

CERTIFICATE OF OWNERSHIP AND GENERAL 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.

Owner Printed Name: ALLIANCE DEVELOPMENT PARTNERS, GP (WILLIAM K. ALEXANDER)

Signature: [Signature] Date: 12-20-22

Owner - Release of Easements

(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 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 Printed Name: ALLIANCE DEVELOPMENT PARTNERS, GP (WILLIAM K. ALEXANDER)

Signature: [Signature] Date: 12-20-22

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

This is to certify that the subdivision plat shown 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 the 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.

Signature: [Signature] Date: 6/14/2023

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.

Signature: [Signature] Date: 06/14/2023

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 PR < 5 DU/AC

Date: 6/14/2023

By: [Signature]

CERTIFICATION OF FINAL PLAT

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 bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: [Signature]

Tennessee License No. 1947

Date: 12-19-22

TAXES AND ASSESSMENTS.

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

City Tax Clerk: Signed: [Signature] Date: 06/13/2023

Signature: David Dalton Date: 6/14/2023

Knox County Property Assessor Date

EASEMENT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows E1 through E23.

EASEMENT CURVE TABLE

Table with columns: CURVE, BEARING, CHORD, RADIUS, ARC LENGTH. Rows EC1 through EC4.

County - Release of Easements

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

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works Signed: [Signature] Date: 6-13-2023

Water: (Utility Agency Name) NEKUD Signed: [Signature] Date: 05/31/23

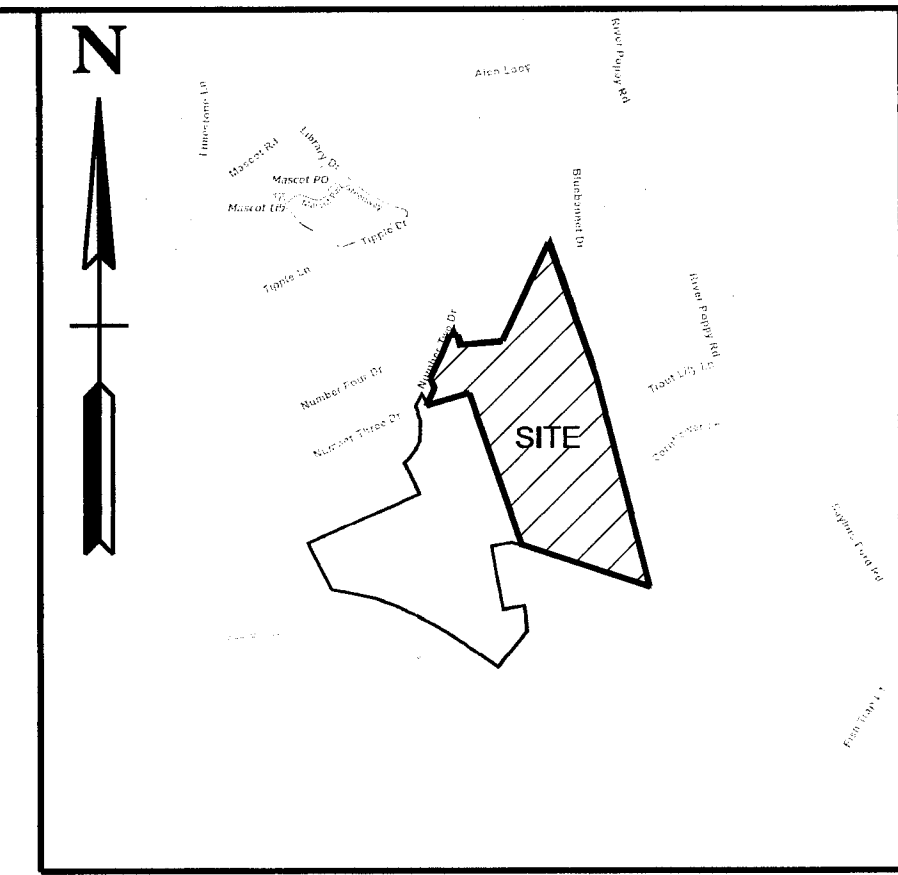
Sewer: (Utility Agency Name) KUB Signed: [Signature] Date: 06/06/2023

Electric: (Utility Agency Name) KUB Signed: [Signature] Date: 06/06/2023

Gas: (Utility Agency Name) KUB Signed: [Signature] Date: 06/06/2023

Telephone: (Utility Agency Name) AT&T Signed: [Signature] Date: 06/13/2023

Cable Television: (Utility Agency Name) Signed: Devin Smith Date: 6/6/2023



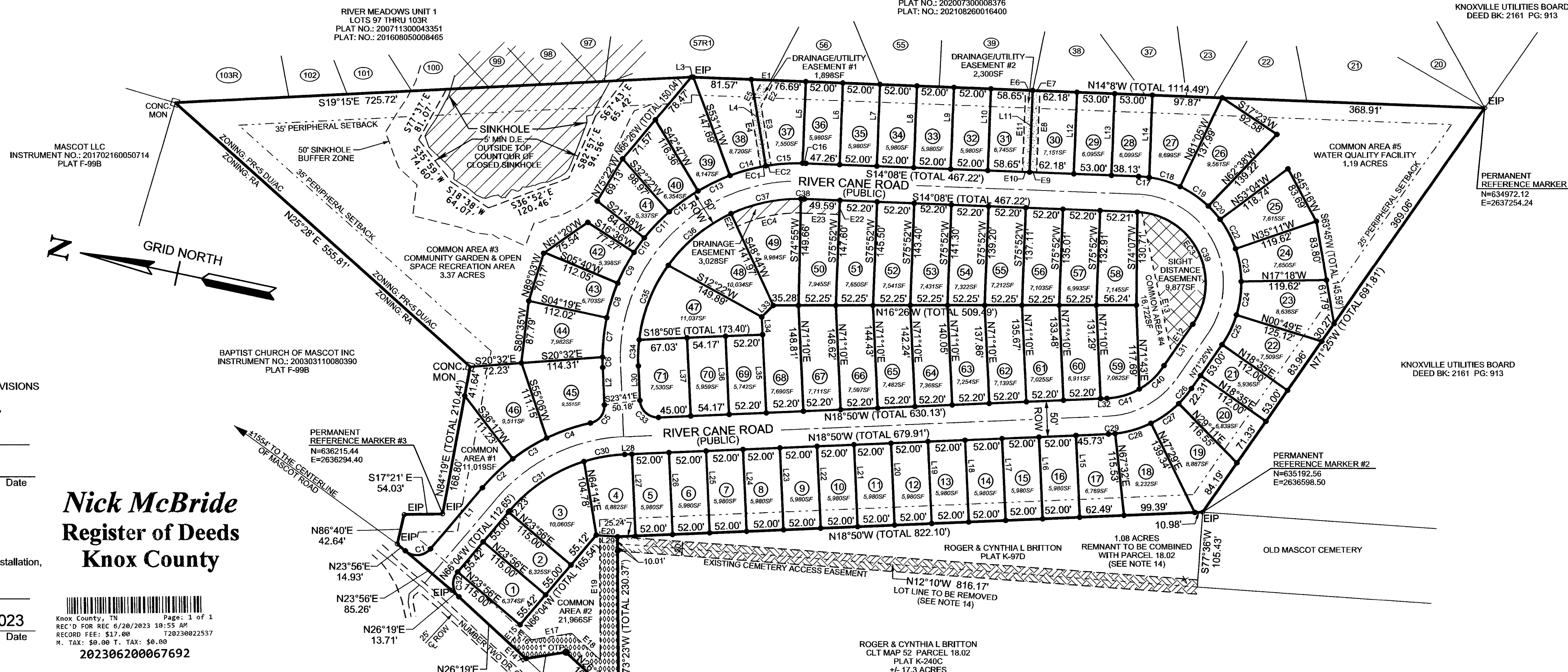
LOCATION MAP - NO SCALE

LEGEND

- IRON PIN FOUND (1/2" IRON ROD)
IRON PIN SET (5/8" REBAR W/CAP)
PERIPHERAL SETBACK LINE
DRAINAGE/UTILITY EASEMENT
DRAINAGE EASEMENT
SIGHT DISTANCE EASEMENT
CEMETERY ACCESS EASEMENT

NOTES:

- 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
2) THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES & ON THE INSIDE OF ALL EXTERIOR LOT LINES.
3) A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT # 20221207003357.
5) HOMEOWNERS WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREAS.
6) ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
7) FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN & USE-ON-REVIEW, REFER TO THE PLANNING COMMISSION'S FILE 10-SB-20-C & 10-C-20-UR.
8) 20.21 ACRES INTO 71 LOTS, COMMON AREA, & PUBLIC RIGHT-OF-WAYS. 1.08 ACRE REMNANT OF FORMER LOT SURVEYED AND COMBINED WITH ADJOINING PARCEL.
9) ALL PINS ARE 1/2" UNLESS SHOWN DIFFERENTLY.
10) SIGHT DISTANCE HAS BEEN EVALUATED AND DESIGNED PER AASHTO STANDARDS. SIGHT DISTANCE EASEMENTS PROVIDED WHERE NEEDED.
11) THIS SITE CONTAINS AN AREA OF CLOSED DEPRESSION. ALL STRUCTURES WILL BE LOCATED OUTSIDE OF THE 50 FOOT SETBACK AREA.
12) THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO. 202306200067691
13) THIS SITE CONTAINS A CLOSED DEPRESSION/SINKHOLE. 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 KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS. THE GEOTECHNICAL STUDY MUST BE REVIEWED AND APPROVED PRIOR TO APPROVAL OF A PLAT FOR ANY PROPOSED LOTS THAT DO NOT HAVE AN ADEQUATE BUILDING AREA OUTSIDE OF THE 50-FOOT SETBACK AREA. BUILDING CONSTRUCTION IS NOT PERMITTED WITHIN THE SINKHOLE/CLOSED CONTOUR AREA OR ANY REQUIRED DRAINAGE EASEMENT FOR THE SINKHOLE/CLOSED CONTOUR AREA.
14) REMNANT OF FORMER LOT TO BE COMBINED WITH ADJOINING PARCEL 18.02.



Inspection of Completed Streets and Related Improvements

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and are fully stabilized and have been officially accepted as built by the appropriate official(s).

Signature: Dennis Irwin Date: 6-13-2023

Dept: Engineering & Public Works Title: Inspector

Inspection of Completed Stormwater Facilities

I, the undersigned, hereby certify this subdivision has been inspected and the stormwater facilities have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and are fully stabilized and have been officially accepted as built by the appropriate official(s).

Signature: Dennis Irwin Date: 6-13-2023

Dept: Engineering & Public Works Title: Inspector

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

The Knox County Department of Engineering and Public Works hereby approves this plat on this the 13th day of June, 2023. Signed by: Dennis Irwin, Engineering Director

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYTEM - MAJOR SUBDIVISIONS

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations. NEKUD

Utility Provider: Gregg Morgan, Gen. Mgr. Date: 05/31/23

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYTEM MAJOR SUBDIVISIONS

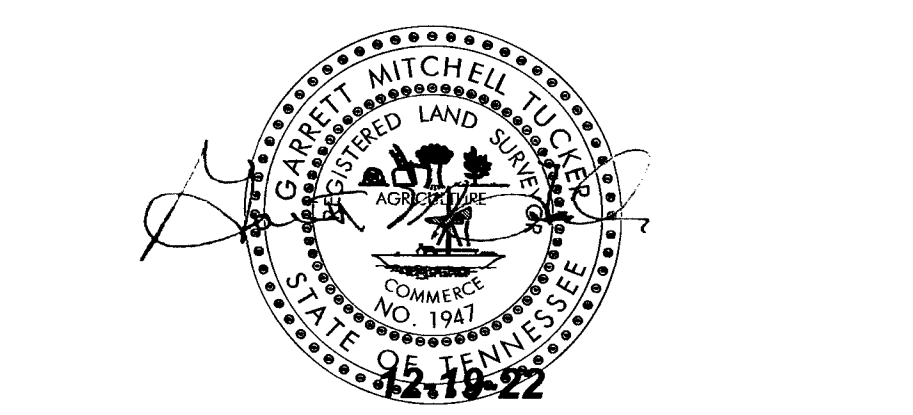
This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations. KUB

Utility Provider: [Signature] Date: 05/31/2023

CERTIFICATION OF THE 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: [Signature] Date: 12-19-22



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

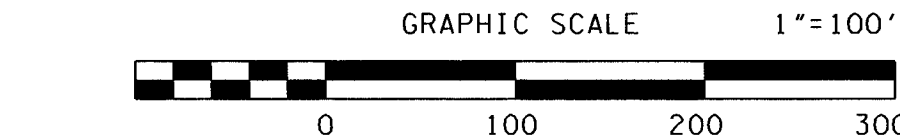
I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown herein.

Surveyor: [Signature] Tennessee Reg. No. 1947

Nick McBride Register of Deeds Knox County

Barcode and registration information for Nick McBride.

PLAT SIZE IS 24" x 36"



CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, ARC LENGTH. Rows C1 through C20.

CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, ARC LENGTH. Rows C22 through C41.

CERTIFICATE OF OWNERSHIP AND GENERAL 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.

Owner Printed Name: ROGER BRITTON & CYNTHIA BRITTON

Signature: [Signature] Date: 1-12-23

Signature: [Signature] Date: 1-12-23

Owner - Release of Easements

(I, We) the undersigned owners 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 Printed Name: ROGER BRITTON & CYNTHIA BRITTON

Signature: [Signature] Date: 1-12-23

Signature: [Signature] Date: 1-12-23

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L20.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows L21 through L37.

OWNER: ROGER & CYNTHIA BRITTON P.O. BOX 201 MASCOCK, TN 37806 PHONE: (865) 719-7076

DEVELOPER/OWNER: ALLIANCE DEVELOPMENT PARTNERS GP P.O. BOX 205 MASCOCK, TN 37806 CONTACT: WILLIAM K. ALEXANDER PHONE: (865) 903-3320

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P. 752 TAGGART LANE KNOXVILLE, TN 37938 PHONE: (865) 947-5996 FAX: (865) 947-7356

CLT MAP: 052 PARCEL: 018.07, & PORTION OF 018.02 DEED REFERENCE: 202011130056366 PLAT K-97D

NUMBER OF UNITS/LOTS: 71 TOTAL AREA: 22.29 ACRES TOTAL ROW AREA: 7.55 ACRES REMNANT OF CLT 18.02: 1.08 ACRES PROPERTY ZONED: PR<5 DU/AC

PLANNING SERVICES FILE NO.: 10-TT-22

Table with columns: DATE, REVISED, PROJECT NUMBER. Rows for DIST NO. EIGHT, KNOX CO., TN., SCALE 1"=100', DRAWN BY DLB, SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P., DATE 10-26-22, REVISED 12-19-22, PROJECT NUMBER 20109.