

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: ERIC LIFSHITZ Signature: Eric Lifshitz Date: 5/14/2023

State of Tennessee, County of Anderson On this 4 day of May, 2023 Before me personally appeared Eric Lifshitz known to me to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

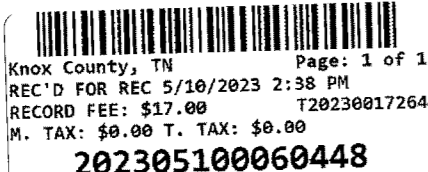
Witness my hand and notarial seal, this day and year above.

Written: Notary

My Commission expires November 15, 2025 "Seal"



Nick McBride Register of Deeds Knox County



CERTIFICATION OF FINAL PLAT

All Indicated Markers, Monuments, and Benchmarks to be Set When Construction is Completed

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: Spencer Schmudde

Tennessee License No. 1947

Date: 4-28-23

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: RN-6

Date: 5/9/2023

By: Spencer Schmudde

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM 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: 05/04/2023

Authorized Signature for Utility: Date

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM MAJOR SUBDIVISIONS

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

KUB

Utility Provider: 05/04/2023

Authorized Signature for Utility: Date

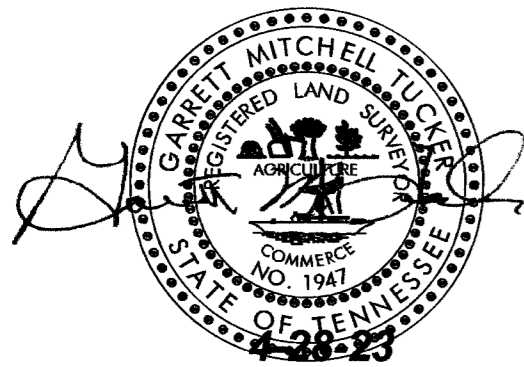
CERTIFICATION OF THE ACCURACY OF SURVEY

Survey accuracy shall meet the requirements of the current edition of the Rules of the 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: Spencer Schmudde

Tennessee License No. 1947

Date: 4-28-23



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 1:1000 as shown hereon.

Surveyor: Spencer Schmudde

Tennessee Reg. No. 1947

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Knoxville Department of Engineering hereby approves this plat on this 5th day of May, 2023

Thomas V. Clabo, P.E. (BED) Engineering Director

TAXES AND ASSESSMENTS.

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

City Tax Clerk: Signed: Donna Dyer Date: 5/4/23

Knox County Trustee: Signed: Judith Papp Date: 05/04/2023

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.

Signed: [Signature] Date: 5/9/2023

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE MINOR SUBDIVISIONS

We 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: ERIC LIFSHITZ Signature: Eric Lifshitz Date: 5/14/2023

Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks, and property monuments in this subdivision in accordance with required standards and specifications.

Signed: Joshua Frerichs Date: 2023-05-05 Dept: Engineering Title: PSE

Guarantee of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the 10th day of January, 2023.

Signed: Joshua Frerichs Date: 2023-05-05 Dept: Engineering Title: PSE

By executing this plat, the City Engineering Department hereby approves the following waiver(s):

- 1) To waive the standard drainage and utility easements along all lot lines, excluding along the private right of ways. (See General Note #2)

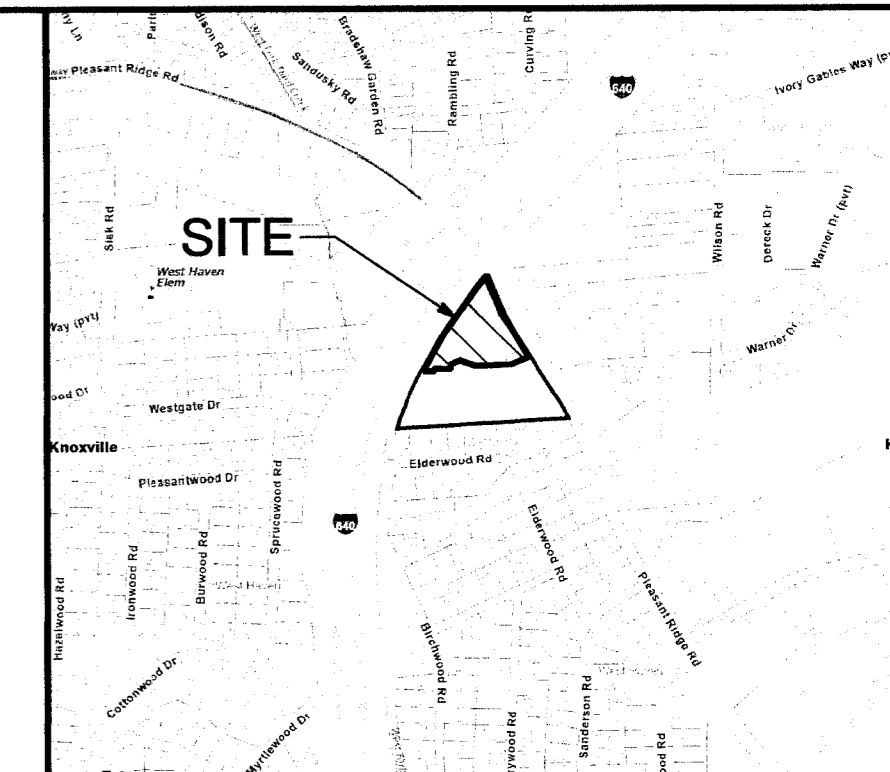
ADDRESSING DEPARTMENT CERTIFICATION

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: Jodie Allan Date: 5/10/2023 Knox County Property Assessor

LEGEND

- IRON PIN FOUND (1/2" IRON ROD)
IRON PIN NEW/SET (5/8" REBAR W/CAP)
GAS VALVE
MANHOLE
SIGN
WATER VALVE
FIRE HYDRANT
POWER/TELEPHONE
GUY WIRE
SURVEY CONTROL POINT/ PERMANENT REFERENCE MARKER
PERIPHERAL SETBACK LINE
SIGHT DISTANCE EASEMENT
DRAINAGE EASEMENT
UTILITY EASEMENT



LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists line segments L1 through L18.

CURVE TABLE

Table with columns: CURVE, BEARING, CHORD, RADIUS, ARC LENGTH. Lists curves C1 through C19.

CURVE TABLE

Table with columns: CURVE, BEARING, CHORD, RADIUS, ARC LENGTH. Lists curves C20 through C37.

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-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES & ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. SUCH DEDICATION SHALL BE NOTED ON THE FINAL PLAT OF THE SUBDIVISION.
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 #202102240068702.
5) HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA.
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 8-SA-19-C & 8-J-19-UR.
8) THE PRIVATE RIGHT-OF-WAYS ARE NOT PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE. THE PRIVATE RIGHT-OF-WAY SHALL ALSO FUNCTION AS A UTILITY EASEMENT. DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO.: 202106150102898.
9) THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO. 202106150102898.
10) ALL PINS ARE 5/8" UNLESS SHOWN DIFFERENTLY.
11) THIS PROPERTY IS ZONED RN-6 BUT WAS PREVIOUSLY RP-1 PRIOR TO THE ADOPTION OF THE NEW ZONING CODE. THE CONCEPT PLAN WAS APPROVED UNDER THE RP-1 ZONING, THEREFORE THE MINIMUM LOT SIZE OF 2,000 SQUARE FEET DOES NOT APPLY.
12) SIGHT DISTANCE HAS BEEN EVALUATED BASED ON 3.04J.5 OF THE MINIMUM SUBDIVISION REGULATIONS. A SIGHT DISTANCE OF 250 FEET CAN BE MADE AVAILABLE AT DRIVEWAYS AND INTERSECTIONS WITH SIGHT DISTANCE EASEMENTS AS NEEDED.
13) SECONDARY EMERGENCY ACCESS TO PLEASANT RIDGE ROAD TO BE GATED WITH LOCK BOX AND COORDINATED WITH CITY OF KNOXVILLE FIRE MARSHAL.
14) THIS CORRECTED PLAT FOR WAIVERS OF THE STANDARD 5-FOOT UTILITY AND DRAINAGE EASEMENT ALONG INTERNAL LOT LINES PER THE APPROVED CONCEPT PLAN. (SEE SETBACK NOTE AND PLANNING COMMISSION'S FILE 8-SA-19-C & 8-J-19-UR).

PARCEL ID: 080MA001
CLT MAP: 80 M GROUP A
PARCEL: 001

DEED REFERENCE: 202201030052152
PLAT REFERENCE: 202110180032057

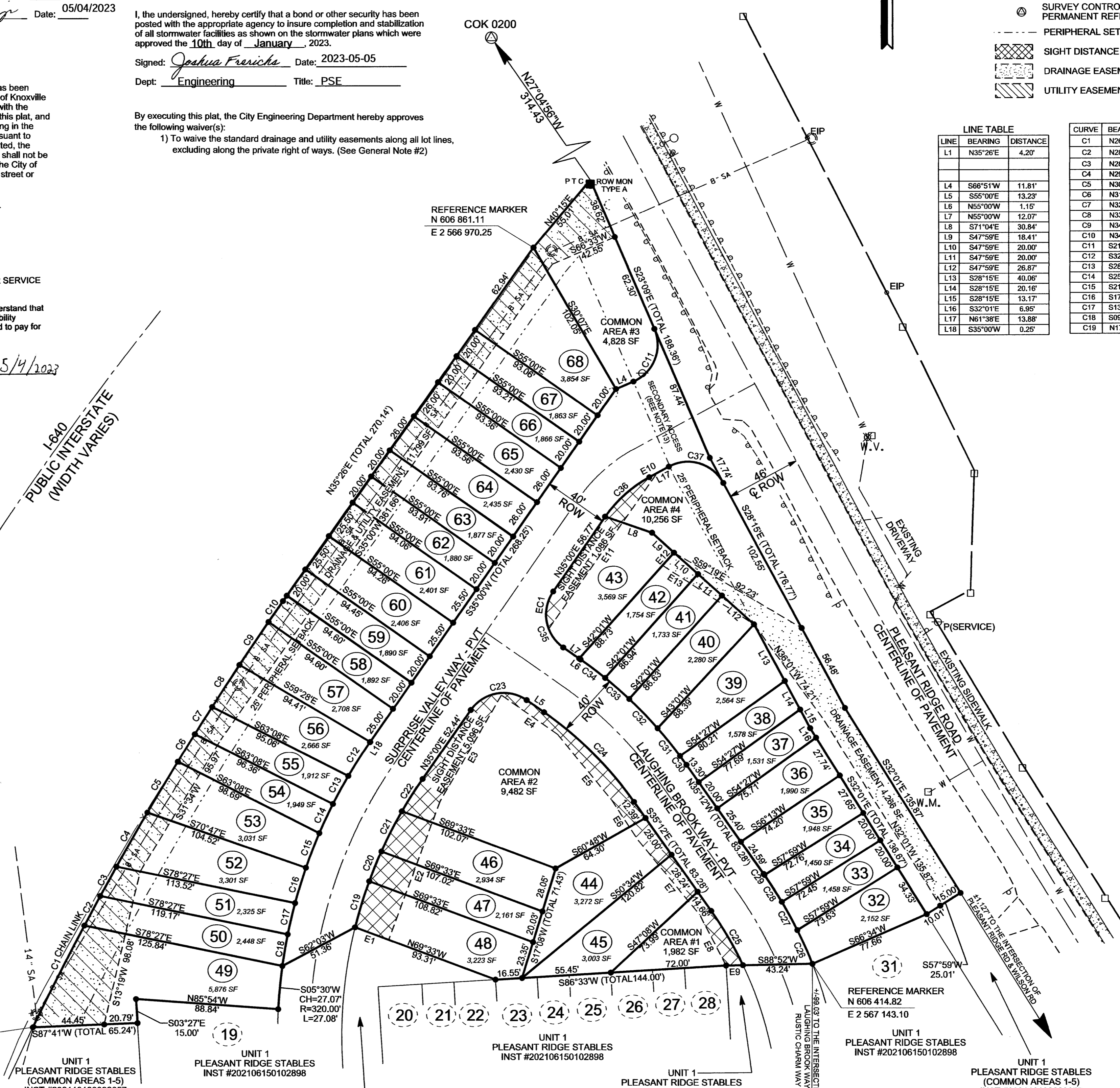
CITY OF KNOXVILLE
CITY WARD: 43
CITY BLOCK: 43780

NUMBER OF UNITS/LOTS: 37
TOTAL AREA: 3.32 AC
PRIVATE ROW AREA: 28,469 SF

PROPERTY ZONED: RN-6

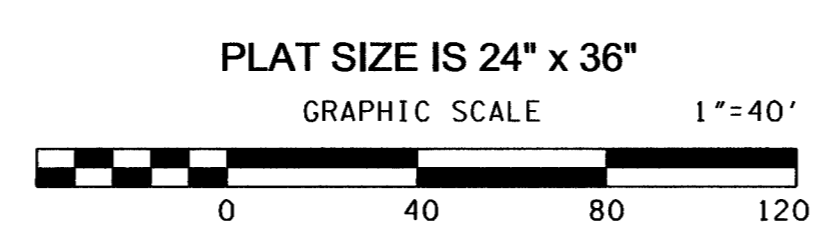
PLANNING SERVICES FILE NO.: 8-R-22-COR

Table with columns: DIST NO. SIX, SCALE, DRAWN BY, SURVEYED BY, DATE, REVISED, PROJECT NUMBER. Includes Robert G. Campbell & Assoc., L.P. information.



EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines E1 through E13.

EASEMENT CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, ARC LENGTH. Lists curves EC1 through EC3.



VARIANCES: 1) REDUCE THE MINIMUM LOT FRONTAGE WIDTH FROM 25' TO 20' LOTS 32-34, 37-39, 41-42, 47, 50-55, 58-59, 62-63, & 66-68. (APPROVED 8/8/2019) 2) INCREASE THE MAXIMUM STREET GRADE FROM 12% TO 12.5% FOR SURPRISE VALLEY WAY STA. 34+90. (APPROVED 8/8/2019) 3) VARIANCE FOR REDUCTION OF DISTANCE BETWEEN BROKEN BACK CURVES ON LAUGHING BROOK WAY FROM 150' TO 83'. APPROVED BY THE PLANNING COMMISSION ON 08/08/2019. (PREVIOUSLY APPROVED 9-SA-18-C9-B-18-UR)

GRID NORTH IS BASED ON A BEARING OF S 26° 37' 32" E FROM CITY OF KNOXVILLE CONTROL POINT 0200 TO 0198 DISTANCES HAVE NOT BEEN REDUCED TO GRID PUBLISHED COORDINATES - NAD83 (2011) 0200 0198 N 607,183.042 N 605,449.914 E 2,566,862.649 E 2,567,731.503

MINIMUM BUILDING SETBACKS: FRONT - 20' SIDE - 9' 0' (LOTS 32-35, 36-39, 40-43, 49-52, 53-56, 57-60, 61-64, 65-68) REAR - 25' PERIPHERAL (LOTS 49-58) - 5' (LOTS 32-43) - 10' (LOTS 44-48)

OWNER: SFR PLEASANT RIDGE, LLC ERIC LIFSHITZ 7412 OLD MAYNARDVILLE PIKE KNOXVILLE, TN 37938 PHONE: (865) 388-1996 DEVELOPER: TECKO, LLC A.J. CANIZALES 7412 OLD MAYNARDVILLE PIKE KNOXVILLE, TN 37938 PHONE: (865) 388-1996 SURVEYED BY: ROBERT G. CAMPBELL & ASSOC., L.P. 7523 TAGGART LANE KNOXVILLE, TN 37938 (865) 947-2996