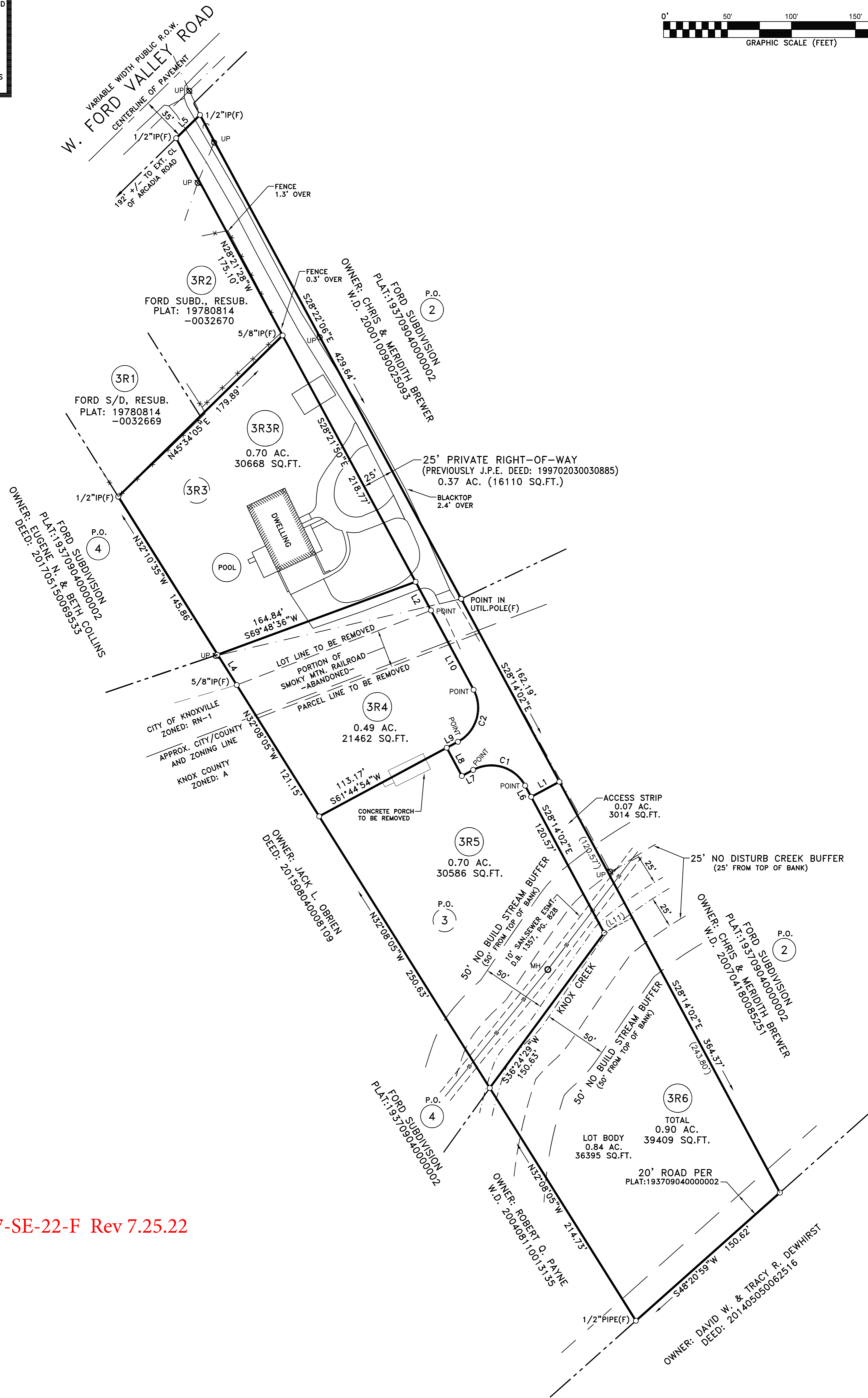


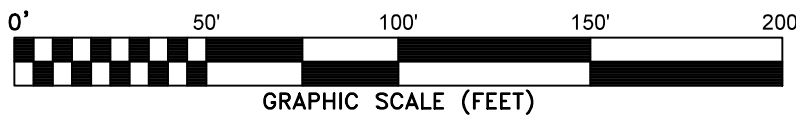
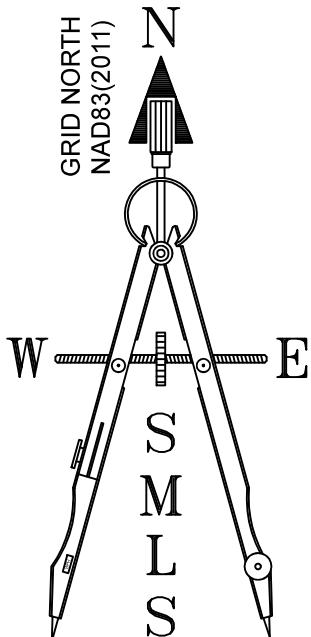
NOTE:
1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



LEGEND OF SYMBOLS

MH ○ SANITARY MANHOLE
— SEWER LINE
UP □ UTILITY POLE
— GUY WIRE
— OVERHEAD UTILITY LINES
— FENCE
IP(F) IRON PIN — OLD (FOUND)
— SUBJECT PROPERTY LINE
— ADJOINING PROPERTY LINE

7-SE-22-F Rev 7.25.22



Notary Certification
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: _____ Seal

OWNER:
CHARLES E. PRUITT & KATHY S. PRUITT
115 FOX CHASE WAY
LOUISVILLE, TN 37777
PH: (865) 924-1967

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	47.12	30.00	42.43	N73°14'02"W	30.00'
C2	47.13	30.00	42.43	N16°45'47"E	30.00'

LINE	BEARING	DISTANCE
L1	S61°45'58"W	25.00'
L2	N28°21'50"W	25.38'
L4	N32°10'35"W	28.03'
L5	N45°37'54"E	26.01'
L6	N28°14'02"W	10.00'
L7	S61°45'58"W	10.00'
L8	N28°14'02"W	25.00'
L9	N61°45'58"E	9.95'
L10	N28°14'23"W	70.35'
L11	N61°45'58"E	25.00'

- NOTES:
- 4 LOTS CONTAINING 3.17 ACRES TOTAL.
 - UTILITY AND DRAINAGE EASEMENTS OF TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS AND 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.
 - PROPERTY IS ZONED: "RN-1" AND "A" PER CURRENT KGIS DATA. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION.
— G.P.S. RECEIVER INFO: FOF AGO
— G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
— BASE INFO: TDOT CORS BASE ID TN15
 - THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. IT IS THE RESPONSIBILITY OF THE OWNER(S) TO RESOLVE ANY PROPERTY BOUNDARY CONFLICTS.
 - DECLARATION OF PRIVATE RIGHT-OF-WAY IS OF RECORD UNDER INST. NO.
 - THE PRIVATE RIGHT-OF-WAY IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE OR KNOX COUNTY.
 - THE PRIVATE RIGHT-OF-WAY SHALL ALSO FUNCTION AS A UTILITY EASEMENT.
 - HOME OWNERS ASSOCIATION DOCUMENTS ARE OF RECORD UNDER INST. NO.
 - PRIVATE RIGHT-OF-WAY TO BE 18 FEET WIDE ASPHALT FOR FIRST 20 FEET FROM W FORD VALLEY ROAD. SURFACE TO BE WIDENED WITH GRAVEL TO 18 FEET WIDE FOR REMAINING AREAS.
 - 1/2" NEW, SET IRON PINS AT ALL UNLABELED LOT CORNERS.

Certification of the Accuracy of Survey
I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors — Standards of Practice.
Registered Land Surveyor: _____ Date: _____
Tennessee License No. _____

Certification of No Recorded Easements
This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.
Registered Land Surveyor: _____ Date: _____
Matthew J. Dawson, RLS 3050

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 _____ day of _____, 20____.
Registered Land Surveyor: _____ Date: _____
Matthew J. Dawson
Tennessee License No.: _____

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 this plat before digging or constructing any building or structure.
Owner(s)
Printed Name: CHARLES E. PRUITT Signature(s): _____
KATHY S. PRUITT

Date: _____
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: CHARLES E. PRUITT Signature(s): _____
KATHY S. PRUITT
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: CHARLES E. PRUITT Signature(s): _____
KATHY S. PRUITT
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 occurred or 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.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

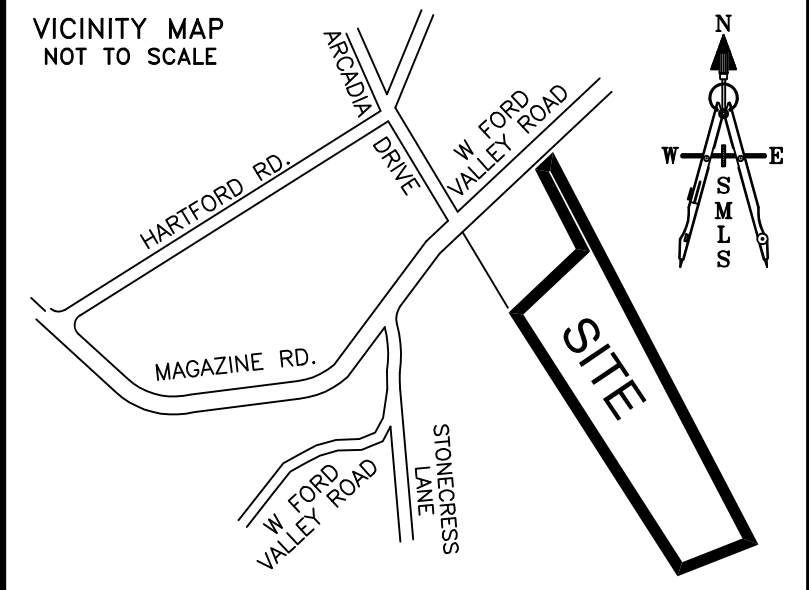
Signed: _____ Date: _____
Knox County Department of Engineering and Public Works
Signed: _____ Date: _____
City of Knoxville Department of Engineering
Signed: _____ Date: _____
Water (Utility Name)
Signed: _____ Date: _____
Sewer (Utility Name)
Signed: _____ Date: _____
Electric (Utility Name)
Signed: _____ Date: _____
Gas (Utility Name)
Signed: _____ Date: _____
Telephone (Utility Name)
Signed: _____ Date: _____
Cable Television (Utility Name)

City of Knoxville Department of Engineering
The Knoxville Department of Engineering hereby approves this plat on this the _____ day of _____, 20____.

Engineering Director

Engineering Director

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20____.



Certification of Approval of Public Sanitary Sewer 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

Authorized Signature for Utility
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: _____

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: _____
City Tax Clerk: 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 of Official Map: _____
By: _____ Date: _____

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: _____

Planning Commission 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.
Signed: _____ Date: _____

KNOX PLANNING FILE# 7-SE-22-F

SUBDIVISION REGULATION VARIANCES REQUESTED:

- TO APPROVE THE EXISTING CONFIGURATION OF THE EXISTING JOINT PERMANENT EASEMENT WITH NO TURN AROUND AT TERMINUS
 - TO APPROVE THE EXISTING CONFIGURATION OF THE EXISTING JOINT PERMANENT EASEMENT WITH A WIDTH OF 25 FEET.
- DATE APPROVED: _____

FINAL PLAT OF FORD SUBDIVISION RESUB. OF LOT 3R3 & PART OF 3

SURVEY FOR DISTRICT 9 COUNTY KNOX CITY KNOXVILLE WARD 27 STATE TN
LOT NO. SEE BLOCK — IN TITLE
ADDRESS W FORD VALLEY ROAD
PLAT REFERENCE 199702040000059 & 193709040000002
DEED REFERENCE 200810080024495 & 201203280053574
TAX MAP 123M GROUP D & (E) PARCEL 003 & (008)
CITY BLOCK NO. 27810 SCALE 1"=50'
DATE 05/19/2022 REVISION DATE —
CENSUS TRACT NO. 56.03 DRAWN BY MJD
BEARING BASE GRID NORTH



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.