Owner: River Walk Landing, LLC, P.O. Box 756, Seymour, TN 37865
Phone:865-609-8874

CERTIFICATIONS

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I (WE) _____, THE UNDERSIGNED OWNER OF THE SHOWN HEREIN, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER SHOWN ON THE PLAN OR ARE REFERRED TO THEREON, WITH COPIES TO THE REFERRED COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

_____
SIGNATURE

_____
SIGNATURE

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

_____
KNOX COUNTY TRUSTEE DATE

ZONING

ZONING SHOWN ON OFFICIAL MAP _____

DATE _____ BY _____

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: _____

DATE: _____

IN UNINCORPORATED AREAS OF KNOX COUNTY WHERE SANITARY SEWERS ARE NOT AVAILABLE

THIS IS TO CERTIFY THAT THIS SUBDIVISION IS GENERALLY SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS; AND THIS IS TO NOTIFY THAT ALL LOTS ARE SUBJECT TO SECTIONS 68-13-401 THRU 68-13-413 OF THE TENNESSEE CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THERETO.

_____
KNOX COUNTY HEALTH DEPARTMENT DATE

CERTIFICATION OF FINAL PLAT - CONSTRUCTION COMPLETE

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 AREPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, OR FOR VARIANCES FOR WHICH APPLICATION HAS BEEN FILED. THE INDICATED MONUMENTS WERE IN PLACE ON THE DAY OF , 2008.

_____
REGISTERED LAND SURVEYOR
TENNESSEE CERTIFICATE NO. 2116

CERTIFICATION OF APPROVAL FOR RECORDING FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF VARIANCES AND STIPULATIONS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON THIS THE DAY OF , 2008, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER O DEEDS.

_____
SIGNED DATE

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 INDICATED PERMANENT REFERENCE MONUMENTS, BENCHMARKS AND IRON PINS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS WITH A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL OF THE FINAL PLAT.

SIGNED: _____

DATE: _____

DEPT: _____

TITLE: _____

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 STABILIZATION 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: _____

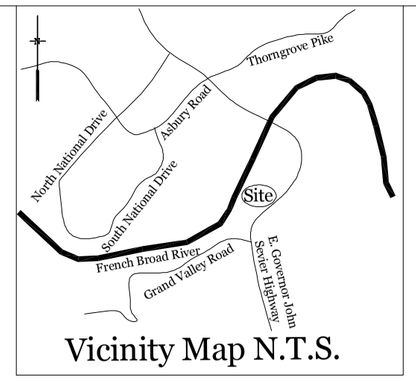
TITLE: _____

THE FOLLOWING VARIANCES ARE APPROVED BY THE KNOX COUNTY MPC:

A. HORIZONTAL CURVES ALONG ROAD "A" - STA 13+00± FROM R-250' TO R-100', STA 18+00± FROM R-250' TO R-100'.

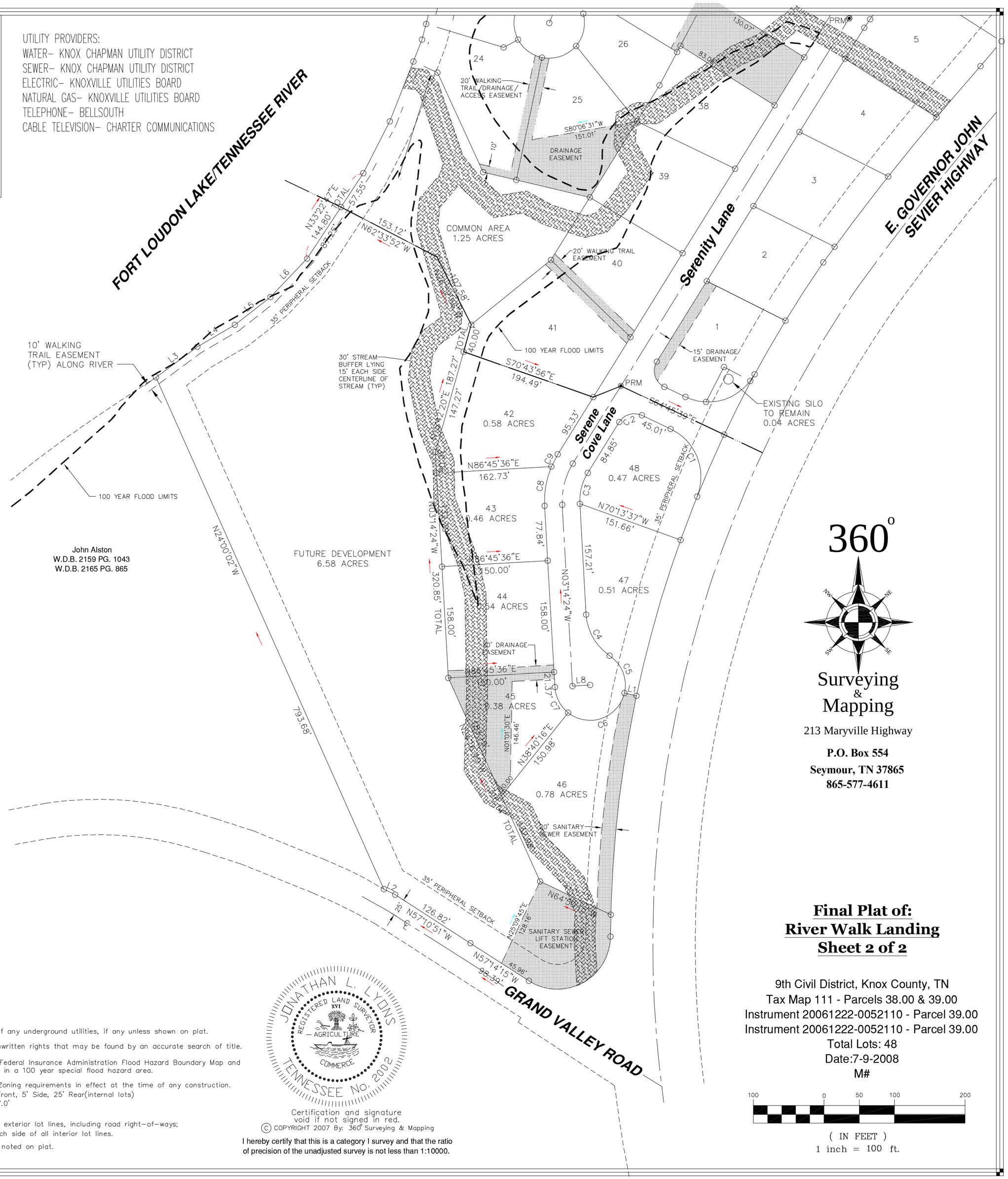
B. VERTICAL CURVE - ROAD "B" - STA 4+00± FROM 175 FEET TO 125 FEET.

C. HORIZONTAL CURVES ALONG ROAD "B" - STA 2+00± FROM R-250' TO R-100'.



Vicinity Map N.T.S.

UTILITY PROVIDERS:
WATER- KNOX CHAPMAN UTILITY DISTRICT
SEWER- KNOX CHAPMAN UTILITY DISTRICT
ELECTRIC- KNOXVILLE UTILITIES BOARD
NATURAL GAS- KNOXVILLE UTILITIES BOARD
TELEPHONE- BELLSOUTH
CABLE TELEVISION- CHARTER COMMUNICATIONS



John Alston
W.D.B. 2159 PG. 1043
W.D.B. 2165 PG. 865

Legend:
Permanent Reference Marker ◉ PRM
Iron Pin Found ○

Notes:
- This survey does not reflect the location of any underground utilities, if any unless shown on plat.
- This survey is subject to any written or unwritten rights that may be found by an accurate search of title.
- I hereby certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and the part of the subject property is located in a 100 year special flood hazard area.
- Building setbacks are to conform the the Zoning requirements in effect at the time of any construction. Zone "PR" Setbacks: 35' Peripherial, 20' Front, 5' Side, 25' Rear(internal lots) Minimum Floor Elevation for all lots is 837.0'
- 10' Utility and Drainage Easement inside all exterior lot lines, including road right-of-ways; 5' Utility and Drainage Easement inside each side of all interior lot lines.
- Iron pin on all lot corners unless otherwise noted on plat.

Certification and signature void if not signed in red.

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I hereby certify that this is a category I survey and that the ratio of precision of the unadjusted survey is not less than 1:10000.

360°
Surveying & Mapping

213 Maryville Highway
P.O. Box 554
Seymour, TN 37865
865-577-4611

Final Plat of: River Walk Landing Sheet 2 of 2

9th Civil District, Knox County, TN
Tax Map 111 - Parcels 38.00 & 39.00
Instrument 20061222-0052110 - Parcel 39.00
Instrument 20061222-0052110 - Parcel 39.00
Total Lots: 48
Date:7-9-2008
M#

100 0 50 100 200
(IN FEET)
1 inch = 100 ft.