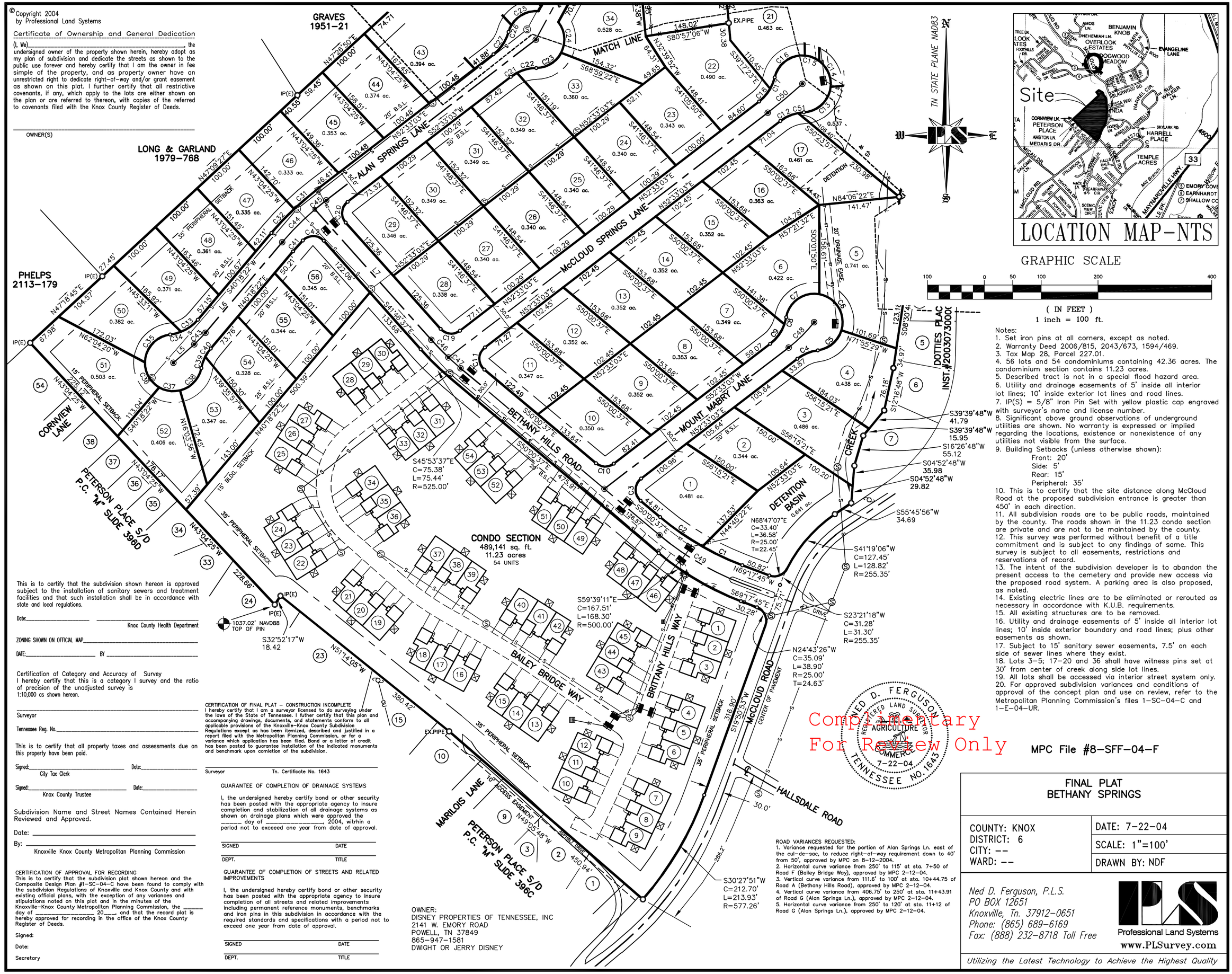
© Copyright 2004
by Professional Land Systems

Certificate of Ownership and General Dedication

(I, We)_____, the undersigned owner of the property shown herein, hereby adopt 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 of the referred to covenants filed with the Knox County Register of Deeds.

_____
OWNER(S)



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Notes:
1. Set iron pins at all corners, except as noted.
2. Warranty Deed 2006/815, 2043/673, 1594/469.
3. Tax Map 28, Parcel 227.01.
4. 56 lots and 54 condominiums containing 42.36 acres. The condominium section contains 11.23 acres.
5. Described tract is not in a special flood hazard area.
6. Utility and drainage easements of 5' inside all interior lot lines; 10' inside exterior lot lines and road lines.
7. IP(S) = 5/8" Iron Pin Set with yellow plastic cap engraved with surveyor's name and license number.
8. Significant above ground observations of underground utilities are shown. No warranty is expressed or implied regarding the locations, existence or nonexistence of any utilities not visible from the surface.
9. Building Setbacks (unless otherwise shown):
   Front: 20'
   Side: 5'
   Rear: 15'
   Peripheral: 35'
10. This is to certify that the site distance along McCloud Road at the proposed subdivision entrance is greater than 450' in each direction.
11. All subdivision roads are to be public roads, maintained by the county. The roads shown in the 11.23 condo section are private and are not to be maintained by the county.
12. This survey was performed without benefit of a title commitment and is subject to any findings of same. This survey is subject to all easements, restrictions and reservations of record.
13. The intent of the subdivision developer is to abandon the present access to the cemetery and provide new access via the proposed road system. A parking area is also proposed, as noted.
14. Existing electric lines are to be eliminated or rerouted as necessary in accordance with K.U.B. requirements.
15. All existing structures are to be removed.
16. Utility and drainage easements of 5' inside all interior lot lines; 10' inside exterior boundary and road lines; plus other easements as shown.
17. Subject to 15' sanitary sewer easements, 7.5' on each side of sewer lines where they exist.
18. Lots 3–5; 17–20 and 36 shall have witness pins set at 30' from center of creek along side lot lines.
19. All lots shall be accessed via interior street system only.
20. For approved subdivision variances and conditions of approval of the concept plan and use on review, refer to the Metropolitan Planning Commission's files 1–SC–04–C and 1–E–04–UR.

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with state and local regulations.

Date:_____ _____
Knox County Health Department

ZONING SHOWN ON OFFICIAL MAP_____

DATE:_____ BY _____

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 hereon.

_____
Surveyor

Tennessee Reg. No._____

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

Signed:_____ Date:_____
City Tax Clerk

Signed:_____ Date:_____
Knox County Trustee

Subdivision Name and Street Names Contained Herein Reviewed and Approved.

Date: _____

By: _____
Knoxville Knox County Metropolitan Planning Commission

CERTIFICATION OF APPROVAL FOR RECORDING
This is to certify that the subdivision plat shown hereon and the Composite Design Plan #1–SC–04–C have 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 stipulations noted on this plat and in the minutes of the Knoxville–Knox County Metropolitan Planning Commission, the _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed:

Date:

Secretary

CERTIFICATION OF FINAL PLAT – CONSTRUCTION INCOMPLETE
I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee. I futher 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 a report filed with the Metropolitan Planning Commission, or for a variance which application has been filed. Bond or a letter of credit has been posted to guarantee installation of the indicated monuments and benchmark upon comletion of the subdivision.

_____
Surveyor Tn. Certificate No. 1643

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 _____, 2004, withrin a period not to exceeed one year from date of approval.

_____ _____
SIGNED DATE

_____ _____
DEPT. TITLE

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 permanent reference monuments, benchmarks and iron pins in this subdivision in accordance with the required standards and specifications with a period not to exceed one year from date of approval.

_____ _____
SIGNED DATE

_____ _____
DEPT. TITLE

OWNER:
DISNEY PROPERTIES OF TENNESSEE, INC
2141 W. EMORY ROAD
POWELL, TN 37849
865–947–1581
DWIGHT OR JERRY DISNEY

ROAD VARIANCES REQUESTED:
1. Variance requested for the portion of Alan Springs Ln. east of the cul–de–sac, to reduce right–of–way requirement down to 40' from 50', approved by MPC on 8–12–2004.
2. Horizontal curve variance from 250' to 115' at sta. 7+50 of Road F (Bailey Bridge Way), approved by MPC 2–12–04.
3. Vertical curve variance from 111.6' to 100' at sta. 10+44.75 of Road A (Bethany Hills Road), approved by MPC 2–12–04.
4. Vertical curve variance from 406.75' to 250' at sta. 11+43.91 of Road G (Alan Springs Ln.), approved by MPC 2–12–04.
5. Horizontal curve variance from 250' to 120' at sta. 11+12 of Road G (Alan Springs Ln.), approved by MPC 2–12–04.

Complimentary
For Review Only

MPC File #8–SFF–04–F

FINAL PLAT
BETHANY SPRINGS

COUNTY: KNOX DISTRICT: 6 CITY: -- WARD: --	DATE: 7–22–04 SCALE: 1"=100' DRAWN BY: NDF

Ned D. Ferguson, P.L.S.
PO BOX 12651
Knoxville, Tn. 37912–0651
Phone: (865) 689–6169
Fax: (888) 232–8718 Toll Free

Professional Land Systems
www.PLSurvey.com

Utilizing the Latest Technology to Achieve the Highest Quality