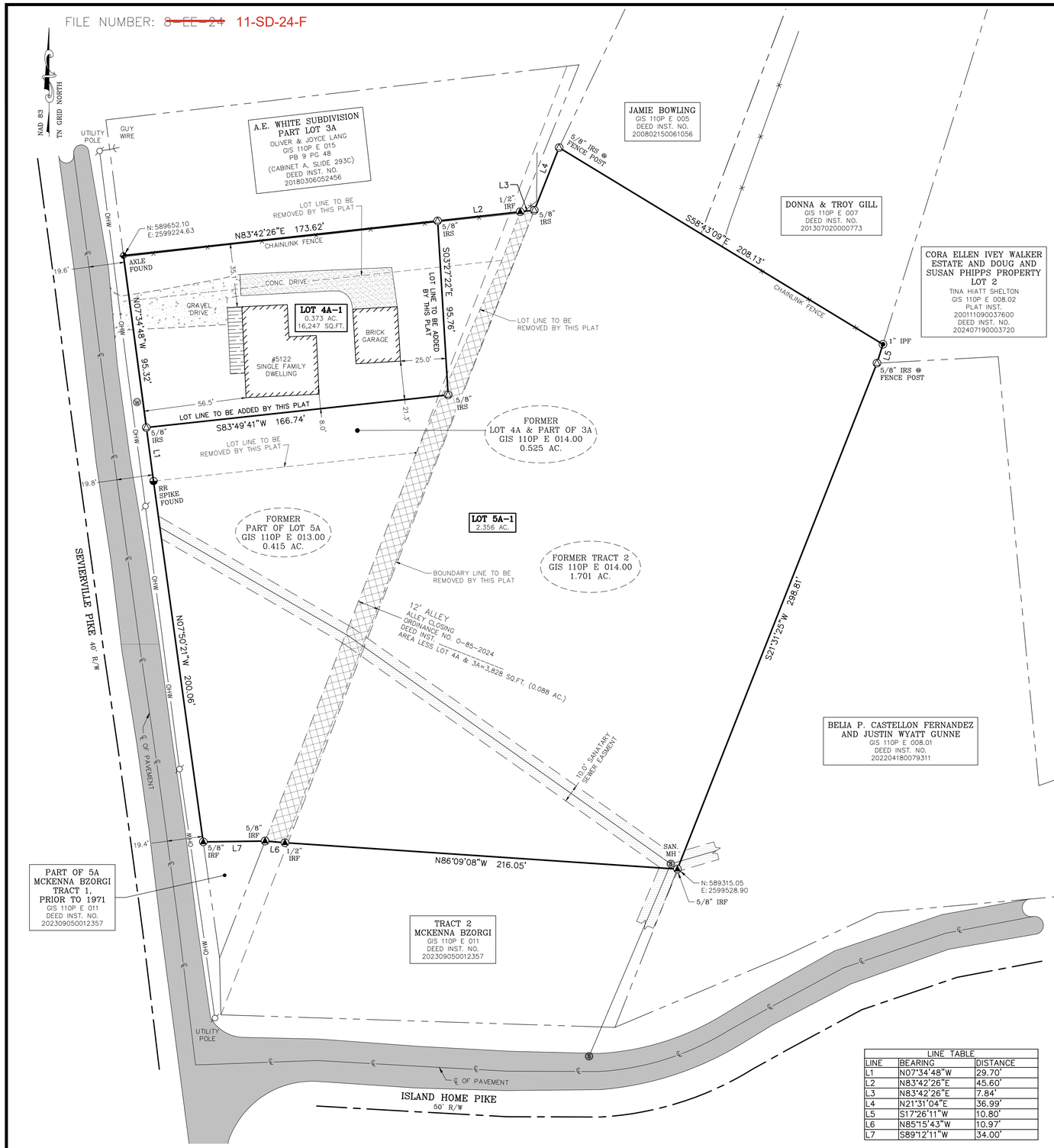
FILE NUMBER: ~~8-EE-24~~ 11-SD-24-F



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°34'48"W	29.70'
L2	N83°42'26"E	45.60'
L3	N83°42'26"E	7.84'
L4	N21°31'04"E	36.99'
L5	S17°26'11"W	10.80'
L6	N85°15'43"W	10.97'
L7	S89°12'11"W	34.00'

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: _____

Signature(s): _____

Date: _____

Owner(s) Printed Name: _____

Signature(s): _____

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 witht eh Utility Provider and 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 _____.

_____.

Date _____.

NOTARY

State of _____, County of _____

On this _____day of _____, 20___

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 _10_ day

of_OCTOBER_, 20_23_.

_____
Registered Land Surveyor

_____
Tennessee License No.

_____
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._____

Date: _____

CERTIFICATION OF NO RECORDED EASEMENT

This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor_____

Tennessee License No._____

Date: _____

AREA STATEMENT

THIS PLAT SERVES TO COMBINE AND SUBDIVIDE EXISTING MAP BOOK 110P GROUP E PARCEL 013.00 (0.415 ACRES, MORE OR LESS), MAP BOOK 110P GROUP E PARCEL 014.00 (2.226 ACRES, MORE OR LESS) AND THE CLOSED ALLEY (0.088 ACRES, MORE OR LESS) INTO LOT 4A–1 AND LOT 5A–1.

LOT 4A–1 CONTAINS 0.373 ACRES (16,247 SQ.FT.), MORE OR LESS

LOT 5A–1 CONTAINS 2.356 ACRES, MORE OR LESS

TOTAL ACREAGE SUBDIVISIDED: 2.729

TOTAL LOTS CREATED: 2

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 Addressing Guidelines and Procedures, and these regulations.

Signed: _____

Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM – MINOR 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 – MINOR 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

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Knoxville Department of Engineering 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: _____

TAXES AND ASSESSMENTS

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

_____
City Tax Clerk

_____
Date

_____
Knox County Trustee

_____
Date

ZONING

Zoning Shown on Official

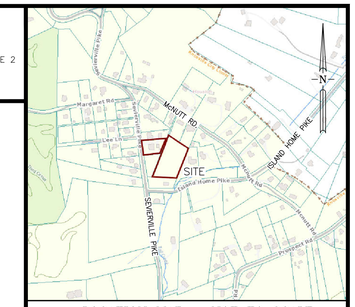
Map_____

Date: _____

By_____

OWNER INFORMATION:
GIS 110P E 014

ELI CORUM
7216 WELLINGTON DR STE 2
KNOXVILLE, TN 37919
PHONE: 865.223.1791



LOCATION MAP – NOT TO SCALE

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON NOVEMBER 28, 2023, UTILIZING A TRIMBLE R–12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
   TDOT DISTRICT 15 CORS ARP, PID: DJ9540, LAT.: N36°00'08.26072", LON.: W83°46'13.97247"
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS).
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 18.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.00009321672312.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT–OF–WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY–PANEL NUMBER 47093C0311F, EFFECTIVE DATE MAY 2, 2007.
11. THE SUBJECT PROPERTY IS LOCATED IN "RN–1" ZONE. CURRENT BUILDING SETBACK PER KNOX COUNTY ZONING OFFICE.
12. REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE 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 SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

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.

07/25/2024
DATE OF SIGNATURE

M. Messina
MICHAEL P. MESSINA JR. TN. #3328

LEGEND

- ▲ = "IRF" IRON ROD FOUND
- △ = "IRS" IRON ROD & CAP SET
- ○ = COMPUTED POINT
- ◉ = "IPF" IRON PIPE FOUND
- ⊞ = CONCRETE MONUMENT FOUND
- ⊕ = "MNS" MAG NAIL SET
- ⊕ = "MHS" MAG HUB SET
- ○ = UTILITY POLE
- Ⓢ = SANITARY SEWER MANHOLE
- Ⓦ = WATER METER
- ——— = BOUNDARY/PROPERTY LINE
- — — — = ADJOINING PROPERTY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- ——— = RIGHT OF WAY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- - - - - = SETBACK LINE
- —OHW— = OVERHEAD WIRE
- = EASEMENT AREA

0 30 60 90

MICHAEL P. MESSINA
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 3328

TrueLine Land Surveying, LLC
P.O. Box 32242
Knoxville, TN 37930

TRUELINE LAND SURVEYING

(865) 607–0131
info@truelinels.com
WWW.TRUELINELS.COM

REFERENCES: DEED INST. 202303160050152
PB 9 PG 48

PARCEL ID: 110P E 014

JOB NO: 202415556

DRAFTED BY: S.L. GILLEN

DATE: 11/28/2023

SCALE: 1" = 30'

FINAL PLAT OF:

ELI CORUM SUBDIVISION - LOT 4A-1 & 5A-1

SHOWING A SURVEY REQUESTED BY ELI CORUM

CITY BLOCK 29900, WARD 29, CIVIL DISTRICT 9, COUNTY OF KNOX, STATE OF TENNESSEE

REVISIONS:

#	DATE	BY