowing is our business.