



Certificate of Ownership and General Dedication.
 I, the undersigned owner 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: _____
 Signature(s): _____
 Date: _____

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Owner(s) Printed Name: _____
 Signature(s): _____
 Date: _____

Owner Certification for Public Sewer and Water Service - Minor Subdivisions
 I, 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: _____
 Signature(s): _____
 Date: _____

Owner Certification on Release of Easement
 I, 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: _____
 Signature(s): _____
 Date: _____

Certification of Approval of Public Water System - Minor Subdivisions
 This is to certify that the subdivision shown herein 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: _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions
 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 lot(s) and to pay for the installation of the required connections.

Utility Provider: _____
 Authorized Signature for Utility Date: _____

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 _____ 2021.

Engineering Director: _____

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: _____

Taxes and Assessments
 Certification that taxes and assessments have been paid shall be as follows:
 This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee: 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 on Official Map: _____
 Date: _____

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 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: _____

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 2nd day of August, 2021.

Registered Land Surveyor: _____
 Tennessee License No. 2446
 Date: _____

Knox County Property Assessor
 Countersigned:
 By: _____
 Date: _____

Certification 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. 2446
 Date: _____

Gps Certification:
 I, Randall White, Hereby Certify That This Map Was Drawn Under My Supervision With A Portion Of The Survey Using Gps. The Following Gps Information Was Used To Perform The Survey:
 1) Type Of Survey: RK (real Time Kinematic)
 2) Positional Accuracy: 0.02 Feet
 3) Date Of Survey: July 31, 2021
 4) Datum / Epoch: NAD83 (2011) Epoch 2010.00
 5) Published / Fixed Control Used: Tdot Cors Network
 6) Geoid Model: Geoid 12B
 7) Combined Scale Factor: 0.9999079

STANDARD UTILITY AND DRAINAGE EASEMENTS
 Ten (10) feet in width inside 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.

- LEGEND:**
- IR(N) IRON ROD (NEW)
 - IR(O) IRON ROD (OLD)
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ POWER POLE
 - ⊕ GUY WIRE
 - MANHOLE
 - C.C.O. CLEANOUT
 - W — WATER LINE
 - X — X — X — EXISTING CHAINLINK FENCE
 - OHP — OVERHEAD POWER LINE
 - SS — SANITARY SEWER LINE
 - ADJACENT PROPERTY LINE
 - BOUNDARY LINE

GENERAL NOTES

- Survey is in compliance with current Tennessee minimum standards of practice.
- Information shown on this drawing illustrates the existing conditions on 7.31.21.
- Elevations shown hereon are based on GPS Control.
- Total number of lots & Area: 1 Lots (7.17 Acres)
- Purpose of this plat is to adjust the property lines for Parcels 113.00 and 038.00 of Tax Map 096.
- 1/2" iron rods at all property corners unless otherwise noted.
- The surveyor is not responsible for any determination or location of any underground conditions not visible and including, but not limited to, soils, geological conditions, physical devices and facilities, pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface condition. For underground utility location call 811 (tennessee one call)
- FEMA Flood Map 47093C0304F - Panel 304 of 430. Zone X, property is not located in a flood hazard area.

9. All structures will have to be located outside of the 50 foot setback area unless a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole/closed contour area setback is acceptable and the study is approved by the City of Knoxville Department of Engineering or the Knox County Department of Engineering and Public Works

OWNER: PARCEL 113.00
 HBC WAREHOUSE HOLDINGS PARTNERS
 5820 WALDEN DRIVE, SUITE 101
 KNOXVILLE, TN 37919
 865-588-0882

OWNER: PARCEL 038.00
 EAST TENNESSEE INDUSTRIES, INC.
 9987 CARVER RD, SUITE 300
 CINCINNATI, OH 45242
 513-793-1337

LOCATION MAP N.T.S.

UTAH - TENNESSEE HOLDING CO., LLC
 MAP 096, PARCEL 113.02
 INSTR# 200608160014124

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 MAP 096, PARCEL 113.02
 INSTR# 200608160014124

EAST TENNESSEE IND., INC.
 MAP 096, PARCEL 038.00
 WDB 2221, PG 998
 (REMAINING LANDS GREATER THAN 5 ACRES)

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 MAP 096, PARCEL 038.00
 WDB 2221, PG 998
 (REMAINING LANDS GREATER THAN 5 ACRES)

RONALD MONDAY
 MAP 096, PARCEL 112.00
 INSTR# 202003030058237

HBC WAREHOUSE HOLDING PARTNERS
 MAP 096, PARCEL 114.00
 INSTR# 201803080052889

GRID NORTH IS BASED ON A BEARING OF N58°02'50"W FROM CITY CONTROL POINT #1109 TO #1543. DISTANCES HAVE NOT BEEN REDUCED TO GRID. TIE FROM CITY CONTROL POINT #1543 TO P.O.B. N62°27'38"W A DISTANCE OF 1617.91'

C.O.K. CTRL PNT 1543
 N: 599589.178
 E: 2612603.853
 EL: 853.75'
 HORIZONTAL DATUM: NAD83(2011)

SCALE: 1 INCH = 50 FEET

Randall R. White and LS surveys
 5404 Wildcatt Lane, Knoxville, TN 37918
 CALL 865.748.8774

BOUNDARY SURVEYS
 ALTA/ACSM SURVEYS
 TOPOGRAPHIC SURVEYS
 MORTGAGE SURVEYS

OWNERS:
 HBC WAREHOUSE HOLDING PARTNERS
 KNOXVILLE, TN

MPC FILE NO: 8-00-21

FINAL PLAT OF LOT 1 OF HBC WAREHOUSE HOLDING PARTNERS

REVISIONS: _____ DATE: _____

RANDALL R. WHITE
 REGISTERED LAND SURVEYOR
 AGRICULTURE
 TENNESSEE No. 2446

JOB NO: 17004
 DATE: 8.2.21
 DRAWN: RRR
 CHECKED: RRR

S1

SHEET NO.