

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(S) PRINTED NAME: HANI JOSEPH SIGNATURE(S):

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
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 \_\_\_\_\_ "SEAL"

**CERTIFICATION OF FINAL PLAT – ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET**  
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 INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE XX DAY OF SEPTEMBER, 2023.

REGISTERED LAND SURVEYOR  
TENNESSEE LICENSE NO. 2927  
DATE: \_\_\_\_\_

**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. 2927  
DATE: \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS**  
THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY DATE

**CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM – MINOR SUBDIVISIONS**  
THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY DATE

**OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE – MINOR SUBDIVISIONS**  
(I, 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(S) PRINTED NAME: HANI JOSEPH

SIGNATURE(S):

DATE: \_\_\_\_\_

**ZONING**

ZONING SHOWN ON OFFICIAL MAP

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 DEPARTMENT OF ENGINEERING**  
THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

ENGINEERING DIRECTOR

**PLANNING STAFF 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 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 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: \_\_\_\_\_

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

CITY TAX CLERK: SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

KNOX COUNTY TRUSTEE: SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

#### UTILITY AND DRAINAGE EASEMENT

THERE SHALL BE A UTILITY AND DRAINAGE EASEMENT TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

HILLSIDE PROTECTION AREA TO BE DISTURBED = 7,126.5 S.F.

#### LOT COVERAGE CALCULATIONS

**LOT 1**  
LOT SIZE = 15,611.3 SF  
BUILDING = 2,247.3 SF  
PAVING = 3,990.1 SF

BUILDING COVERAGE = 14.40%  
TOTAL IMPERVIOUS SURFACE COVERAGE = 39.95%

**LOT 2**  
LOT SIZE = 15,893.5 SF  
BUILDING = 2,247.3 SF  
PAVING = 4,015.0 SF

BUILDING COVERAGE = 14.14%  
TOTAL IMPERVIOUS SURFACE COVERAGE = 39.40%

**LOT 3**  
LOT SIZE = 13,601.8 SF  
BUILDING = 2,247.3 SF  
PAVING = 2,914.9 SF

BUILDING COVERAGE = 16.52%  
TOTAL IMPERVIOUS SURFACE COVERAGE = 37.95%

#### GNSS SURVEY NOTES:

- THIS SURVEY WAS CONDUCTED IN PART WITH GNSS SURVEY EQUIPMENT. THE GNSS DATA WAS POST PROCESSED USING TRIMBLE CENTER POINT PROCESSING SERVICE AND REFERENCED TO NAD83 (2011) (EPOCH 2010).
- THE GNSS DATA WAS OBSERVED ON MAY 11, 2023.
- THE COORDINATE SYSTEM USED FOR THESE OBSERVATIONS IS AS FOLLOWS:  
3.1. US STATE PLANE 1983 ZONE - TENNESSEE 4100  
3.2. GEOID MODEL: GEOID18  
3.3. THE COMBINED SCALE FACTOR WAS APPLIED AT THE FOLLOWING COORDINATES TO DETERMINE THE GROUND COORDINATES FOR THESE CONTROL POINTS:  
POINT # 1:  
N  
E  
4. THE EQUIPMENT USED FOR THESE GNSS OBSERVATIONS WAS A TRIMBLE R12 DUAL FREQUENCY RECEIVER.
- THE BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM.
- THE POSITIONAL ACCURACY OF THE GNSS OBSERVATIONS IS AS FOLLOWS:  
HORIZONTAL = 0.04 FEET  
VERTICAL = 0.07 FEET

#### CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE IN THE STATE OF TENNESSEE. THE REQUIREMENTS OF A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE ORIGINAL UNADJUSTED FIELD MEASUREMENTS IS AT LEAST 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FIELD WORK WAS COMPLETED 09/XX/2023. THE MONUMENTS SHOWN WERE LOCATED AND OR SET ON OR BEFORE THIS DATE.

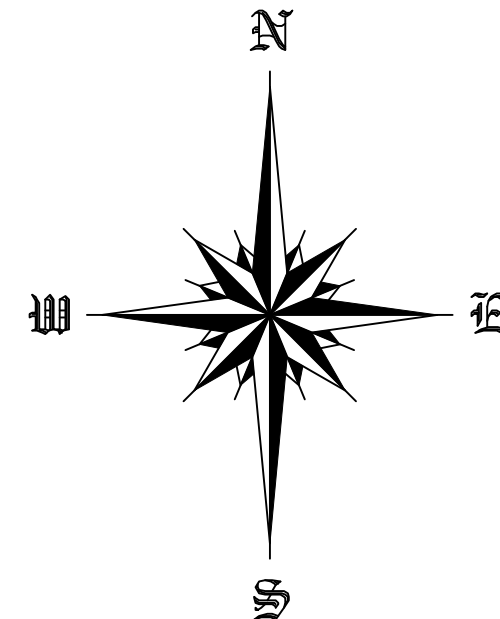
Adam Schmeing, RLS 2927  
ADAM SCHMEING LAND SURVEYING  
6619 CROSSGATE DRIVE  
KNOXVILLE, TENNESSEE 37912

#### PUBLISHED CITY OF KNOXVILLE CONTROL MONUMENTS

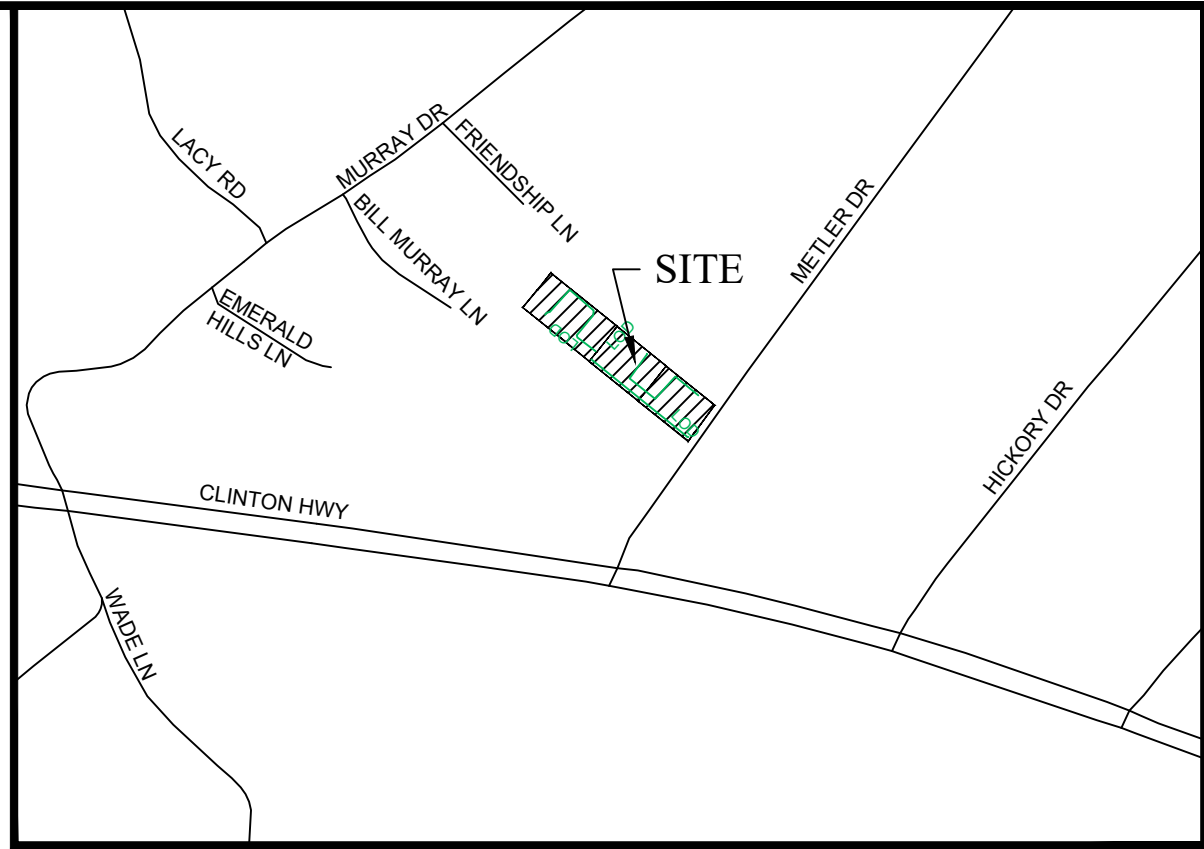
CONTROL STATION 0415 (NAD83(2011))  
NORTHING: 615,707.276  
EASTING: 2,561,290.585

CONTROL POINT # 0809 (NAD83(2011))  
NORTHING: 615,899.806  
EASTING: 2,560,712.231

BEARINGS BASED ON:  
GRID NORTH NAD83 ADJ. 2011



GRID NORTH IS BASED ON A BEARING OF  
S 71°35'16" E FROM  
CONTROL POINT # 0809 TO # 0415  
DISTANCES HAVE NOT BEEN REDUCED TO GRID.



VICINITY MAP  
N.T.S.

#### SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENT 2011 BY STATIC OBSERVATIONS. SEE GNSS NOTES.
- DISTANCES SHOWN ARE GROUND DISTANCES.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY OF RICH DADS, INC. AS RECORDED IN INSTRUMENT NUMBER 202208250012757, IN THE REGISTER OF DEEDS OFFICE FOR KNOX COUNTY, TENNESSEE, INTO 3 LOTS AS FOLLOWS:  
3.1. LOT 1 = 13,494.4 SQUARE FEET (0.31 ACRES) MORE OR LESS  
3.2. LOT 2 = 13,445.6 SQUARE FEET (0.31 ACRES) MORE OR LESS  
3.3. LOT 3 = 16,551.7 SQUARE FEET (0.31 ACRES) MORE OR LESS  
3.4. 25' SHARED PERMANENT ACCESS EASEMENT = 8,555.0 SQUARE FEET (0.20 ACRES) MORE OR LESS  
3.5. TOTAL AREA SURVEYED = 45,106.6 SQUARE FEET (1.04 ACRES) MORE OR LESS
- THE BOUNDARY SHOWN HEREON IS LOCATED IN "ZONE X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47093001385 AND HAS AN EFFECTIVE DATE OF AUGUST 5, 2013.
- ALL MONUMENTS FOUND WERE HONORED FOR THEIR LOCATION, UNLESS OTHERWISE NOTED.
- THE SUBJECT BOUNDARY SHOWN HEREON IS ZONED "R-2".
- THE MINIMUM BUILDING AND STRUCTURE SETBACKS ARE PER CURRENT ZONING REGULATIONS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, REGULATIONS OR RESTRICTIONS IN EFFECT AT THE TIME OF THIS SURVEY. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- UNDERGROUND UTILITIES ARE SHOWN BY VISIBLE APPURTENANCES AT THE TIME OF THE SURVEY. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. NO WARRANTY IS EXPRESSED OR IMPLIED BY SHOWING THESE ESTIMATED LOCATIONS.
- THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY. ANOTHER PLAT MAY BE REQUIRED IF NEW STORM WATER QUANTITY AND/OR QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT.
- THE PROPERTY OWNER, PROPERTY ADDRESS AND KNOX COUNTY PARCEL ID NUMBER:  
065JB023 - HOME SWEET HOMES, TN INC.  
2004 RADIANCE DRIVE  
KNOXVILLE, TN 37912
- THIS SURVEY IS CERTIFIED TO:  
HANI JOSEPH  
2004 RADIANCE DRIVE  
KNOXVILLE, TN 37912  
(865) 282-5652

LOT AREAS				
LOT NO.	AREA OF EASEMENT (S.F.)	AREA LESS EASEMENT (S.F.)	TOTAL AREA (S.F.)	TOTAL AREA (ACRES)
1	4,036.5	11,574.8	15,611.3	0.36
2	4,075.0	11,818.5	15,893.5	0.36
3	2,366.5	11,235.3	13,601.8	0.31

#### LEGEND:

- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT
- CL ROADWAY
- STORM SEWER
- OVERHEAD POWER LINE
- SETBACK LINE
- SET #5 REBAR AND CAP STAMPED "A SCHMEING #2927"
- FOUND IRON PIN / IRON PIPE
- CONTROL POINTS
- POWER POLE
- ANCHOR - GUY WIRE
- SANITARY SEWER MANHOLE
- STORM SEWER CATCH BASIN
- WATER METER
- ASPHALT PAVING
- CONCRETE PAVING

Revision 9-21-2023

PLANNING SERVICES FILE NUMBER: 10-B-23-SU

#### CONCEPT PLAN METLER MEADOWS

CITY OF KNOXVILLE WARD 39, BLOCK 39920  
DISTRICT 5, KNOX COUNTY, TENNESSEE

HANI JOSEPH  
2004 RADIANCE DRIVE  
KNOXVILLE, TN 37912

ADAM SCHMEING LAND SURVEYING  
SURVEYING THE PAST FOR A BETTER FUTURE  
6619 CROSSGATE DRIVE  
KNOXVILLE, TN 37912  
865.331.2601



SCALE 1" = 30' DATE: 09/21/23 23076