

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.

ADDRESSING DEPARTMENT CERTIFICATION

(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...

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE...

PRINTED NAME: TURNER HOMES, LLC & DENALI LP

SIGNED: _____ DATE: _____

SIGNATURE(S): _____ DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISION

UTILITY PROVIDER

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY...

CERTIFICATION BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

APPROVES THIS PLAT ON THIS _____ DAY OF _____ 20____.

ENGINEERING DIRECTOR

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

SIGNED: _____ CITY TAX CLERK DATE: _____

SIGNED: _____ KNOX COUNTY TRUSTEE DATE: _____

SIGNED: _____ CITY TAX CLERK DATE: _____

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SIGNED: _____ CITY TAX CLERK DATE: _____

SIGNED: _____ KNOX COUNTY TRUSTEE DATE: _____

REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. _____ DATE: _____

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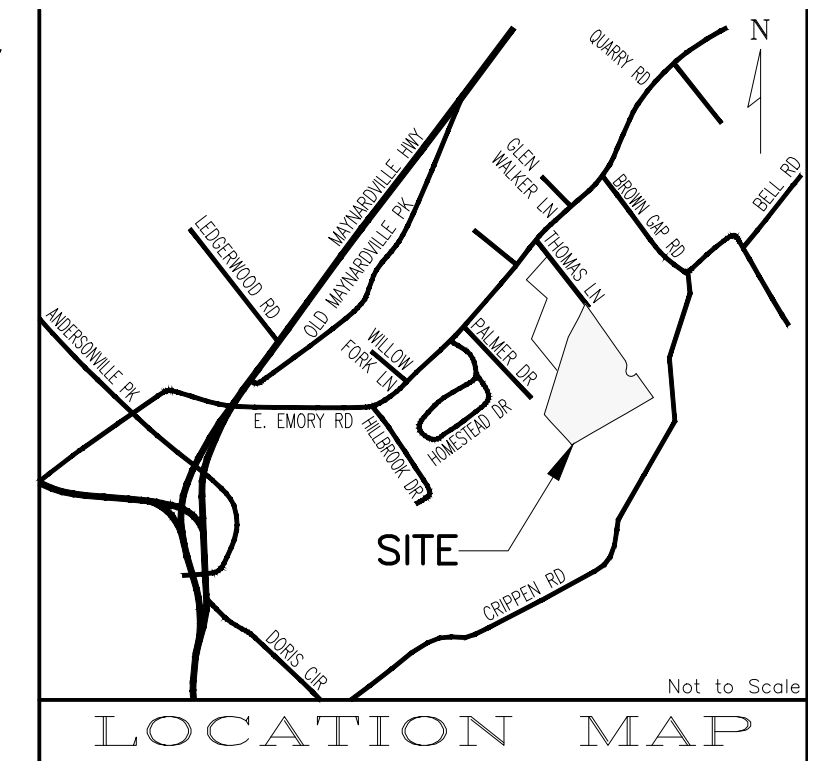
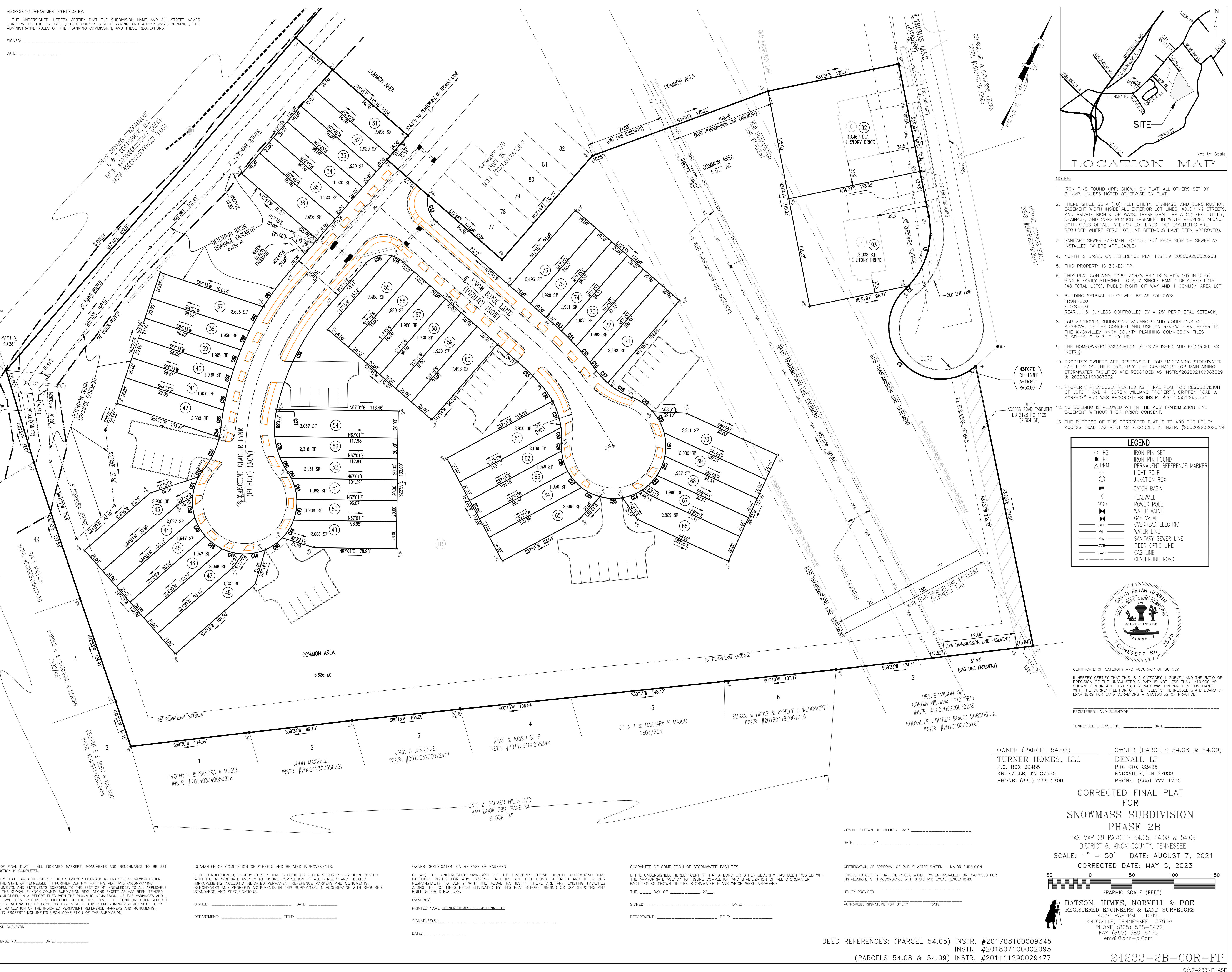
REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. _____ DATE: _____

REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. _____ DATE: _____

Table with columns: CHAIN BEARINGS, CHAIN LENGTH, AREA, and TOTAL. Lists bearings and lengths for various lots and common areas.



- NOTES: 1. IRON PINS FOUND (IPF) SHOWN ON PLAT... 2. THERE SHALL BE A (10) FEET UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT... 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED... 4. NORTH IS BASED ON REFERENCE PLAT INSTR.# 20000920020238... 5. THIS PROPERTY IS ZONED PR... 6. THIS PLAT CONTAINS 10.64 ACRES AND IS SUBDIVIDED INTO 46 SINGLE FAMILY ATTACHED LOTS... 7. BUILDING SETBACK LINES WILL BE AS FOLLOWS: FRONT... 20' SIDES... 15' REAR... 15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)... 8. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL... 9. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR.#... 10. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES... 11. PROPERTY PREVIOUSLY PLATTED AS 'FINAL PLAT FOR RESUBDIVISION OF LOTS 1 AND 4, CORBIN WILLIAMS PROPERTY... 12. NO BUILDING IS ALLOWED WITHIN THE KUB TRANSMISSION LINE EASEMENT WITHOUT THEIR PRIOR CONSENT... 13. THE PURPOSE OF THIS CORRECTED PLAT IS TO ADD THE UTILITY ACCESS ROAD EASEMENT AS RECORDED IN INSTR. #20000920020238

LEGEND: Symbols for IRON PIN SET, IPF, PERM, LIGHT POLE, JUNCTION BOX, CATCH BASIN, HEADWALL, POWER POLE, WATER VALVE, GAS VALVE, OVERHEAD ELECTRIC, WATER LINE, SANITARY SEWER LINE, FIBER OPTIC LINE, GAS LINE, CENTERLINE ROAD.



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 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 CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR. TENNESSEE LICENSE NO. _____ DATE: _____

OWNER (PARCEL 54.05) TURNER HOMES, LLC. P.O. BOX 22485, KNOXVILLE, TN 37933. PHONE: (665) 777-1700. OWNER (PARCELS 54.08 & 54.09) DENALI, LP. P.O. BOX 22485, KNOXVILLE, TN 37933. PHONE: (665) 777-1700.

CORRECTED FINAL PLAT FOR SNOWMASS SUBDIVISION PHASE 2B. TAX MAP 29 PARCELS 54.05, 54.08 & 54.09. DISTRICT 6, KNOX COUNTY, TENNESSEE. SCALE: 1" = 50'. DATE: AUGUST 7, 2021. CORRECTED DATE: MAY 5, 2023.

GRAPHIC SCALE (FEET) 0 50 100 150. BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS. 4334 PAPERMILL DRIVE, KNOXVILLE, TENNESSEE 37909. PHONE (865) 588-6472. FAX (865) 588-6473. emgii@bhn-p.com

DEED REFERENCES: (PARCEL 54.05) INSTR. #20170810009345. INSTR. #20180710002095. (PARCELS 54.08 & 54.09) INSTR. #201111290029477. 24233-2B-COR-PP