

NOTES

- ① This is not a general property survey in accordance with TCA code 62-18.
- ② Property is zoned: C-G-1
- ③ Verify current zoning with appropriate government planning agency prior to any site design and/or construction.

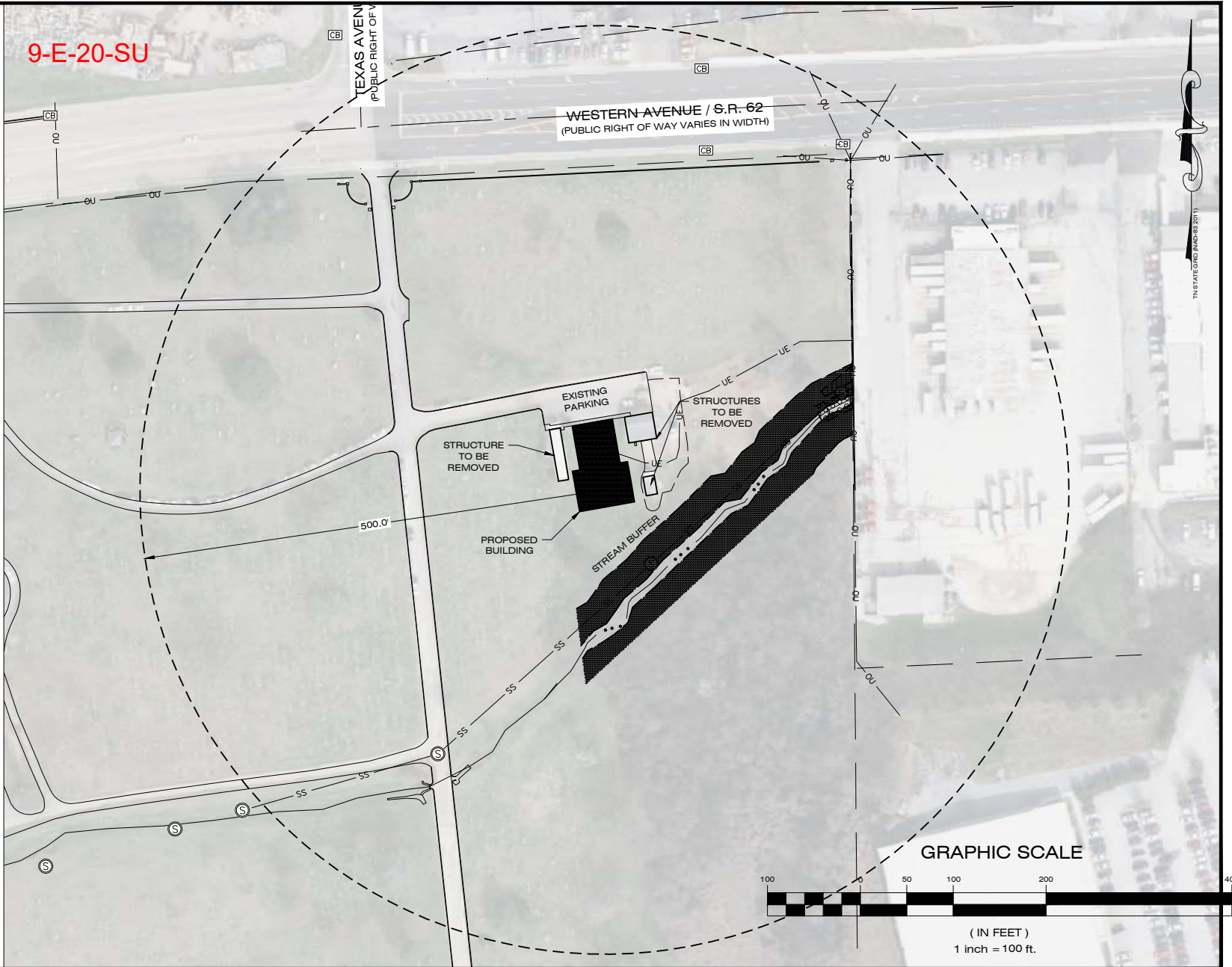
Proposed Crematory Site at New Grey Cemetery

Knox County, Tennessee
 City of Knoxville
 Street Address: Western Ave
 Drawing Date: 7-31-20



MBI COMPANIES INC.
 299 N. WEISGARBER ROAD
 KNOXVILLE, TN 37919

PHONE: (865) 584-0999
 FAX: (865) 584-5213
 WEB: mbicompanies.com



Certificate of Ownership and General Dedication

We, Alliance Funeral Group Inc., the undersigned owner of the property shown herein, hereby certify that as our owner of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner's Printed Name: _____
 Signature: _____
 Date: _____

State of _____ County of _____ 20____
 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 _____ day and year above.

Written _____ Notary _____
 My Commission expires _____ "Year"

WAIVER APPROVED BY CITY ENGINEERING

Reverend Approved by City Engineering on _____
 1) Review the standard drainage and utility easement from 10' or 8' as required to 8' along all property lines per Subdivision Regulation 3.11.4.2-4.

**In the City of Knoxville and Several Areas of Knox County
 Certificate of Approval of Public Sanitary Sewer System -
 Minor Subdivision**

This is to certify that the subdivision shown herein 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 site and to pay for the installation of the required connections.

Utility Provider: _____ Date: _____
 Authorized Signature for Utility: _____

Certificate of Approval of Public Water System - Minor Subdivision

This is to certify that the subdivision shown herein is approved subject to the installation of 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 site and to pay for the installation of the required connections.

Utility Provider: _____ Date: _____
 Authorized Signature for Utility: _____

**Owner Certificate for Public Sewer and Water System -
 Minor Subdivision**

I, the undersigned owner(s) of the property shown herein understand and am responsible for all utility work with the utility providers the availability of public sewer and water systems in the vicinity of the site and to pay for the installation of the required connections.

Owner's Printed Name: _____
 Signature: _____
 Date: _____

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: _____ Date: _____
 Knox County Taxes: Signed: _____ Date: _____

Addressing Department Certification

I, the undersigned hereby certify that the subdivision name and all street names conform to the Knoxville County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and State regulations.

Sign: _____
 Date: _____

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plan on this _____ day of _____, 20____.

Engineering Director: _____

zoning Certification

zoning shown on Official Map: _____
 Date: _____

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plan herein has been found to conform 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 3.11.4.2-2 of Tennessee Code Annotated. The approval of this plat by the Planning Commission shall not be deemed to constitute or affect an endorsement by the City, Knoxville or Knox County of the decision of any street or other ground upon the plat.

Sign: _____
 Date: _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks are

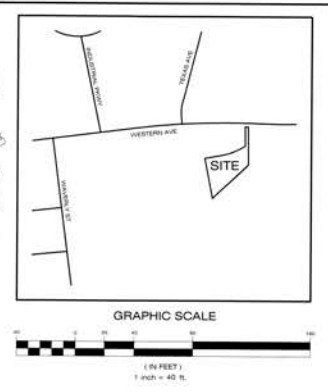
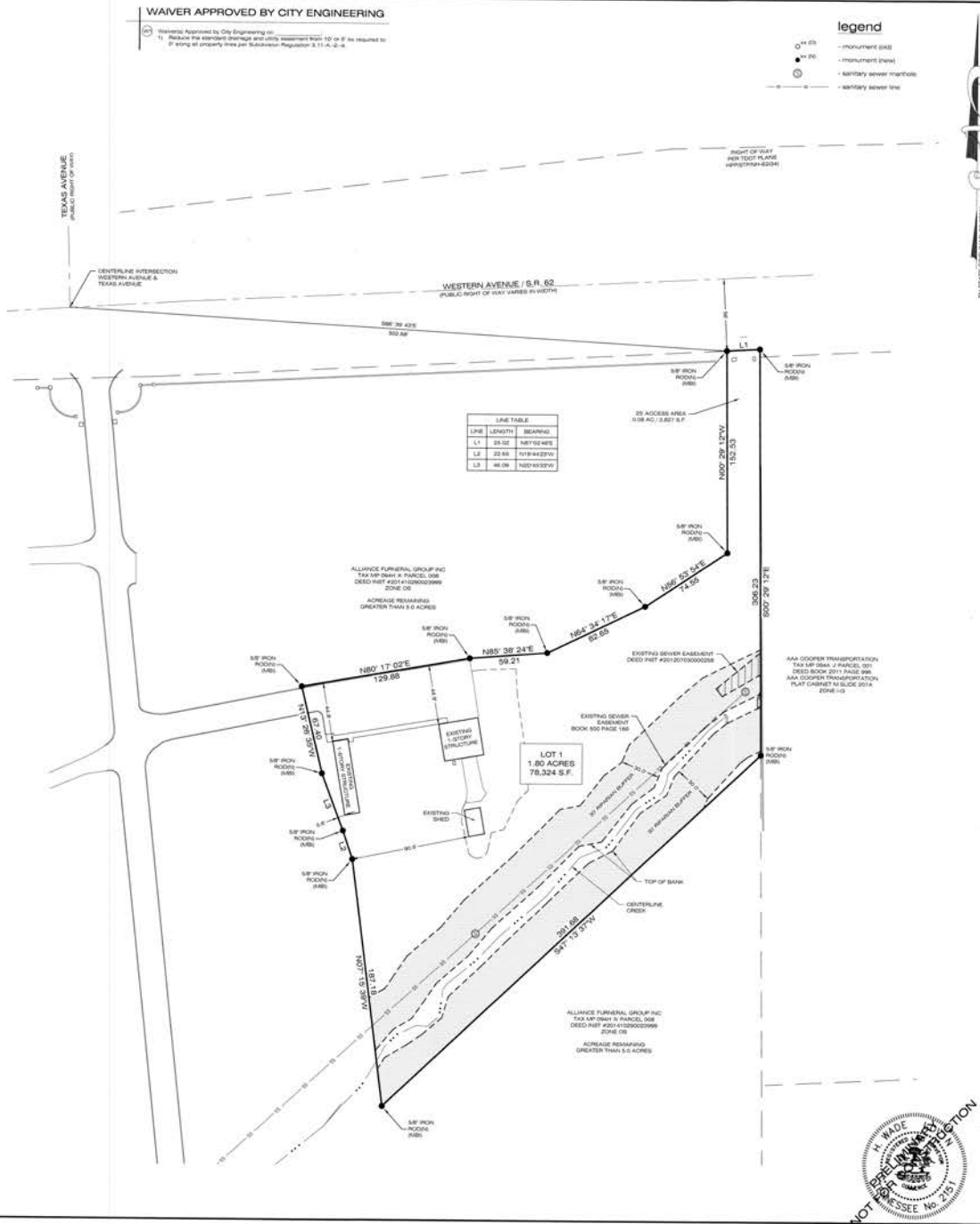
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, instruments, and statements conform to, and are based on the knowledge, skill and professional judgment of the registered land surveyor. I also certify that all monuments, markers, benchmarks and corners have been placed in accordance with the provisions described and certified in a report filed with the Planning Commission, or to reproduce and certify that they have been placed in accordance with the plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____, 20____.

Registered Land Surveyor

Tennessee License No. _____ 2151
 Date: _____

Knox County Property Assessor

Sign: _____
 Date: _____



- GENERAL NOTES**
- 1) The purpose of this plat is: Create a lot of record.
 - 2) Verify exact size, depth and location of all underground utilities prior to construction.
 - 3) Property subject to all applicable easements, setback and restrictions of record.
 - 4) Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
 - 5) This survey plat does not warrant title.
 - 6) Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
 - 7) By graphic platting, this property lies in Zone X on FEMA Panel #4109000770, which loses an effective date of August 5, 2013, and is not in a special flood hazard area.
 - 8) There shall be a utility and drainage easement ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way 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. No easements are required where easements have been approved.
 - 9) Total Lots = 1 Total Area = 1.87 acres (81,308 sq ft).

- UTILITY INFORMATION**
- | | | |
|---|--|--|
| ELECTRIC SERVICE
Knoxville Utilities Board
4505 Montecornie Pike
Knoxville, TN 37921
Phone: 865-524-2911 | WATER SERVICE
Knoxville Utilities Board
4505 Montecornie Pike
Knoxville, TN 37921
Phone: 865-524-2911 | SEWER SERVICE
Knoxville Utilities Board
4505 Montecornie Pike
Knoxville, TN 37921
Phone: 865-524-2911 |
| GAS SERVICE
Knoxville Utilities Board
4505 Montecornie Pike
Knoxville, TN 37921
Phone: 865-524-2911 | TELEPHONE SERVICE
AT&T
5700 Asheville Drive
Knoxville, TN 37922
Phone: 800-295-2986 | CABLE SERVICE
Sprint
5700 Asheville Drive
Knoxville, TN 37924
Phone: 800-295-2986 |
- Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- Verify exact size, depth and location of all underground utilities prior to design and/or construction.
- Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

- ZONING INFORMATION**
- 1) Property is zoned OS-Plans & Open Space Zoning District.
 - 2) Building Setbacks: Setbacks per required zoning.
 - 3) Verify lot zoning regulations by contacting:
 KNOXVILLE-KNOX COUNTY PLANNING
 Suite 400, City-Courts Building
 400 Main Street
 Knoxville, Tennessee 37902
 Phone (865) 215-2900
 contact@knoxplanning.org

5-NN-20
 5-26-20

**PRELIMINARY
 NOT FOR CONSTRUCTION,
 RECORD PURPOSES, OR
 IMPLEMENTATION**

SURVEYOR'S CERTIFICATION

Certification of Competency and Accuracy of Survey

I hereby certify that this is a Conformity Survey and that the date of preparation of the undersigned survey is not less than 1 - 10,000 as shown herein and that said survey was conducted in compliance with the Surveying and Mapping Rules of Tennessee, State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: _____ H. Wade Loomis
 Tennessee License No. _____ 2151
 Date: _____



MBI

MBI CORPORAES, INC.
 808 W. WILSON ROAD
 KNOXVILLE, TN 37918

PHONE: 865.584.0262
 FAX: 865.584.0271
 WEB: www.mbi.com

811
 Know what's below.
 Call before you dig.
 In Tennessee call 811 or 1-800-351-1111

OWNER:
 Alliance Funeral Group Inc.
 5400 Rutledge Pike
 Knoxville, TN 37920

SEAL

IMPROVING LIVES THROUGH DESIGN
 MBI
 80 YEARS
 ANNIVERSARY

PLANNING SERVICE

NEW GRAY
 WESTERN AVENUE
 KNOXVILLE, TENNESSEE

FINAL PLAT OF:
 Knox County, TN
 City of Knoxville, TN
 City Ward 23
 City Block 2830

Tax Parcel 66
 Map 5897 - 9 Parcel 08

Deed Ref(s):
 ref #2011-03000399

Plat Ref(s):
 N/A

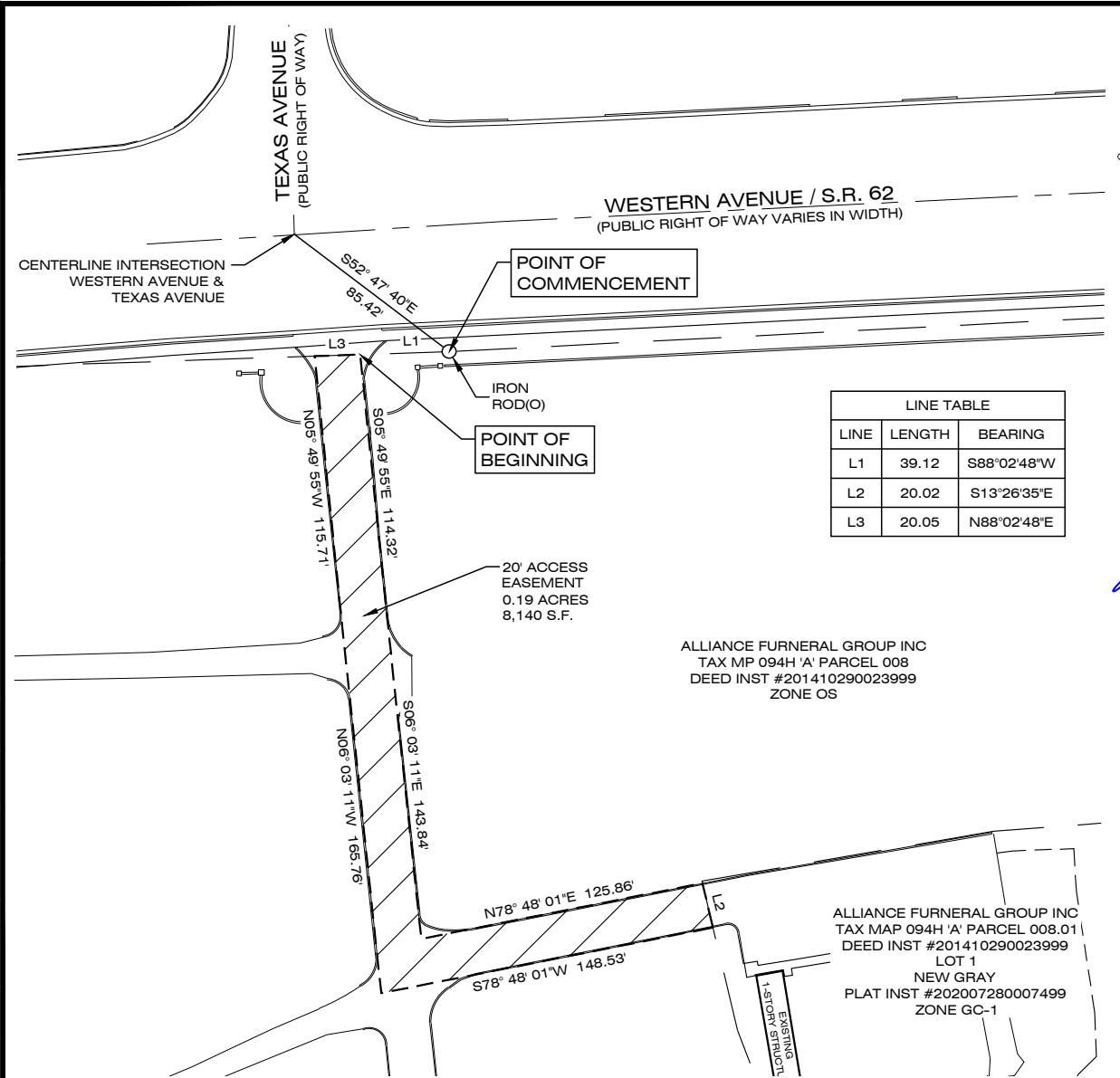
Clear Chain: _____ B. Fain
 Drawn By: _____ M. Barnhart
 App'd. By: _____ W. Loomis

Field Date: 5-21-20
 Drawing Date: 5-26-20
 Last Revision:

Scale: 1" = 40'
 Job No: 20088
 SHEET NO:

1 OF 1

R:\Survey\2020 ProjectalKnox County\200385 New Gray Crematory\New Gray - Access Esm1 Exhibit.dwg 8/17/20



LINE TABLE		
LINE	LENGTH	BEARING
L1	39.12	S88°02'48"W
L2	20.02	S13°26'35"E
L3	20.05	N88°02'48"E

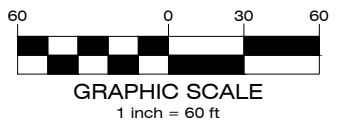
ALLIANCE FURNERAL GROUP INC
 TAX MP 094H 'A' PARCEL 008
 DEED INST #201410290023999
 ZONE OS

ALLIANCE FURNERAL GROUP INC
 TAX MAP 094H 'A' PARCEL 008.01
 DEED INST #201410290023999
 LOT 1
 NEW GRAY
 PLAT INST #202007280007499
 ZONE GC-1

20' ACCESS EASEMENT DESCRIPTION

SITUATED within the 23rd City Ward of the City of Knoxville, Knox County, Tennessee and being a 20Minutes access easement crossing Tax Map 094H 'A' Parcel 008 and being more particularly bounded and described as follows:

COMMENCING at an iron rod on the south right of way line of Western Avenue / S.R. 62, located South 52 Degrees 47 Minutes 40 Seconds East for a distance of 85.42 feet from the centerline intersection of Texas Avenue & Western Avenue, marking a common corner of property now or formerly belonging to Alliance Funeral Group Inc (Deed Inst #201410290023999); thence along the south right of way line of Western Avenue, South 88 Degrees 02 Minutes 48 Seconds West for a distance of 39.12 feet to the **POINT OF BEGINNING**; thence, South 05 Degrees 49 Minutes 55 Seconds East for a distance of 114.32 feet to a point; thence South 06 Degrees 03 Minutes 11 Seconds East for a distance of 143.84 feet to a point; thence North 78 Degrees 48 Minutes 01 Seconds East for a distance of 125.86 feet to a point on the common line of property now or formerly belonging to Alliance Funeral Group Inc (Plat Inst #202007280007499); thence along the line of Alliance Funeral Group, South 13 Degrees 26 Minutes 35 Seconds East for a distance of 20.02 feet to a point; thence leaving the line of Alliance Funeral Group, South 78 Degrees 48 Minutes 01 Seconds West for a distance of 148.53 feet to a point; thence North 06 Degrees 03 Minutes 11 Seconds West for a distance of 165.76 feet to a point; thence North 05 Degrees 49 Minutes 55 Seconds West for a distance of 115.71 feet to a point on the south right of way line of Western Avenue; thence along the south right of way line of Western Avenue, North 88 Degrees 02 Minutes 48 Seconds East a distance of 20.05 feet to the **POINT OF BEGINNING** and containing 0.19 acres / 8,140 s.f.



20' ACCESS EASEMENT EXHIBIT

Knox County, Tennessee
 City of Knoxville
 City Ward: 23
 City Block: 23220

Street Address: 2724 Western Ave

Tax Map 094H 'A' Parcel 008

Deed Ref(s): Inst #201410290023999
 Plat Ref(s): N/A

Drawing Date: 8-17-20
 Last Rev. Date:
 Draftsman: M. Blankenship
 Approved By: W. Lovin

MBI

MBI COMPANIES INC.
 299 N. WEISGARBER ROAD
 KNOXVILLE, TN 37919

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