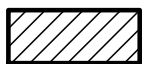




**2-SK-10-F  
FINAL SUBDIVISION PLAT**



Final Plat For: Maplewood Development

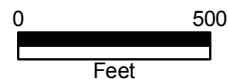
Original Print Date: 1/27/2010  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Professional Land Systems

Map No: 49

Jurisdiction: City



LEGEND	
	WATER METER
	FIRE HYDRANT
	CLEANOUT
	LIGHT POLE
	SEWER MANHOLE

STORM SEWER

**GUARANTY OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS**

I, the undersigned hereby certify bond or other security has been provided to the satisfaction of the City of Knoxville for the completion of all streets and related improvements including permanent reference monuments, benchmarks and other necessary items. I further certify that all restrictive covenants, if any, stated on the plat and specifications with a period not to exceed one year from date of approval.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_ TITLE: \_\_\_\_\_

**20' DRAINAGE EASEMENT AND 30' RESTRICTED USE BUFFER ZONE PER PLAT INST. #20100115-0047096**

**RESUB VILLA GARDENS PLAT INST. #20100115-0047096**

**RESUB VILLA GARDENS PLAT INST. #20100115-0047096**

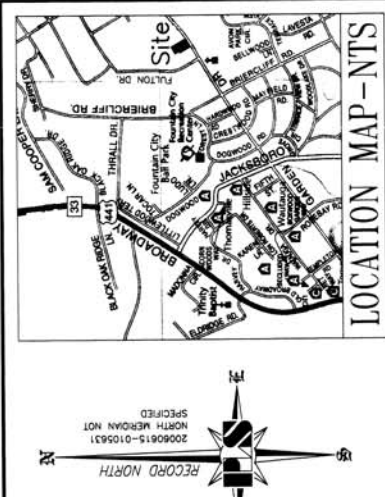
**RESUB VILLA GARDENS PLAT INST. #20100115-0047096**



**DEED 20030527-0108218**

**DEED 20070102-0054049**

**DEED 20070102-0054049**



- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4 LOTS & J.P.E. CONTAINING 3.778 ACRES.
- ALL LOTS & J.P.E. ARE SUBJECT TO THE CITY OF KNOXVILLE ZONING ORDINANCES AND RESTRICTIONS.
- SUBJECT TO UTILITY & DRAINAGE EASEMENTS OF 5' INSIDE INTERIOR LOT LINES, 10' INSIDE EXTERIOR LOT LINES AND ROADS.
- DEED 20060615-008871.
- CITY BLOCK 433.90.
- IRON PINS SET AT ALL CORNERS NOT OTHERWISE SPECIFIED BY THIS PLAT.
- J.P.E. MAINTENANCE AGREEMENT FOUND IN THE CITY OF KNOX COUNTY.
- J.P.E. WILL ALSO FUNCTION AS A UTILITY EASEMENT.
- ALONG CERRY THERE IS 300' OF SOFT DISTANCE IN BOTH DIRECTIONS FROM THE CENTERLINE OF THE J.P.E.
- J.P.E. AREA IS 14,357 SQ. FT. OR 0.330 ACRES.
- PROPOSED INTERFERING AREA NOT TO EXCEED 0.5 ACRES.
- ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.

**REVISED**

2-2-10

**MPC FILE # 2-SK-10-F**

<b>FINAL PLAT</b> MAPLEWOOD HILL (RESUB OF LOT 30R, VILLA GARDENS, 20100115-0047096)	
COUNTY: KNOX	DATE: 11-30-09
DISTRICT: 7	SCALE: 1"=60'
CITY: KNOXVILLE	DRAWN BY: NDF
WARD: 35	

**OWNER:**  
Ned D. Ferguson, R.L.S.  
205 Lamar Avenue  
Clinton, TN 37716  
Phone: (865) 689-6169  
Fax: (888) 232-8718 Toll Free

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*All recording info for plat*

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UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. EXISTING UTILITY AGENCY RECORDS AND FIELD SURVEY DATA WERE USED TO LOCATE UTILITIES. UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF ANY UTILITIES. SURFACE UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0820-3-.06.

**Certificate of Ownership and General Dedication**

I, the undersigned hereby certify that the property shown herein is hereby dedicated to the public use of the City of Knoxville and that the same is shown in the plat as shown on the plat. I further certify that all restrictive covenants, if any, stated on the plat and specifications with a period not to exceed one year from date of approval.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_ TITLE: \_\_\_\_\_

**City of Knoxville Department of Engineering**

The Department of Engineering hereby approves this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Engineer

**Engineering Director**

**JAMES SHAW ON OTION, WF**

\_\_\_\_\_  
Date

**Certification of Accuracy and Accuracy of Survey**

I hereby certify that this is a category I survey and the ratio of precision of this triangulation survey is 1:10,000 as shown herein.

**Ned D. Ferguson, Surveyor**

\_\_\_\_\_  
Date: 11-30-09

**Certification of Final Plat - Construction Complete**

I hereby certify that on a survey, located in the City of Knoxville, Tennessee, the plat shown herein is a true and correct copy of the original plat and that the same has been recorded in the office of the Register of Deeds for the City of Knoxville, Tennessee.

**4TH JANUARY 2010**

\_\_\_\_\_  
Date

**Subdivision Name and Street Names Contained Herein**

Reviewed and Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Tax Clerk

\_\_\_\_\_  
Knox County Treasurer