

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

We the undersigned owners of the property shown herein, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property, and as property owners have an unrestrained right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) John King Date: 12-28-23

TAXES AND ASSESSMENTS.

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

Knox County Trustee: Signed: 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:

Date:

Planning Commission 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 any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this the day of 2023, and that the record plat is hereby approved for recording in the office of the Knoxville-Knox County Register of Deeds, Pursuant to Section 13-3-405 of 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: Date:

Knox County Department of Engineering and Public Works

Knox County Department of Engineering and Public Works hereby approves this plat on this the day of 2023

Engineering Director

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: Date:

Dept: Title:

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

Tennessee License No. 1996

Date: 12-28-23



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 not less than 1:10,000 as shown hereon and that said 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

Tennessee License No. 1996

Date: 12-28-23

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 day of 2023.

Signed: Date:

Dept: Title:

NOTES:

- 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
2) THESE 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 PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPES). EASEMENTS OF FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
3) ALL PINS ARE 5/8" UNLESS SHOWN DIFFERENTLY.
4) SEE PLANNING COMMISSION FILES 6-SB-19-C AND 6-A-19-UR FOR APPROVED VARIANCES AND CONDITIONS OF APPROVAL.
5) ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
6) SITE DISTANCE OF 250 FT IS AVAILABLE FOR THE INTERSECTION OF WHISTLING STRAITS WAY AND RATHER ROAD.
7) THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
8) PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NO.: 202312220031380.
9) PRIVATE STREETS ARE NOT A PUBLIC ROADS AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
10) DECLARATION OF PRIVATE RIGHT-OF-WAY EASEMENT RECORDED AS INSTRUMENT NO.:
11) ACCORDING TO FEMA FLOOD MAP NUMBER 47093C0233G EFFECTIVE DATE AUGUST 5, 2013 A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE.
12) BY EXECUTING THIS DOCUMENT THE OWNERS HEREBY DEDICATE A FLOATING/BLANKET TRAVERSABLE ACCESS EASEMENT ACROSS THE SUBJECT PROPERTY TO ALL STORMWATER FACILITIES LOCATED ON SITE FOR KNOX COUNTY, ITS AGENTS AND EMPLOYEES TO ENTER UPON THE PROPERTY TO INSPECT, MONITOR, REPAIR, REPLACE, AND MAINTAIN AS KNOX COUNTY DEEMS NECESSARY. IT IS UNDERSTOOD THAT REASONABLE CARE SHALL BE TAKEN BY THE EASEMENT HOLDER TO UTILIZE STANDARD STANDARD THROUGHFARES FOR EASEMENT USE, WHENEVER POSSIBLE, TO LIMIT IMPACT ON SITE. PROPERTY OWNER OR LESSEE SHALL NOT CONSTRUCT, INSTALL OR PLACE ANY STRUCTURE, OBJECT, TREE OR VEGETATION THAT WOULD MATERIALLY INTERFERE, OBSTRUCT, OR IMPEDE THE USE OF A MINIMUM 20 FOOT WIDE TRAVERSABLE ACCESS AREA, FROM A PUBLIC RIGHT-OF-WAY TO SAID STORMWATER FACILITIES, AT ALL TIMES.

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.

Utility Provider

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.

Utility Provider

Authorized Signature for Utility Date

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.

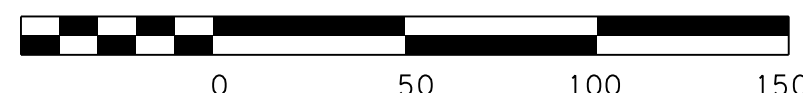
Registered Land Surveyor

Tennessee License No. 1996

Date: 12-28-23

PLAT SIZE IS 24" x 36"

GRAPHIC SCALE 1"=50'



ZONING

Zoning shown on Official Map

Date:

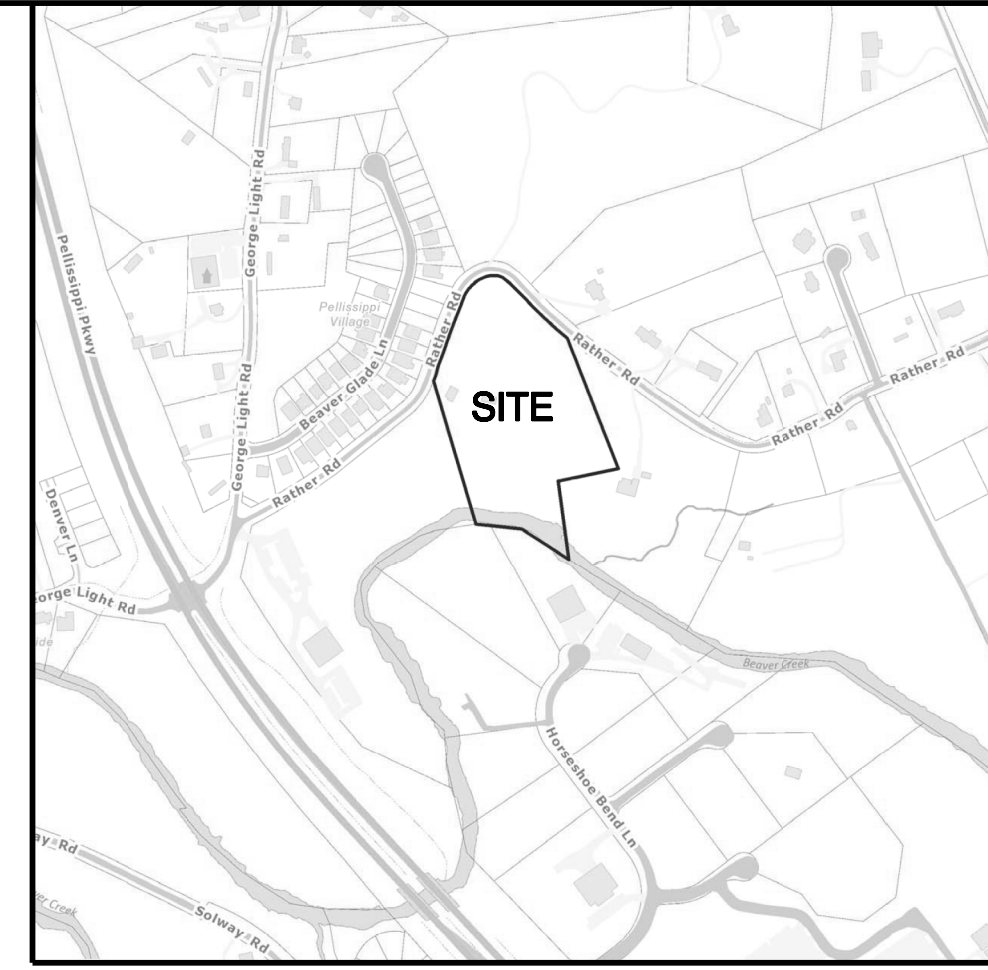
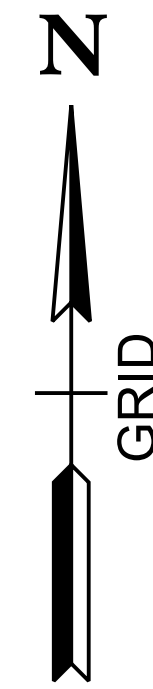
By

AREA TO BE DEDICATED AS PUBLIC R.O.W.



VARIANCES:

- 1) REDUCTION OF RIGHT-OF-WAY TURNING RADIUS AT CORNER OF WHISTLING STRAITS WAY AND RATHER ROAD FROM 25 FEET TO 10'.
2) REDUCTION OF PAVEMENT TURNING RADIUS ON WHISTLING STRAITS WAY AT RATHER ROAD FROM 25 FEET TO 22 FEET.
3) REDUCTION OF MINIMUM FRONTAGE FOR LOT 9 FROM 25' TO 22.83'



LOCATION MAP (N.T.S)

LEGEND:

- EIP EXISTING IRON PIN FOUND
IPS IRON PIN SET (IN REBAR W/CAP)
PIPE PIPE FOUND
W.M. WATER METER
MANHOLE
W.V. WATER VALVE
FIRE HYDRANT
P/T/C POWER/TELEPHONE/CABLE
O LIGHT POLE

CURVE TABLE

Table with columns: CURVE, BEARING, ARC LENGTH, RADIUS, CHORD. Lists curves C1 through C16.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L33.

JERRY & RHONDA ANDERSEN DEED: 200005100031306

CHARLES AND SHIRLEY HOLLAND C/O QUAL PRO INC DEED BOOK: 1933 PAGE: 0001

CUTBERTSON REAL ESTATE, LLC DEED: 202105170094348 PLAT: 199911120036678

JOHN & ANDREA McCracken DEED: 202003270064290 PLAT: 200909180020453

SETBACKS: FRONT - 20' REAR - 15' SIDE - 5' PERIPHERAL - 25' FOR LOTS 13-15 PERIPHERAL - 35' FOR ALL OTHER LOTS

CLT MAP: 089 PARCEL: 218 DEED REFERENCE: 202209070015614 PROPERTY ZONED: PR (3.5 DU/AC)

TOTAL AREA: 7.84 ACRES FLOODWAY AREA: 0.25 ACRES NUMBER OF LOTS: 26 (3.4 DU/AC)

DEDICATED RIGHT-OF-WAY RATHER ROAD: 17,395 SF OR 0.40 ACRES

PLANNING SERVICES FILE NO.: 1-SH-24-F

FINAL PLAT OF TOWNHOMES AT RATHER. Includes fields for DIST NO., SCALE, DRAWN BY, SURVEYED BY, DATE, REVISED, PROJECT NUMBER.

OWNER/DEVELOPER: KING PROPERTIES AND DEVELOPMENT, LLC 531 CALLAHAN DRIVE, SUITE 103 KNOXVILLE, TN 37912 CONTACT: JOHN KING PHONE: (865) 960-9401 FAX: (865) 960-9402

ENGINEER: ROBERT G. CAMPBELL AND ASSOCIATES 7523 TAGGART LANE KNOXVILLE, TN 37938 PHONE: (865) 947-5996 FAX: (865) 947-7556