

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.

SIGNATURE(S)_____

STATE OF TENNESSEE, COUNTY OF KNOX

ON THIS ____ DAY OF _____, 20____.

BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN 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 THE DAY AND YEAR ABOVE WRITTEN.

NOTARY

MY COMMISSION EXPIRES _____

IN THE CITY OF KNOXVILLE AND SEWERED AREAS OF KNOX COUNTY

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: _____

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

SIGNED: _____
CITY TAX CLERK

DATE _____

SIGNED: _____
KNOX COUNTY TRUSTEE

DATE _____

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:_____

CITY OF KNOXVILLE ENGINEERING DIVISION

THE KNOXVILLE ENGINEERING DIVISION HEREBY APPROVES THIS PLAT ON THIS THE ____ DAY OF _____, 20____.

ENGINEERING DIRECTOR

CERTIFICATION OF FINAL PLAT – CONSTRUCTION COMPLETE

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 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 VARIANCES FOR WHICH APPLICATION HAS BEEN FILED. THE INDICATED MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR

TENNESSEE CERTIFICATE NO. 1861

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000

REGISTERED LAND SURVEYOR

TENNESSEE REG. NO. 1861

CERTIFICATE OF APPROVAL FOR RECORDING

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 THE 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, ON THIS 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:_____

VARIANCES:

THE CITY OF KNOXVILLE BAORD OF ZONING APPEALS APPROVED THE FOLLOWING VARIANCE AT ITS MAY 05,2017 MEETING.

TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM 25 FEET TO 12.5 FEET.

THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION APPROVED AT ITS JUNE 08, 2017 MEETING THE FOLLOWING VARIANCE REQUEST:

TO REDUCE THE THE MINIMUM REQUIRED FRONT SETBACK FROM 35 FEET TO 30 FEET.

LINE

BEARING

DISTANCE

L1

S 37°47'12" E

20.01'

L2

N 36°25'26" W

20.03'

L3

N 50°31'17" E

62.92'

L4

S 76°39'11" E

33.11'

GRID NORTH

NAD83 (2011)

SEE NOTE 5

LEGEND

1/2" IRON PIN AND CAP/SET

IRON PIN FOUND

FENCE

UTILITY POLE

OVERHEAD UTILITIES

MANHOLE

SEWER LINE

WATER METER

EDGE PAVEMENT

UN NAMED AND UNIMPROVED ROAD CLOSED BY CITY ORDINANCE XXXXXXXXXX.

NOTES:

1. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.

2. UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.

3. IRON PINS AT ALL CORNERS, OR AS NOTED ON PLAT.

4. 10' UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.

5. QUALITY OF NORTH IS BASED ON A BEARING OF NORTH 40 DEGREES 37 MINUTES 48 SECONDS WEST FROM CITY OF KNOXVILLE CITY CONTROL MONUMENT NO. 1019 TO MONUMENT NO. 1018. DISTANCES HAVE NOT BEEN REDUCED TO GRID.

6. A PORTION OF THIS PROPERTY WAS PREVIOUSLY RECORDED AS C.A. JACKSON SUBDIVISION TO KNOXVILLE, MAP BOOK 9, PAGE 42 (INST#192710030000002)

7. THIS PROPERTY CONTAINS 3.13 ACRES AND 136,224 SQUARE FEET INTO TWO (2) LOTS.

8. UN NAMED AND UNIMPROVED ROAD CLOSED BY CITY OF KNOXVILLE ORDINANCE NUMBER 0-71-2016. DANNY B. JONES ACQUIRED 1/2 OF THE CLOSED ROAD BY INSTRUMENT #201704070061481.

OWNER:

DANNY B. JONES

3707 HENSON ROAD

KNOXVILLE, TN 37921

(865) 588-5422

REGISTERED

LAND SURVEYOR

SCOTT W. UMSTEAD

REGISTERED LAND SURVEYOR

AGRICULTURE

COMMERCE

TENNESSEE NO. 1861

TN No. 1861

0

50

100

150

SCALE 1"=50'