Certificate of Ownership and General Dedication

I(), (We), the undersigned owner(s) of the property shown hereon, hereby adopt this an (this, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (I am, we am) the owner(s) of the property, and no property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plan.

Owner(s) Printed Name: WILMA TEASLE (MGR)

Signature: Wilma Teasle

Date: 12/20/2019

Certificate of Dedication and General Dedication

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Owner(s) Printed Name: MARY CASEY (MGR)

Signature: Mary Casey

Date: 12/20/2019

Certificate of Dedication and General Dedication

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Owner(s) Printed Name: ANGELA FARMER (MGR)

Signature: Angela Farmer

Date: 12-20-2019

NOTES:

1) IRON RODS WITH CAPS SET AT ALL CORNERS NOT PRECONVERED UNLESS OTHER CONSIDERATION IS NOTED ON DRAWING.
2) ELEVATIONS ARE BASED ON NAVD 88.
3) GCS ESTABLISHED PER TDOT TOOL 9.1, PAGE 490.
4) PLAT REFERENCE: PLAT CABINET K, SLIDE 153-C.
5) SUBJECT PROPERTY IS ZONED "I" AND "PR".
6) PROPERTY SUBJECT TO EASEMENTS, RIGHTS OF WAY OR CLAIMS OF EASEMENTS OR RIGHTS OF WAY NOT SHOWN BY THE PUBLIC RECORDS.
7) PROPERTY SUBJECT TO ANY TRUENESS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
8) NO TITLE OPINION IS EXPRESSED OR IMPLIED.
9) BUILDING SETBACK LINES AND EASEMENTS SHALL CONFORM TO ANY AND ALL CURRENT KNOX COUNTY ZONING STANDARDS.
10) TOTAL NUMBER OF LOTS = 3, TOTAL ACREAGE = 18.34 ACRES (1/7105.54 SQ. FT.)
11) UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE EXTERIOR LOT LINES, ADJOINING STREETS AND PRIVATE INGRESS-EGRESS AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES. NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED.
12) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY IN ACCORDANCE WITH THE WILL OF THEDA SMITH RECORDED IN WILL BOOK 235, PAGE 1.
13) SEE ORDER TO CLOSE ESTATE, FILE NO. 72237-L IN THE CHANCERY COURT FOR KNOX COUNTY, TENNESSEE PROBATE DIVISION.

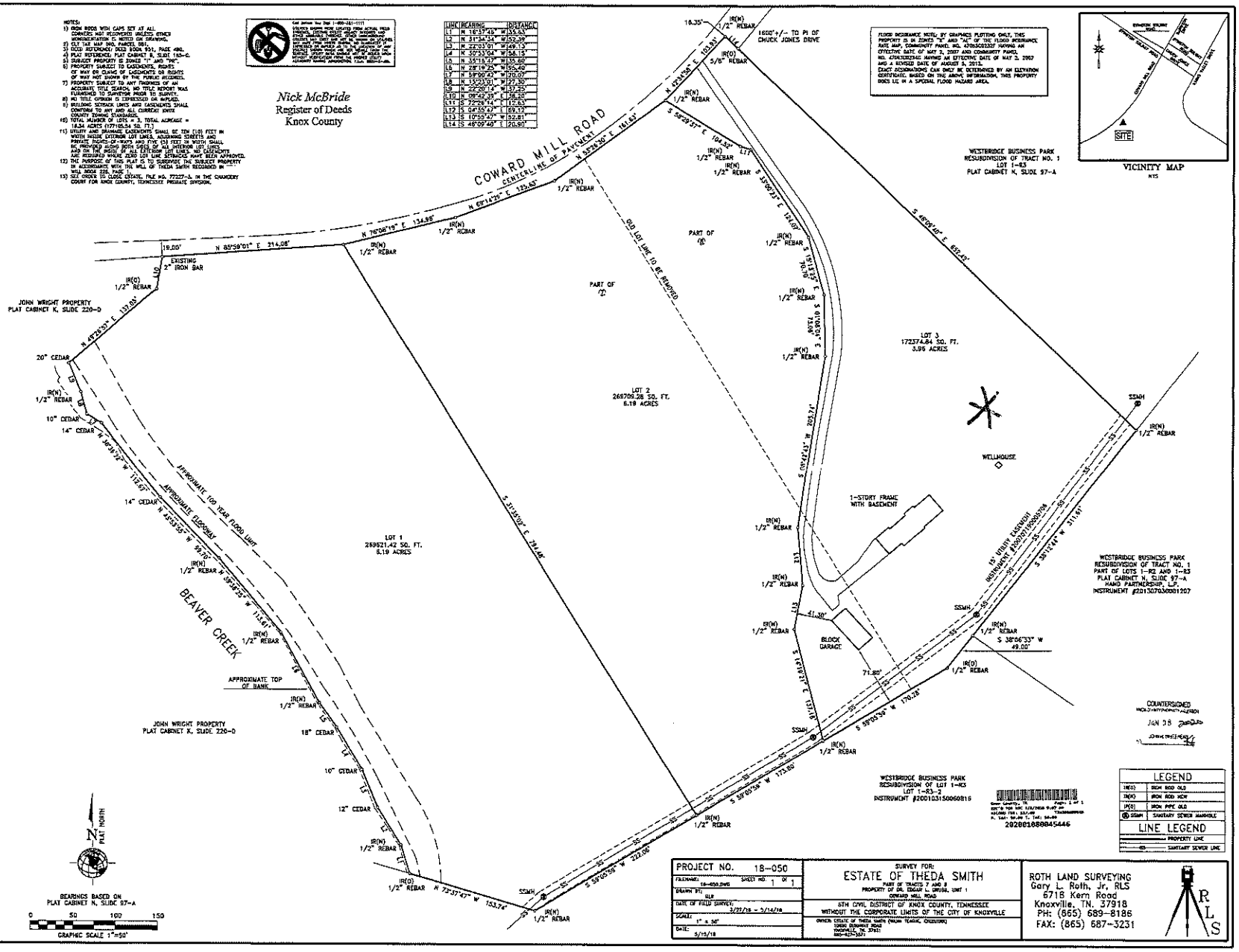
Call before You Dig! 1-800-351-1111
(MEMBERS INCLUDE MOST UTILITIES AND CATVOS, THEIR CONTRACTORS, CONTRACTORS AND OTHERS WHO DIG, BORE, GRADE OR TRENCH IN THE GROUND. MEMBERS DO NOT INCLUDE PRIVATE UTILITIES, PRIVATE CONTRACTORS, OR PRIVATE PROPERTY OWNERS. MEMBERS WILL MARK UNDERGROUND UTILITIES OWNED BY THEIR MEMBERS FREE OF CHARGE. SOME NON-MEMBERS HAVE VOLUNTARILY ELECTED TO PARTICIPATE IN THE PROGRAM. THIS MARKING DOES NOT INCLUDE PRIVATE LINES. NOR DETAILS OF SIZE OR DEPTH. THE LOCATIONS MAY BE APPROXIMATE. FOR MORE INFORMATION, VISIT WWW.TENNESSEEONECALL.COM.)

Nick McBride
Register of Deeds
Knox County

LINE	BEARING	DISTANCE
L1	N 16°37'45" W	35.83
L2	N 31°34'34" W	52.39
L3	N 22°03'01" W	49.13
L4	N 50°53'04" W	58.15
L5	N 35°16'47" W	35.60
L6	N 28°19'25" W	56.49
L7	N 59°00'42" W	70.07
L8	N 13°03'01" W	27.30
L9	N 22°26'14" W	57.25
L10	N 08°42'39" E	38.20
L11	S 72°26'44" E	12.63
L12	S 04°55'47" E	69.12
L13	S 10°55'47" W	52.81
L14	S 46°09'40" E	20.90'

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47093C0337 HAVING AN EFFECTIVE DATE OF MAY 2, 2007 AND COMMUNITY PANEL NO. 47093C0342G HAVING AN EFFECTIVE DATE OF MAY 2, 2007 AND A REVISED DATE OF AUGUST 5, 2013.
EXACT ELEVATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, THIS PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

VICINITY MAP
NTS



GARY L. ROTH JR.
REGISTERED LAND SURVEYOR
No. 2051
TENNESSEE

Surveyors Certification:
I hereby certify that this is a Category 1 Survey and the ratio of precision of the unadjusted survey exceeds 1:10,000 as shown hereon. This survey has been prepared in accordance with the standards of practice of land surveys in the State of Tennessee.

Gary L. Roth Jr. TN. RLS#2051

LEGEND	
IR(O)	IRON ROD OLD
IR(N)	IRON ROD NEW
IP(O)	IRON PIPE OLD
SSMH	SANITARY SEWER MANHOLE

LINE LEGEND	
	PROPERTY LINE
SS	SANITARY SEWER LINE

PROJECT NO. 18-050	SURVEY FOR: ESTATE OF THEDA SMITH PART OF TRACTS 7 AND 8 PROPERTY OF DR. EDGAR L. DRIGGS, UNIT 1 COWARD MILL ROAD 6TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE OWNER: ESTATE OF THEDA SMITH (WILMA TEASLE, CHAIRPERSON) 10808 DUNBRIDGE ROAD KNOXVILLE, TN. 37931 865-675-3257	ROTH LAND SURVEYING Gary L. Roth, Jr, RLS 6718 Kern Road Knoxville, TN. 37918 PH: (865) 689-8186 FAX: (865) 687-3231	
FILENAME: 18-050.DWG SHEET NO. 1 OF 1			
DRAWN BY: GLR			
DATE OF FIELD SURVEY: 3/27/18 - 5/14/18			
SCALE: 1" = 50'			
DATE: 5/15/18			