

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_____

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: _____

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_____

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_____

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: BYRON R. COOPER

SIGNATURE(S): _____

DATE: _____

LEGEND

POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT

R.O.W. RIGHT-OF-WAY

CL CENTERLINE

MONUMENT SET (1/2" REBAR W/CAP OR PK)

MONUMENT FOUND (AS NOTED)

WATER METER

UTILITY POLE

N/F NOW OR FORMERLY

CLEANOUT

SANITARY SEWER MANHOLE

CENTERLINE (AS NOTED)

WOOD FENCE LINE

ADJOINER PROPERTY LINE

PROPERTY/RIGHT-OF-WAY LINE

OHE OVERHEAD ELECTRIC LINE

ST STORM DRAIN

SA SANITARY SEWER

GAS GAS

SURVEY INFORMATION FOR THIS PLAT WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 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. _____

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. _____

DATE: _____

LANDMARK ENGINEERS & SURVEYORS,LLC

CIVIL ENGINEERING

LAND SURVEYING

12400 Cypress Grove Lane ~ Knoxville, TN 37922

Phone: (865) 776-9074 E-mail: mdriver@landmarkesllc.com

www.landmarkesllc.com

FOR REVIEW ONLY

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ZONING

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:

ZONING SHOWN ON OFFICIAL MAP _____

DATE: _____

BY _____

KNOX COUNTY PROPERTY ASSESSOR _____

DATE _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THE _____DAY OF _____, 20____

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: _____

VICINITY MAP (N.T.S.)

E EMORY ROAD

BROWN GAP ROAD

CRIPPLEN ROAD

SITE

NOTES:

1. MONUMENTS FOUND/SET AT ALL CORNERS.

2. PROPERTIES SHOWN ON CLT MAP 29 PARCEL 65.

3. CURRENT ZONING PER THE DATE OF THIS MAP IS PR (PLANNED RESIDENTIAL ZONE). DEFAULT SETBACKS ARE AS FOLLOWS:
FRONT: NOT LESS THAN 20'
SIDE: NOT LESS THAN 5'
REAR: NOT LESS THAN 15'
PERIPHERY: 35'

4. UTILITY AND DRAINAGE EASEMENTS OF 5' ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES AND 10' INSIDE ALL EXTERIOR LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY.

5. BASIS OF BEARINGS:
NORTH IS BASED ON THE TENNESSEE DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT NUMBERS 47-131-53 TO 47-131-55 WITH A BEARING OF N50°01'46"E. HORIZONTAL DATUM: NAD83 (2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
47-131-53 47-131-55
N: 646,800.9384 N: 647,526.7220
E: 2,585,869.5773 E: 2,586,735.4384
CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING CARLSON BRX6+ GPS RECEIVERS (BASE AND ROVER) AND A LEICA TCPR 1205 ROBOTIC TOTAL STATION. TYPE OF SURVEY: REAL TIME KINEMATIC (RTK) HORIZONTAL ACCURACY: 0.04 FEET VERTICAL ACCURACY: 0.01 FEET PUBLISHED CONTROL USED: THE TENNESSEE DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT #S 47-131-53 & 47-131-55. GEOID MODEL: 2012B D.A. FACTOR: 47-131-53: 1.0000900 47-131-55: 1.0000900

6. LOT 4 DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE PER SURVEY REFERENCE #4.

7. PLAT CONTAINS 1 LOT WITH A TOTAL AREA OF 0.377 ACRES.

SURVEY REFERENCES:

1. PLAT TITLED "FINAL PLAT OF KOTZ ESTATE PROPERTY" BY MCGREW ENGINEERING AND SURVEYING, DATED NOVEMBER 30, 2018 AND BEING RECORDED IN PLAT INST. #201812190037784 KNOX COUNTY REGISTER OF DEEDS.

2. PLAT TITLED "S.A. LEWIS FARM" BY SEHORN AND KENNEDY, DATED MAY 29, 1925 AND BEING RECORDED IN PLAT CAB A SLIDE 88B KNOX COUNTY REGISTER OF DEEDS.

3. INSTRUMENT #201901020040255 (SUBJECT DEED) (PARCEL 65) INSTRUMENT #202212020032667 (DEED) (PARCEL 66) INSTRUMENT #202103090072901 (DEED) (PARCEL 05) INSTRUMENT #201412030030504 (DEED) (PARCEL 04)

4. FEMA FIRM MAP 47093C0133G EFFECTIVE AUGUST 5, 2013.

EXISTING & PROPOSED INFRASTRUCTURE COVERAGE TABLE

LOT AREA: 16,440.61 SF
EXISTING BUILDING: 1,924 SF
EXISTING CONCRETE: 3,938 SF
TOTAL % IMPERVIOUS AREA:
(1,924 SF + 3,938 SF)/16,440.61 SF X 100 = 35.6%

PROPOSED IMPERVIOUS AREA:
2 DRIVEWAY TURNAROUNDS (AS SHOWN):
124 SF + 148 SF = 272 SF
TOTAL % IMPERVIOUS AREA:
(1,924 SF + 3,938 SF + 272 SF)/16,440.61 SF X 100 = 37.3%

EXISTING % BUILDING LOT COVERAGE:
1,924 SF / 16,440.61 SF X 100% = 11.7%

BEFORE YOU DIG STOP

CALL 811

TENNESSEE ONE CALL IT'S THE LAW

CURRENT OWNER: BYRON & BRENDA COOPER

6834 SHADOW CREEK ROAD KNOXVILLE, TN 37918 (865) 679-6688

GRAPHIC SCALE

60 0 15 30 60

(IN FEET)

1 inch = 30 ft.

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

PROPERTY BOUNDARY ENCROACHMENT NOTE:

THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.

MARK H. DRIVER

REGISTERED LAND SURVEYOR

AGRICULTURE

COMMERCE

TENNESSEE NO. 2422