

NOTES:

- CLT MAP 162, PARCEL 57.08.
- NO. OF LOTS - 58.
- AREA SUBDIVIDED - 15.48 ACRES.
- IRON PINS AT ALL CORNERS; ALL PINS ARE SET UNLESS NOTED FOUND ("F").
- 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL "INTERIOR" LOT LINES.
- THIS PROPERTY IS ZONED PR.
- 7.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED.
- BUILDING SETBACKS: FRONT - 20'
SIDE - 5'
REAR - 15' UNLESS NOTED OTHERWISE
PERIPHERAL - 33'
- ALL LOTS WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
- PROPERTY RECORDING DATA - 20130723 0025842
- FOR CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES G-3E-13-C AND H-F-13-UR.
- AGREEMENT FOR MAINTENANCE OF COMMON AREAS AND DRAINAGE FACILITIES RECORDED IN INSTR. NO.
- KNOX COUNTY NOTICE OF COVERAGE NO. TQ05004.

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

Signed _____ Date _____
City Tax Clerk

Signed _____ Date _____
Knox County Trustee

Certification of Class and Accuracy of Survey

I hereby certify that this is a category _____ survey and the rolls of precision of the unadjusted survey is not less than _____ as shown hereon.

Surveyor _____
Tennessee Certificate No. _____



LOCATION MAP NOT TO SCALE



Curve No.	Radius	Area	Chord Bearing	Chord
C-1	25'	39.27'	S 81°34' E	35.38'
C-2	75'	28.36'	N 44°43' E	29.17'
C-3	50'	84.54'	N 84°48'10" E	81.87'
C-4	370'	13.32'	S 81°13' E	13.32'
C-5	50'	89.28'	S 44°18' E	83.87'
C-6	30'	84.28'	S 48°24'47" W	80.92'
C-7	75'	31.63'	N 68°58' W	31.39'
C-8	75'	30.54'	S 87°58' W	30.33'
C-9	25'	39.27'	S 82°28' W	35.38'
C-10	200'	74.11'	S 47°11' E	73.88'
C-11	25'	48.51'	N 88°44' E	40.09'
C-12	160'	82.04'	N 27°27' E	81.80'
C-13	150'	37.01'	N 46°22' E	36.92'
C-14	300'	31.07'	N 59°24' E	31.05'
C-15	75'	38.89'	N 43°38' E	36.24'
C-16	25'	57.92'	N 83°01' W	54.73'
C-17	50'	80.11'	S 37°54' E	71.81'
C-18	50'	82.45'	S 65°14'30" W	73.42'
C-19	75'	58.44'	S 80°55'30" W	55.12'
C-20	250'	25.89'	S 58°24' W	25.88'
C-21	100'	86.03'	S 34°31' W	64.84'
C-22	25'	48.51'	S 37°42' E	40.09'
C-23	200'	38.85'	N 83°45' E	36.80'
C-24	75'	47.93'	N 80°11'30" E	47.12'
C-25	75'	21.81'	N 33°37'30" E	21.54'
C-26	50'	58.55'	N 87°48' E	53.58'
C-27	50'	76.65'	S 45°58' E	68.36'
C-28	50'	70.20'	S 38°15' W	54.81'
C-29	250'	8.68'	S 78°28' W	8.58'
C-30	250'	84.43'	S 87°51' W	84.25'
C-31	280'	84.28'	N 77°24' W	84.11'
C-32	250'	80.84'	N 83°03' E	60.78'
C-33	250'	84.28'	N 48°42' W	84.11'
C-34	200'	20.80'	N 38°27' W	20.78'

Guarantee of Completion of Drainage Systems:

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion and establishment of all drainage systems as shown on drainage plans which were approved the _____ day of _____, 20____, within a period not to exceed one year from date of approval.

Signed _____ Date _____
Dept: _____ Title _____

Guarantee of Completion of Streets and Related Improvements:

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including but not limited to permanent reference measurements, benchmarks and iron pins in this subdivision in accordance with required standards and specifications within a period not to exceed one year from date of approval of the final plat.

Signed _____ Date _____
Dept: _____ Title _____

Certification of Final Plot - Construction Incomplete:

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform 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 Metropolitan Planning Commission, or for variances for which application has been filed. Bond has been posted to guarantee installation of the indicated monuments and benchmarks upon completion of the subdivision.

_____ day of _____, 20____

Surveyor
Tennessee Certificate No. _____

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with state and local regulations.

Date _____ Knox County Health Department

ZONING SHOWN ON OFFICIAL MAP _____
DATE _____ BY _____

Certification of Class and Accuracy of Survey

I hereby certify that this is a category _____ survey and the rolls of precision of the unadjusted survey is not less than _____ as shown hereon.

Surveyor _____
Tennessee Certificate No. _____

OWNER:
ASHWOOD PROPERTIES, LLC & CHAMPION CONSTRUCTION, LLC
11020 KINGSTON PIKE, SUITE 250
KNOXVILLE, TN, 37922
PH. (609) 678-0780



Certificate of Approval for Recording

This is to certify that the subdivision plat shown hereon and the Composite Design Plan _____ have 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 stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, the _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed: _____ Date _____
Secretary

Graphic Scale in Feet
100' 0 100' 200'

MPC FILE NO. 7-SE-13-F
FINAL PLAT
THE ANNEX AT JEFFERSON PARK WEST
(APPROVED AT CONCEPT AS JEFFERSON PARK WEST, UNIT 5)
CLT MAP 162, PARCEL 57.06
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' MAY 28, 2013
JULY 2, 2013