

Ownership, Certification of Final Plat

(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) _____

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 _____

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: _____

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: _____

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, 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 14 day of March, 2020.

Registered Land Surveyor _____

Tennessee License No. _____

Date: _____

Certification of the Accuracy of Survey

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. _____

Date: _____

Certification of Approval of Sanitary Sewer System - Minor Subdivisions

In unincorporated areas of Knox County where public sanitary sewers are not available, as determined by the appropriate Utility Agency, and subsurface sewerage disposal will be used.

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.

Knox County Health Department _____

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 _____

Autorized Signature for Utility _____ Date _____

Owner Certification for Public Sewer and Water Service - Minor Subdivision

(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: _____

Signature(s): _____

Date: _____

Certification by the Knox County Department of Engineering and Public Works

All final plats within Knox County shall be certified by the Knox County Department of Engineering and Public Works prior to final certification by the Planning Commission and shall be included on the plat as follows:

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 _____

Existing Non-conforming Buildings Note:

The approval of this plat does not increase any zoning non-conformities for the existing structures on the property nor does it change the nonconforming status of the existing structures. Documentation as to the legal status of the structures or variances from the Board of Zoning Appeals may be required at some later date for permit applications or other development approvals.

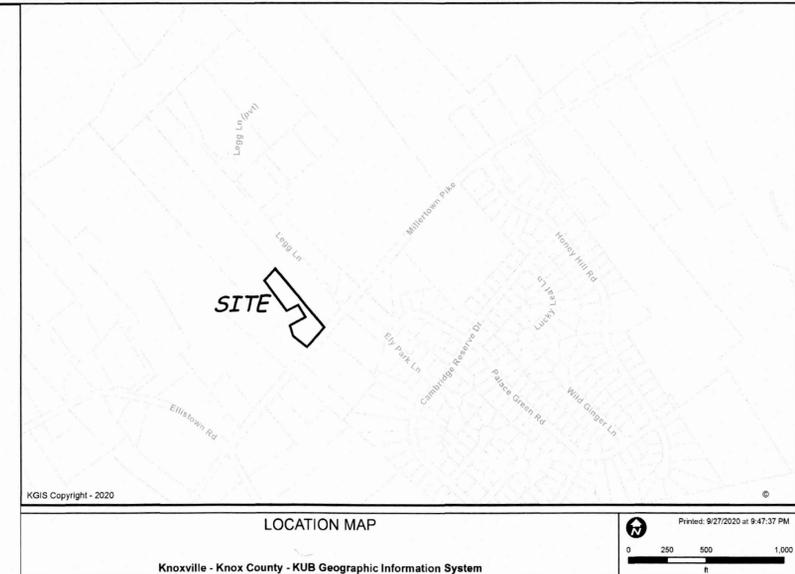
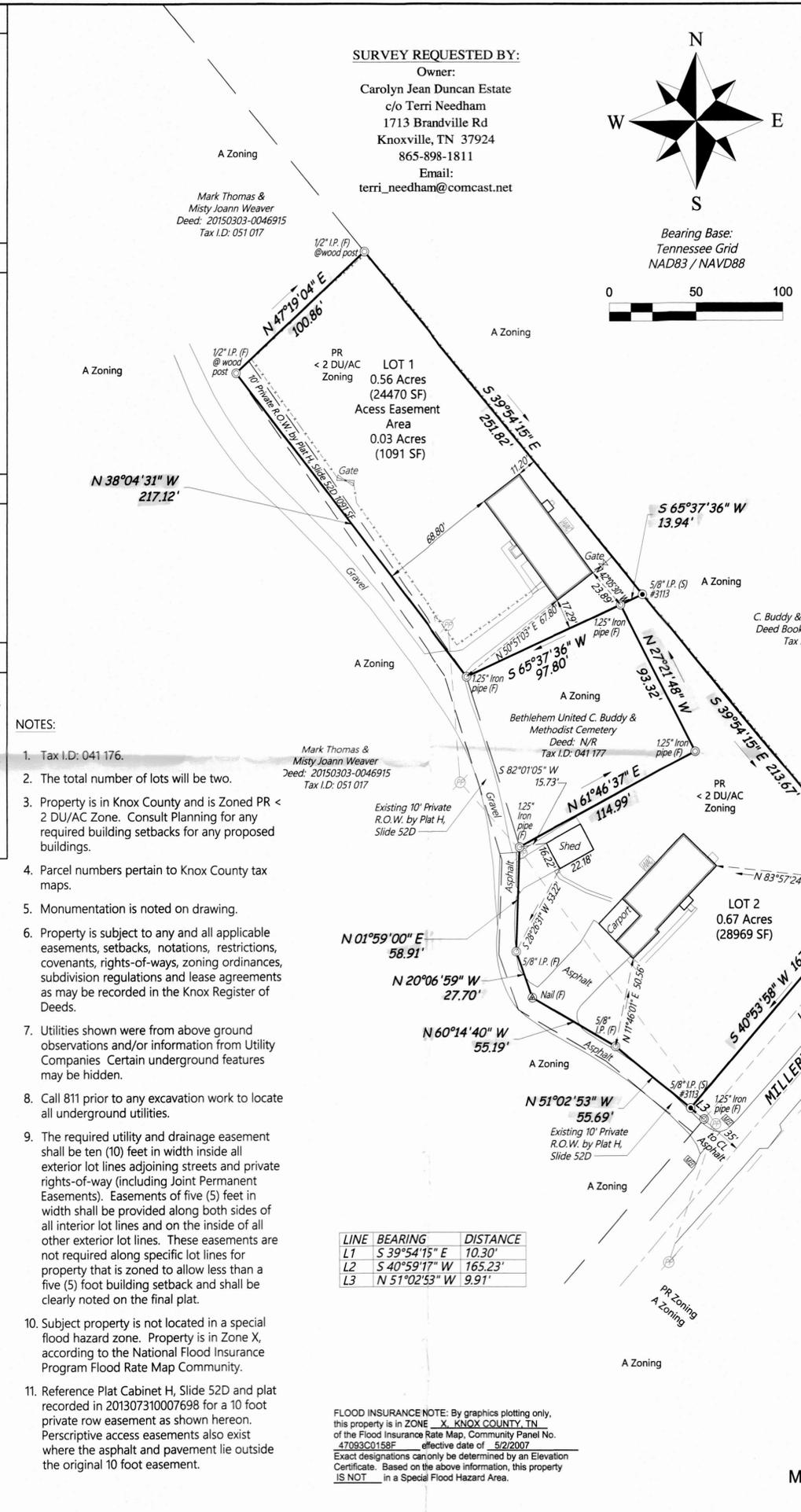
Subdivision Variance

- To reduce the access requirement (Section 3.03) from the Subdivision Regulations and approve the use of the existing 10' asphalt driveway to serve as access for Lots 1 & 2 as shown on plat.

Certification of Category and 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.

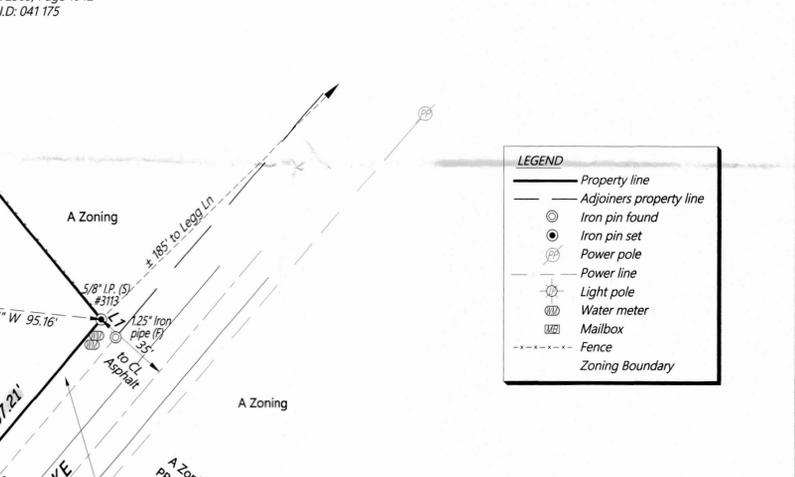
I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1 : 10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. Date of Field Survey: 6/10/2020.

Registered Land Surveyor _____ TN License No. _____ Date _____



MILLERTOWN PIKE RIGHT-OF-WAY DEDICATION

Beginning at a 5/8\"



FINAL PLAT OF THE CAROLYN JEAN DUNCAN ESTATE

±1.27 ACRES (55,107 SF) TOTAL
 0.04 ACRES R.O.W. DEDICATION
 TOTAL NUMBER OF LOTS: 2
 DEED BOOK 1420, PAGE 910
 DIVISION BY WILL
LOT 1
0.56 ACRES (24,470 SF)

LOT 2
0.67 ACRES (28,969 SF)
 TAX I.D.: 041 176
 DISTRICT 8, KNOX COUNTY
 TENNESSEE

REVISED
 DATE: 9/28/20

CLOSURE COMPLETED
 DATE 10/20/20 By EUN

MPC File # 10-SA-20-F
 SEPTEMBER 27, 2020 SCALE: 1" = 50'



Cantrell Engineering & Surveying, PLLC
 Scott A. Cantrell, RLS
 TN RLS # 3113
 865-696-6643
 Email: scantrellces@gmail.com
 Office: 801 Glades Rd
 Mailing: P. O. Box 1475
 Gatlinburg, Tn 37738

Plot Size: 18" x 24"

Return to Emily when called