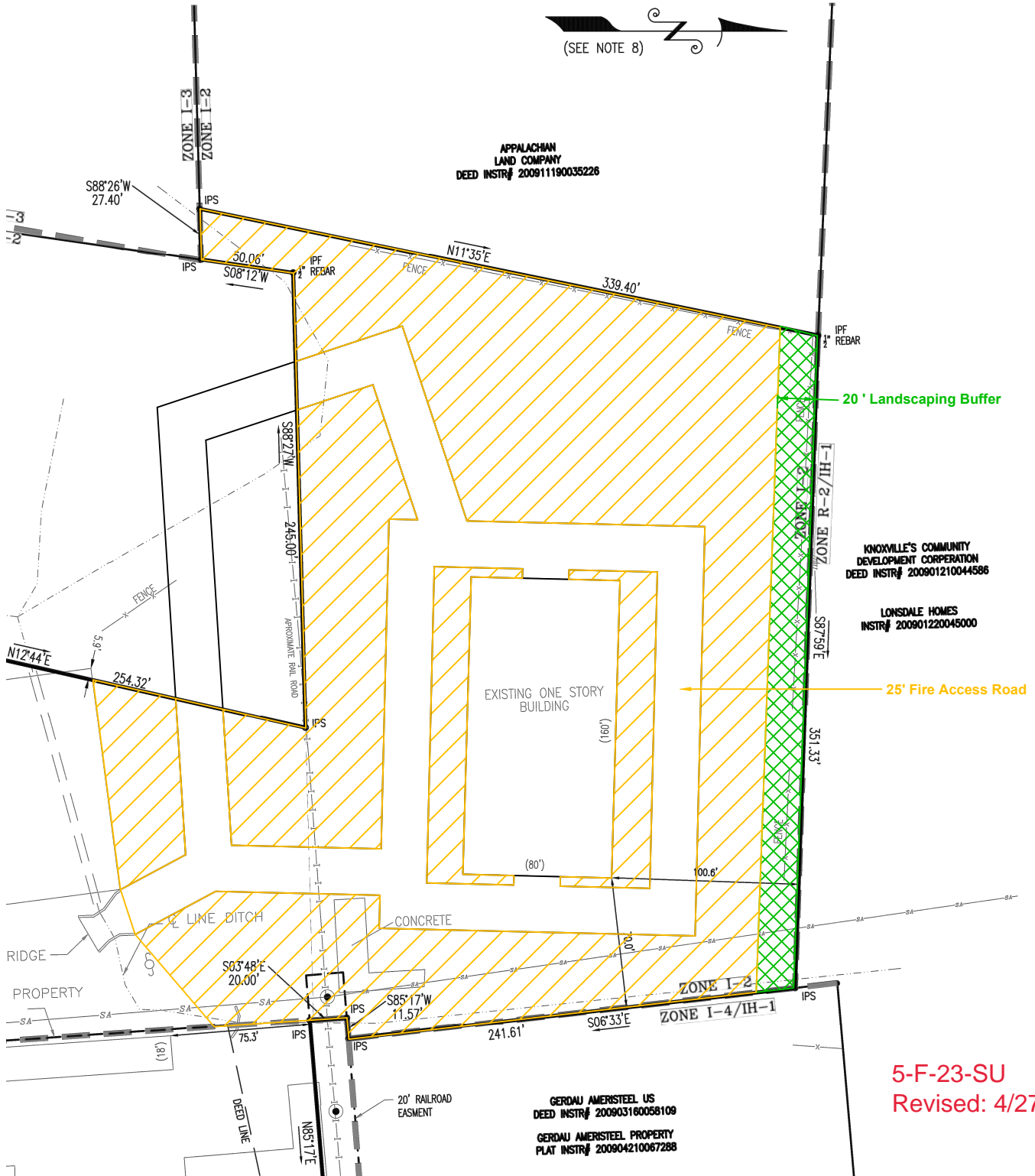
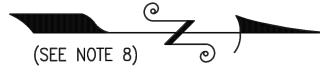
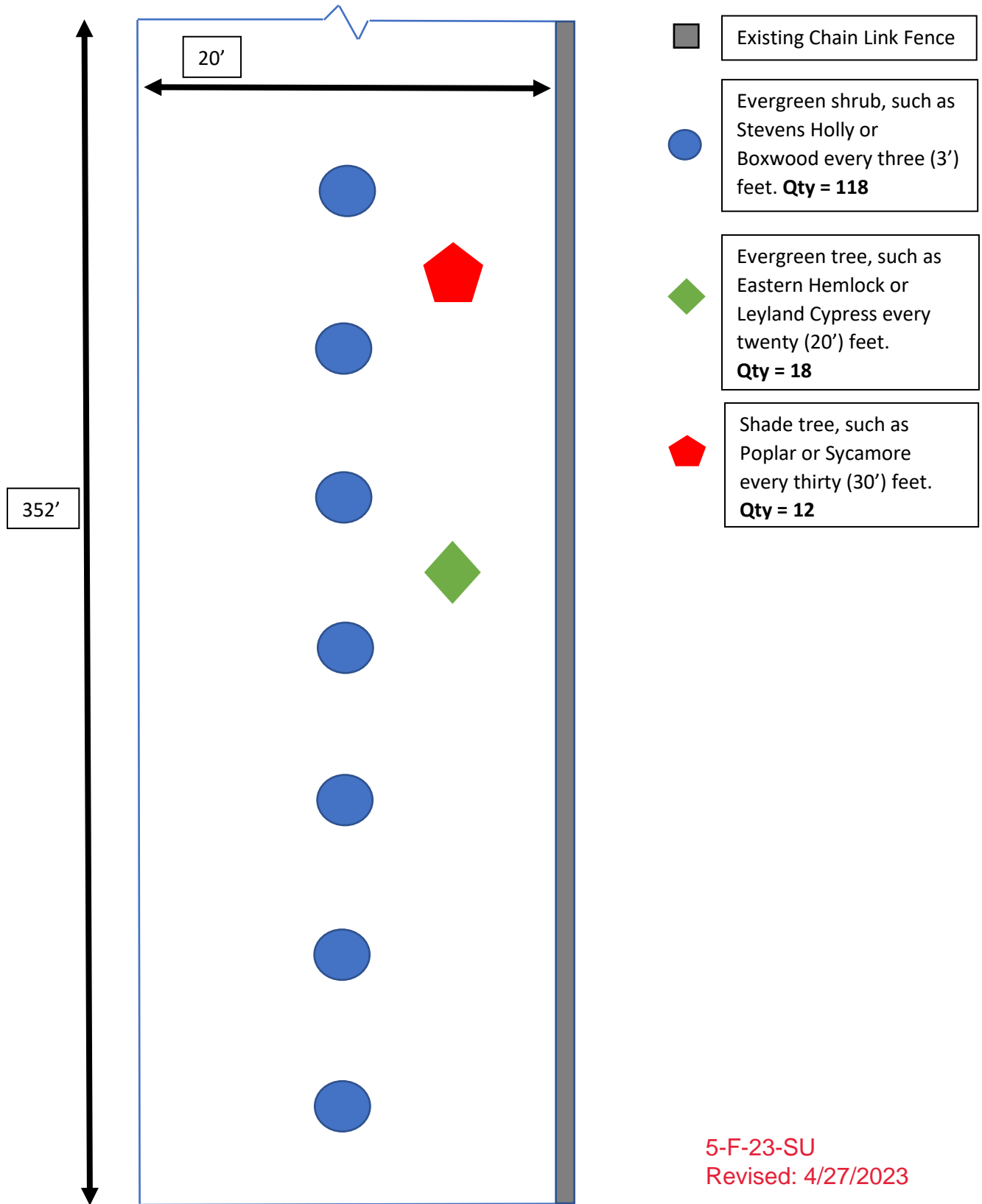


 STORAGE AREA
 LANDSCAPE BUFFER



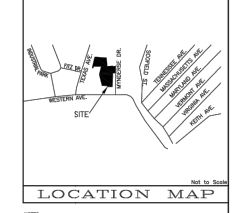
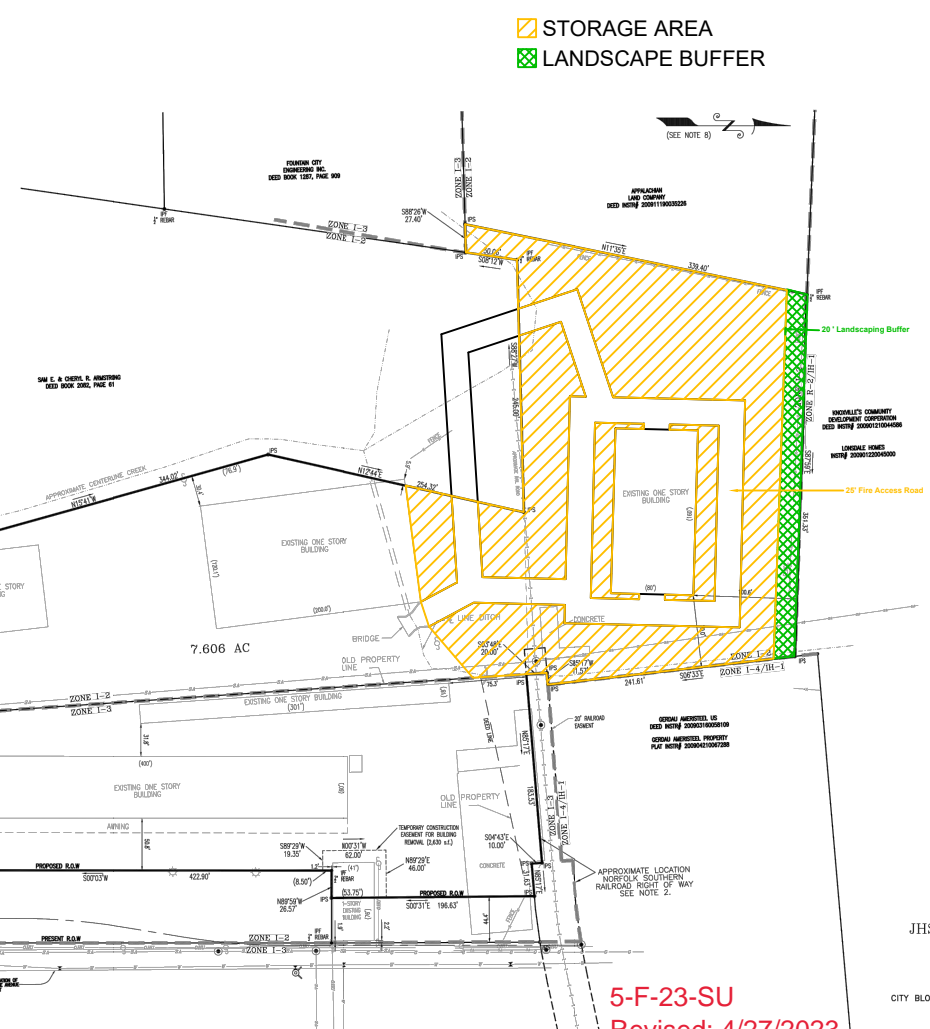
Landscape Buffer design for Knoxville-Knox County Planning and Zoning Department
REF: APPENDIX B – ZONING CODE, ARTICLE 12, Subsection 12.8 Buffer Yards, Class B Buffer



5-F-23-SU
Revised: 4/27/2023

CERTIFICATE OF OWNERSHIP AND GENERAL INFORMATION
 I, JHS LIMITED PARTNERSHIP, THE UNDERSIGNED (OWNER) OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THE PLAT OF THE PROPERTY SHOWN HEREON IS THE PROPERTY OF THE UNDERSIGNED AS SHOWN ON THE PLAT.
 STATE OF TENNESSEE, COUNTY OF KNOX
 ON THIS _____ DAY OF _____ 20____
 BEFORE ME APPEARING PERSONALLY, AND WHOSE IDENTITY TO ME APPEARS TO BE THE PERSON NAMED ABOVE AND WHOSE SIGNATURE IS THE SAME AS HIS FILED AND NOTED SIGNATURE.
 WITNESSE BY ME AND KNOX COUNTY, THIS THE _____ DAY AND YEAR ABOVE WRITTEN.
 MY COMMISSION EXPIRES _____ MONTH
 ZONING SHOWN ON OFFICIAL MAP _____
 DATE _____ BY _____

CITY OF KNOXVILLE ENGINEERING DIVISION
 THE KNOXVILLE ENGINEERING DIVISION HEREBY APPROVES THIS PLAT ON THIS _____ DAY OF _____ 20____.
ENGINEERING DIRECTOR
 THIS IS TO CERTIFY THAT THE SUPERVISION SIGNATURE IS APPROVED SUBJECT TO THE APPLICATION OF GOVERNING ORDINANCES AND REGULATIONS AND THAT THE INFORMATION CONTAINED HEREIN SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 DATE _____ KNOX COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE KNOX COUNTY ENGINEERING DIVISION. I AM NOT PROVIDING ANY PROFESSIONAL OPINION OR GUARANTEE OF ACCURACY OR LIABILITY TO ANY PARTY OTHER THAN THE CLIENT. I AM NOT PROVIDING ANY PROFESSIONAL OPINION OR GUARANTEE OF ACCURACY OR LIABILITY TO ANY PARTY OTHER THAN THE CLIENT.
 REGISTERED LAND SURVEYOR
 TENNESSEE LICENSE NO. _____
CERTIFICATE OF APPROVAL FOR RECORDING
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION RECORDS OF KNOXVILLE, TENNESSEE, AND THAT THE SUBDIVISION PLAT IS IN ACCORDANCE WITH THE KNOX COUNTY HEALTH DEPARTMENT AND THE KNOX COUNTY ENGINEERING DIVISION. THE KNOX COUNTY ENGINEERING DIVISION HAS REVIEWED AND APPROVED THIS PLAT AND THE RESULTS OF THE KNOXVILLE ENGINEERING DIVISION REVIEW ARE SHOWN ON THIS PLAT.
 COMMISSIONER, PLAT THE _____ DAY OF _____ 20____.
 THIS IS TO CERTIFY THAT THESE ARE NO RECORDED CHARGES OR UTILITY CHARGES ON LOT (LAND) BEING ELIMINATED ON THIS SUBDIVISION PLAT.
 WITNESSE:
 DATE _____ SIGNATURE _____



- NOTES:**
1. THIS PLAT SHALL BE FILED WITH THE CITY OF KNOXVILLE AND THE KNOX COUNTY ENGINEERING DIVISION.
 2. RECORDED RIGHTS-IF ANY AS SHOWN ON MAP 1-4313 TR-12, KNOXVILLE, TENNESSEE COUNTY, LAST RECORDED NOVEMBER 20, 1981.
 3. IF ANY CHANGES AND CONSTRUCTION VARIATIONS ARE ALL EXTERIOR CHANGES TO THE PLAT, THE CHANGES MUST BE MADE IN THE CITY OF KNOXVILLE AND THE KNOX COUNTY ENGINEERING DIVISION BEFORE ANY CONSTRUCTION BEGINS. THE CHANGES MUST BE MADE IN THE CITY OF KNOXVILLE AND THE KNOX COUNTY ENGINEERING DIVISION BEFORE ANY CONSTRUCTION BEGINS.
 4. SANITARY SEWER ELEVATION OF 101.75' EACH SIDE OF SEWER AS INDICATED THEREON.
 5. THIS PROPERTY IS ZONED I-1, AND I-3.
 6. THIS PROPERTY COVERS 7.606 ACRES.
 7. THE EXISTING BUILDING HAS BEEN LOCATED FROM FIELD SURVEY. THE EXISTING BUILDING HAS BEEN LOCATED FROM FIELD SURVEY. THE EXISTING BUILDING HAS BEEN LOCATED FROM FIELD SURVEY. THE EXISTING BUILDING HAS BEEN LOCATED FROM FIELD SURVEY.
 8. IF ANY CHANGES AND CONSTRUCTION VARIATIONS ARE ALL EXTERIOR CHANGES TO THE PLAT, THE CHANGES MUST BE MADE IN THE CITY OF KNOXVILLE AND THE KNOX COUNTY ENGINEERING DIVISION BEFORE ANY CONSTRUCTION BEGINS. THE CHANGES MUST BE MADE IN THE CITY OF KNOXVILLE AND THE KNOX COUNTY ENGINEERING DIVISION BEFORE ANY CONSTRUCTION BEGINS.
 9. THE QUALITY OF WORK AND RIGHT OF WAY FOR THE EXISTING BUILDING IS THE RESPONSIBILITY OF THE OWNER. THE QUALITY OF WORK AND RIGHT OF WAY FOR THE EXISTING BUILDING IS THE RESPONSIBILITY OF THE OWNER.
 10. THE APPROVAL OF THIS PLAT DOES NOT IMPLY ANY OPINION OR GUARANTEE OF ACCURACY OR LIABILITY TO ANY PARTY OTHER THAN THE CLIENT. I AM NOT PROVIDING ANY PROFESSIONAL OPINION OR GUARANTEE OF ACCURACY OR LIABILITY TO ANY PARTY OTHER THAN THE CLIENT.

LEGEND

W/F	IRON PIN FOUND
W/S/P	RAIL ROAD SPIKE FOUND
W/P	IRON PIPE FOUND
W/P	POWER POLE
W/L	LIGHT POLE
W/S	SEWER MANHOLE
W/V	WATER VALVE
W/M	GAS VALVE
W/H	FIRE HYDRANT
W/G	GAS METER
W/B	ROLLTOP
W/F	FENCE LINE
W/L	GAS LINE
W/U	OVERHEAD UTILITIES LINE
W/A	ADJUNCTION LINE
W/B	BOUNDARY LINE
W/S	SEWER CENTER LINE
W/C	CENTER LINE



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
 I CERTIFY THAT THIS IS A CATEGORY SURVEY AND THE RESULTS OF THE ANALYZED SURVEY IS NOT LESS THAN 1:5000.
 REGISTERED LAND SURVEYOR
 TENNESSEE REG. NO. _____

FINAL PLAT FOR LOT 1 PROPERTY OF JHS LIMITED PARTNERSHIP MYNDRSE AVENUE
 TAX MAP 0944A - PARCELS 028 030, AND 031
 DISTRICT 5, KNOX COUNTY, TN. CITY BLOCK 19380, WARD 19, CITY OF KNOXVILLE, TN.

SCALE: 1" = 50' 04/20/17
 50 100

BATSON, HIMES, NORBYLL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERBELL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 288-6472
 FAX: (865) 588-6473
 emh@bhn-p.com

INSTR: 20081229040067

DEED REFERENCES:
PARCELS 1028
028 21607259
030 21607488
031 203221607218
032 21607518

5-F-23-SU
 Revised: 4/27/2023

CARBON RIVERS INC: File Number 5-F-23-SU

CERTIFICATE OF OWNERSHIP AND GENERAL RESOLUTION
 I, JHS LIMITED PARTNERSHIP, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY CERTIFY THAT THIS FINAL PLAT SUBMISSION AND RESOLVE THE SUBJECTS OF SAID FINAL PLAT OF RECORD AND HEREBY CERTIFY THAT I AM, BY AND BY THE CHOICE OF MYSELF AND MY PARTNERSHIP, AND AS PROPERTY OWNER(S) HAVE APPROVED THE FINAL PLAT OF RECORD AND HEREBY APPROVE EASEMENT AS SHOWN ON THIS PLAT.

SIGNATURE(S) _____
 DATE: _____

STATE OF TENNESSEE, COUNTY OF KNOX
 ON THIS _____ DAY OF _____, 20____,
 BEFORE ME PERSONALLY APPEARED _____ AND WHO EXECUTED TO ME KNOWING AND VOLUNTARILY, AND UNDERSTANDING THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY _____
 EXPIRES ON OFFICIAL MAP _____
 DATE: _____ BY: _____

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

SIGNED: _____ DATE: _____
 SIGNED: _____ DATE: _____
 ADDRESSING DEPARTMENT CERTIFICATION _____
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBMISSION NAME AND ALL OTHER INFORMATION TO THE KNOX/CARROLL COUNTY STREET NAME AND ADDRESSING DEPARTMENT, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: _____ DATE: _____

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

ENGINEERING DIVISION
 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
 CERTIFICATION OF FINAL PLAT - CONSTRUCTION COMPLETE

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 PLAN AND ACCOMPANYING INSTRUMENT DOCUMENTS AND EXHIBITS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOX/CARROLL COUNTY SUBDIVISION REGULATIONS. IF THIS INSTRUMENT HAS BEEN FILED WITH THE KNOX COUNTY REGISTER OF DEEDS, THE INSTRUMENT HAS BEEN FILED WITH THE KNOX COUNTY REGISTER OF DEEDS ON THE _____ DAY OF _____, 20____.

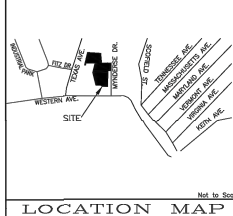
REGISTERED LAND SURVEYOR
 TENNESSEE CERTIFICATE NO. _____

CERTIFICATE OF APPROVAL FOR RECORDING
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND COUNTY ORDINANCES AND THE EXISTING OFFICIAL LAWS, WITH THE EXCEPTION OF ANY SPECIAL TERRITORIAL ORDINANCES. RECORDING THIS PLAT IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: _____ DATE: _____

THIS IS TO CERTIFY THAT THERE ARE NO RECORDED DRAINAGE OR UTILITY EASEMENTS ON LOT SHOWN BEING ELIMINATED ON THIS SUBDIVISION PLAT.

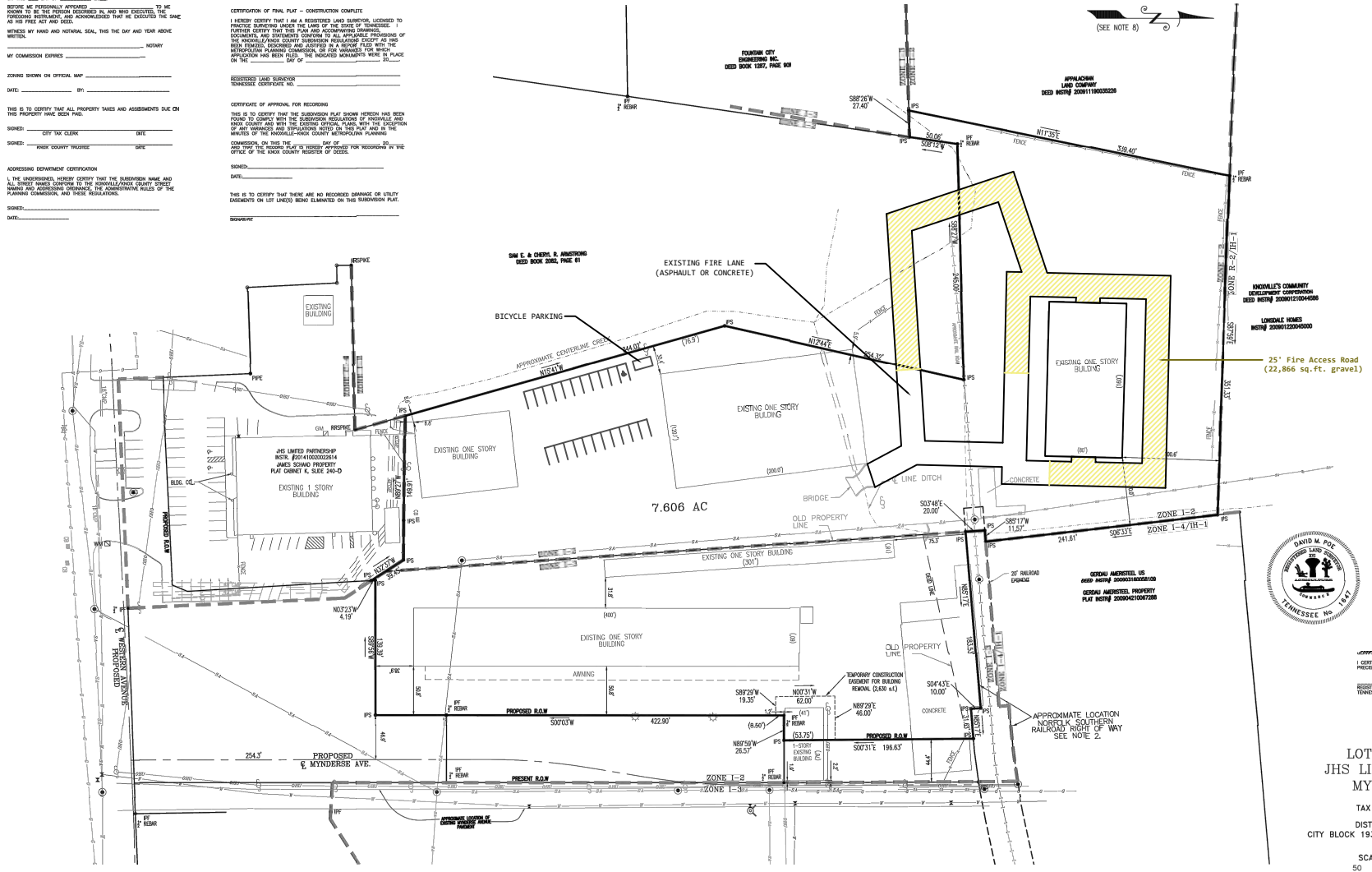
SIGNED: _____ DATE: _____



- NOTES:**
- IRON PINS FOUND (IF) SHOWN ON PLAT. ALL OTHERS SET BY SHARP. BRASS NAILS SHOWN ON PLAT.
 - PAVEMENT RIGHT-OF-WAY AS SHOWN ON MAP W-63/2 TITLED SOUTHERN RAILWAY COMPANY LAST REVISED DECEMBER 31, 1927.
 - 10' UTILITY DRAINAGE AND CONSTRUCTION EASEMENTS BEHIND ALL EXISTING LOT LINES AND ALONG ALL SIDES OF UTILITY DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL EXISTING LOT LINES WHERE APPLICABLE.
 - SANITARY SEWER EASEMENT OF 10' 1/2' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY IS ZONED I-2, AND I-2-1.
 - THIS PROPERTY COVERS 7.606 ACRES.
 - THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SUBDIVISION MAPS AND DOCUMENTS SHOW THE EXISTING UTILITIES SHOWN COMPLETELY UNLESS OTHERWISE NOTED OR OTHERWISE THE QUALITY OF THE EXISTING UTILITIES ALTHOUGH HE DOES CERTIFY THAT THE UTILITIES ARE ACCURATELY LOCATED FROM FIELD SURVEY INFORMATION AND RECORDS. HE DOES NOT WARRANT THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAT.
 - THE QUALITY OF ASPHALT AND RIGHT OF WAY FOR WESTERN AVENUE ESTABLISHED FROM PLAT # 1 OF 2007 CONSTRUCTION PLANS BEARING PROJECT NUMBER 09575000000000000000.
 - THIS PROPERTY INDICATES ONE OR MORE BOUNDARY ENCROACHMENTS. THIS INCLUDES ENCROACHMENTS BY THE FOLLOWING ADJACENT PROPERTY OWNERS: _____
 - THE APPROVAL OF THIS PLAT DOES NOT ADDRESS ANY ZONING OR SUBDIVISION REGULATIONS. THE SUBDIVISION REGULATIONS OR ZONING ORDINANCES GOVERN THE RECORDING STATUS OF THIS PLAT. THE SUBDIVISION REGULATIONS FROM THE BOARD OF ZONING APPEALS MAY BE RECORDED FOR LATER DATE FOR FURTHER APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

LEGEND

IF	IRON PIN FOUND
RF	RAIL ROAD SPIKE FOUND
WP	WATER VALVE
PP	IRON PIPE FOUND
PO	POWDER POLE
LP	LIGHT POLE
SM	SANITARY SEWER MANHOLE
WV	WATER VALVE
WM	WATER METER
FW	FIRE HYDRANT
GV	GAS VALVE
GM	GAS METER
BL	BOLLARD
FL	FENCE LINE
WL	WATER LINE
GL	GAS LINE
OL	OVERHEAD UTILITIES LINE
AL	ADJOURNER LINE
BL	BOUNDARY LINE
SL	SANITARY SEWER LINE
CL	CENTER LINE



5-F-23-SU
 Revised: 4/27/2023

WITNESSE OF OWNERSHIP AND AUTHORITY OF SURVEY
 I CERTIFY THAT THIS IS A CORRECT AND TRUE COPY OF THE ORIGINAL WHICH IS NOT LESS THAN 10.000

REGISTERED LAND SURVEYOR
 TENNESSEE REG. NO. _____

FINAL PLAT
 FOR
LOT 1 PROPERTY OF
JHS LIMITED PARTNERSHIP
MYNDERSE AVENUE
 TAX MAP 0944A, PARCELS 028
 030, AND 031
 DISTRICT 5, KNOX COUNTY, TN.
 CITY BLOCK 19380, WARD 19, CITY OF KNOXVILLE, TN.

SCALE: 1" = 50' 04/20/17
 50 25 0 20 100

INSTR: 200812290040067

DEED REFERENCES:	
PARCEL	DEED
028	2160/2909
030	2160/486
031	2160/7516
032	2160/7516

OWNER:
 JHS LIMITED PARTNERSHIP
 C/O PATRICK SCHAAD
 150 MAJOR REYNOLDS PLACE
 KNOXVILLE, TN 37919
 PHONE: (865) 637-2674

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERBELL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email:bhn@bnp.com