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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:

_____
JOE BOERSMA DATE

_____
SHARON BOERSMA 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, 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 30th day of April, 2018.
Registered Land Surveyor

_____
Tennessee License No. 1643 *DATE: 8/31/2021*

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 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. 1643 Date: 8/31/2021

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.

_____
JOE BOERSMA DATE

_____
SHARON BOERSMA DATE

*ZONING Shown on Official Map*_____

Date: _____ *By*_____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM –

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

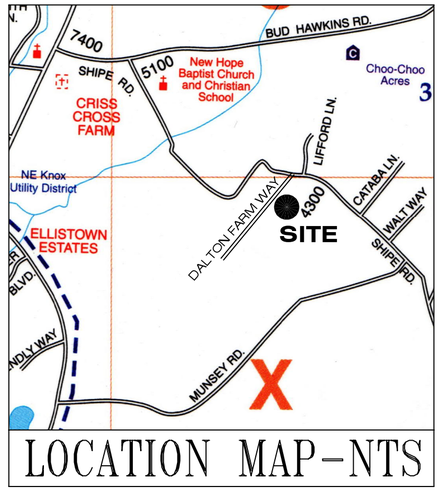
_____
Authorized Signature for Utility *Date*

○ 1/2"IRON PIN FOUND OR AS NOTED
● 1/2"IRON PIN SET
M.F.P. METAL FENCE POST FND.

NORTH

TN NAD83(2011)

Positional accuracy: CM
GPS field procedure: RTK
Date of survey: 4/22/2021
Datum/Epoch: NAD83(2011)/2010
Published/Fixed-control use:
TDOT CORS (TN15)
LAT 36 00 08.23508 N
LONG 083 46 13.95229 W
Geoid Model: 18
Equipment: CARLSON BRX7 DUAL BAND
Portion of survey GPS used: ALL.
Relative positional accuracy < 0.1'.
GPS Scale: 0.99991226
GPS Scale Point
N:642724.1216 E:2615589.0854



LOCATION MAP–NTS

0 60 120 180

KATHY WAYNE GRAHAM &
KATIE ANN GRAHAM
20190625-0076565

1
ELIZABETH DALTON ESTATE
20171218-0037407

2
ELIZABETH DALTON ESTATE
201801310045347

M.F.P.

N49°24'16"E 211.94'

40.0' 40' EXISTING PRIVATE PERMANENT ACCESS EASEMENT
Majestic Meadows Way

N49°24'16"E 253.05'

S49°09'19"W 9.97'

N49°09'19"E 291.38'

DECLARATION INST. 202108310018021

2
MAJESTIC MOUNTAIN VIEWS
202109210023854

N38°29'54"W 331.02'

1R2
1.713 Acres
1.515 MINUS ACCESS

N47°47'50"W 300.10'

1R1
1.655 Acres
1.422 MINUS ACCESS

1

N48°59'21"W 268.44'

1R
1.657 Acres
1.385 MINUS ACCESS

S48°39'44"E 233.14'

CENTER OF PAVING
SHIPE RD

N:643895.82
E:2616895.92

S48°32'45"E
231.92'
2,243 Sq. Feet
R/W DEDICATION

30.0'

1/2"IRON PIN

S42°12'10"W 263.76'

S42°12'10"W 256.64'

S42°12'10"W 287.17'

GEORGE H BAILEY Jr
20190110-0041789

S42°12'10"W
9.41'
(12.61' TO PIN)

1,035'± TO R/W OF MUNSEY RD

NOTES:
1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEED AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
2. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS–OF–WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK.
3. DEED 202109220024197.
4. PROPERTY IS ZONED A.
5. ANY ADDITIONAL SUBDIVISION OF LOTS WITHIN THE MAJESTIC MOUNTAIN VIEWS S/D WILL HAVE TO MEET THE REQUIREMENTS FOR ACCESS PER THE SUBDIVISION REGULATIONS, SECTION 3.03 ACCESS STANDARDS, OR A VARIANCE TO THESE REQUIREMENTS WILL BE REQUIRED AND MUST BE APPROVED BY THE PLANNING COMMISSION.
6. 3. LOTS CONTAINING 5.025 ACRES.

PRIVATE EASEMENT IS A PRIVATE ROAD AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE OR KNOX COUNTY.
PRIVATE EASEMENT MAINTENANCE AGREEMENT FOUND IN INST. 202108310018021.
PRIVATE EASEMENT IS TO HAVE A 20' GRAVEL SURFACE.
PRIVATE EASEMENT WILL ALSO FUNCTION AS A UTILITY EASEMENT.
THE GRADE OF THE PRIVATE EASEMENT DOES NOT EXCEED 12 PERCENT.
I CERTIFY THERE IS 300' OF SIGHT DISTANCE IN BOTH DIRECTIONS ALONG CATE RD FROM THE INTERSECTION WITH THE PRIVATE EASEMENT.

VARIANCES REQUESTED:

TO REQUEST APPROVAL OF ALTERNATIVE ACCESS PER SUBDIVISION REGULATIONS SECTION 3.03 G. AND ALLOW A 40' PERMANENT ACCESS EASEMENT TO SERVE AS THE LEGAL ACCESS FOR THESE LOTS AS SHOWN ON PLAT.

NED D. FERGUSON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
COMMERCE
8/31/2021
TENNESSEE NO.1643

11-SA-21-F

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*

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

SUBSURFACE SEWAGE DISPOSAL SYSTEM

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

_____
Knox County Property Assessor Date

811

Call Before You Dig! 1–800–351–1111 Utilities shown were located from actual field evidence, existing utility agency records and other available evidence. Other underground utilities may exist and not be shown or may vary from where shown. No guarantee is expressed or implied as to the location of any utilities shown which are not visible from the surface. Utility data should not be relied upon without verification from the proper utility authority having jurisdiction. (TCA 0820–3–.06.)

I hereby certify that this is a category 1 survey containing less than one acre and that the allowable error does not exceed 1/10 of a foot of positional accuracy at any corner. This survey meets the minimum standards of the state of Tennessee.

This is to certify that the described property IS NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.
MAP NO. 47093C0158F ZONE: X
EFFECTIVE: 5/2/2007

OWNER:

Joe & Sharon Boersma
4917 Ivy Rose Drive
Knoxville, TN 37919
865.599.8330

FINAL PLAT OF MAJESTIC MOUNTAIN VIEWS RESUBDIVISION OF LOT 1

PLAT REF: 202109210023854 SCALE: 1"=60'
PARCEL(S): 041 016
COUNTY/DISTRICT: KNOX/8
CITY: N/A WARD/BLOCK:N/A DATE: 8/31/2021

Ned D. Ferguson, R.L.S.
205 Lamar Avenue
Clinton, Tn. 37716
Phone: (865) 689-6169
Fax: (888) 232-8718 Toll Free

Professional Land Systems
www.PLSurvey.com

When you need to know, knowing is our business.

K:\0 Drawings\2021\05-21\8D521 0 SHIPE RD JAMIE SMITH\8D521C.dwg 10/22/2021 02:15 PM

DRAWING NO. 8D521C