

DETAIL "A" (ACCESS EASEMENT)

LOT 2

ACCESS EASEMENT
2,916.00 S.F. / 0.07 AC.

S 83°28'42" E 94.47'

S 25°28'05" W 38.44'

S 25°33'30" W 26.81'

N 43°20'31" W 95.61'

DETAIL "B" (SANITARY SEWER EASEMENT)

LOT 1R

15' SANITARY SEWER EASEMENT
1,989.37 S.F. / 0.05 AC.

N 52°33'24" E 132.70'

S 43°17'15" E 7.54'(TIE)

S 52°33'24" W 132.55'

N 43°52'56" W 15.10'

DETAIL "C" (DRAINAGE EASEMENT)

LOT 1R

DRAINAGE EASEMENT
1,952.33 S.F. / 0.045 AC.

N 51°29'33" E 41.16'

S 49°27'14" W 23.62'

S 51°43'18" W 108.57'

N 44°52'30" E 17.27'

N 43°52'56" W 13.86'

225 CALLAHAN DRIVE DEVELOPMENT
 #20220106000202989
 WHITE PROPERTIES II, LLC
 #201706000077142

LOT 1R RE-SUBDIVISION OF PARKER'S FOREST
 #202209090016001
 SERIES B INVESTMENT PROPERTIES OF
 MP DEVELOPMENT GROUP, LLC
 #202206150094078

CONTROL TIE (N.T.S.)

CITY CONTROL
MON. 0888
N 62°30'18" E
E 2,565.168.888

CITY CONTROL
MON. 0888
N 62°30'18" E
E 2,565.168.888

LEGEND

— SANITARY SEWER LINE

— SANITARY MANHOLE

— STORM SEWER LINE

— CORRUGATED METAL PIPE

— OVERHEAD UTILITIES

— GUY WIRE

— POWER POLE

CITY - RELEASE OF EASEMENTS

It is noted or shown on this plat, the following parties hereby consent to the release of rights that may have occurred for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

Following parties do not release any rights that may have occurred for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

of Knoxville Department of Engineering

of Knoxville Department of Engineering

of Knoxville Department of Engineering

of Knoxville Department of Engineering

of Knoxville Department of Engineering

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUB.

This is to certify that the subdivision shown herein is approved subject to the installation of a public sanitary sewer 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.

Hullabide-Powell Utility District

Utility Provider

Authorized Signature for Utility

OWNER CERTIFICATION ON RELEASE OF EASE.

(I, We, 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 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: WHITE PROPERTIES II, LLC

Signature(s)

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 amended, described and justified in a report filed with the Planning Commission, or for variances 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 day of the recording of this plat.

Hullabide-Powell Utility District

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Authorized Signature for Utility

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS

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WHITE PROPERTIES II, LLC

Owner(s) Printed Name

Signature(s)

CERTIFICATE OF OWNERSHIP AND DEDICATION

(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 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.

WHITE PROPERTIES II, LLC

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Signature(s)

CERTIFICATION OF ACCURACY OF SURVEY

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

I hereby certify that this 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 TN #332

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 Knoxville 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.

City of Knoxville

County of Knoxville

City of Knoxville

County of Knoxville

NOTARY

State of Tennessee, County of Knox.

On this 09 day of JANUARY, 2024.

Before me personally appeared DAVID WILSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the free act and deed of himself.

My commission expires 11/17/2024.

TAXES AND ASSESSMENTS

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

City of Knoxville

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The highlighted portion shown is an estimate and is intended for reference only. Actual acreage and boundaries will be determined through final survey. Buyer should independently verify all information.