

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: MOHAMMED U & FARIDA QURAISHI

Signature(s): _____

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 day of ,2019 .
Registered Land Surveyor _____

Tennessee License No. _____
Date: _____

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 _____ survey and the ratio of precision of the unadjusted survey is not less than 1: _____ 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: _____

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: _____

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 _____

This is to certify that all property taxes and assessments due on this property have been paid.
Knox County Trustee: Signed: _____
Date: _____

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) PRINTER NAME: _____

SIGNATURES(S): _____

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.

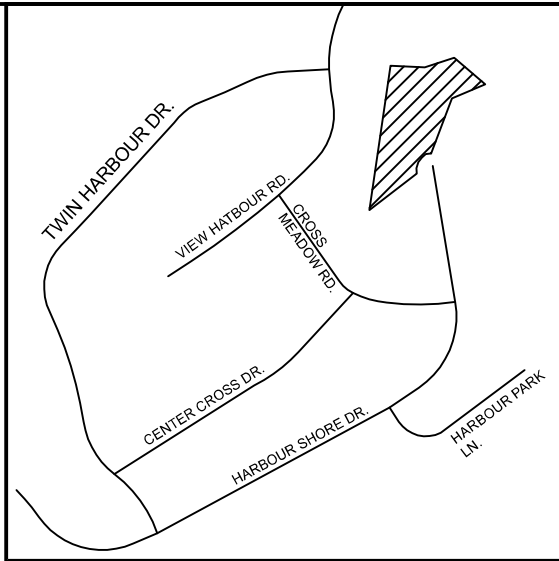
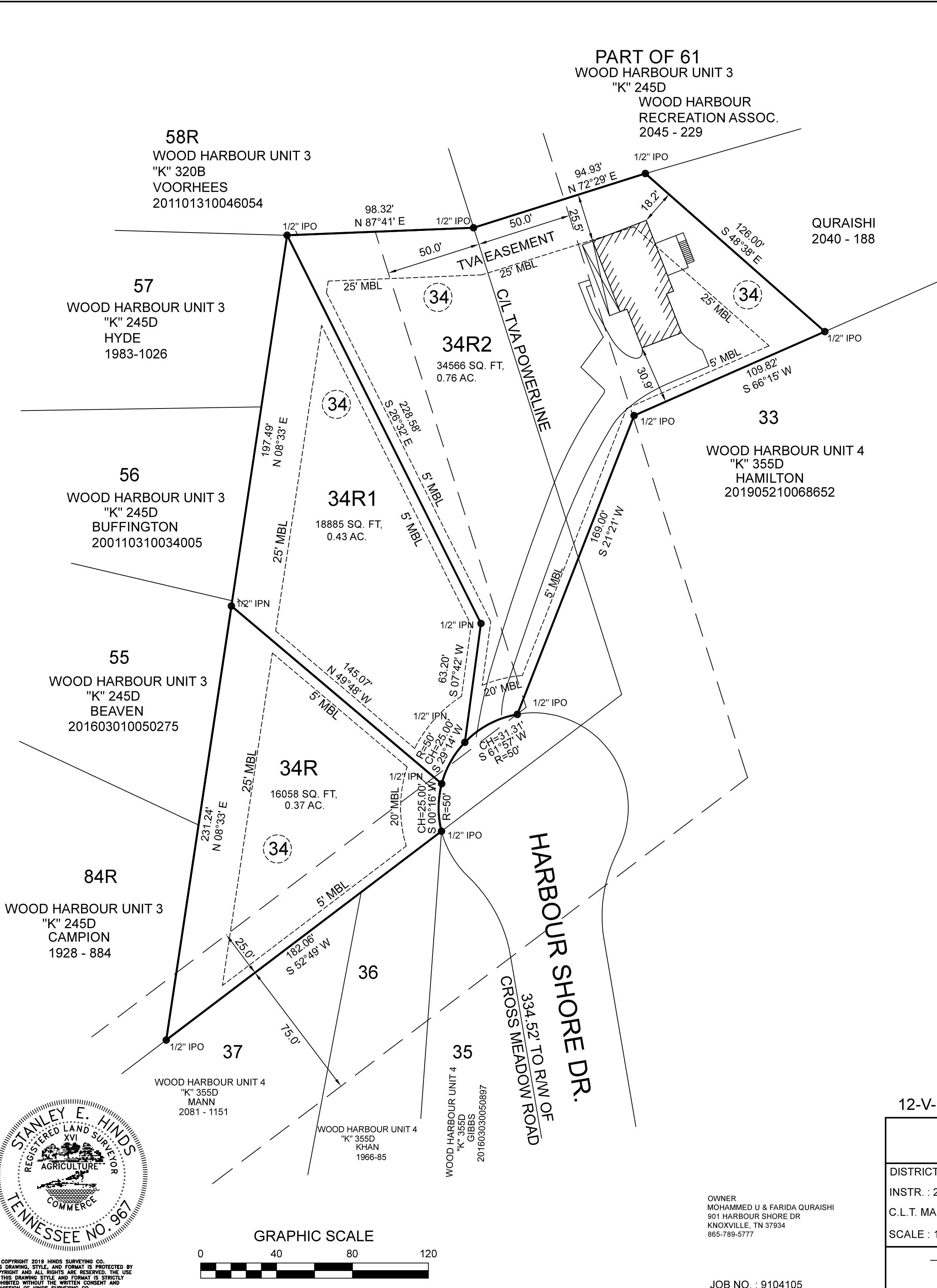
Utility Provider _____

Authorized Signature for Utility _____ Date _____

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: _____



LOCATION MAP

1. IRON PIN AT EACH CORNER.
2. 10' UTILITY AND DRAINAGE 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.
3. 3 LOTS EQUALING 1.60 ACRES.
4. MINIMUM BUILDING SETBACKS
FRONT = 20'
REAR = 25'
SIDE = 5'
5. IPN = IRON PIN NEW (SET)
IPO = IRON PIN OLD (FOUND)
MBL = MINIMUM BUILDING LINE

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 _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVED THIS PLAT ON
THIS THE _____ DAY
OF _____, 20____.
ENGINEERING DIRECTOR _____

3-B-20-UR

Revised: 2/24/2020

12-V-19

THE FINAL PLAT OF THE RESUBDIVISION OF LOT 34 WOOD HARBOUR UNIT 4

DISTRICT : 6 COUNTY : KNOX

INSTR. : 2040-190, PLAT "K" 355D

C. L. T. MAP : 153C A 034

SCALE : 1"=40'

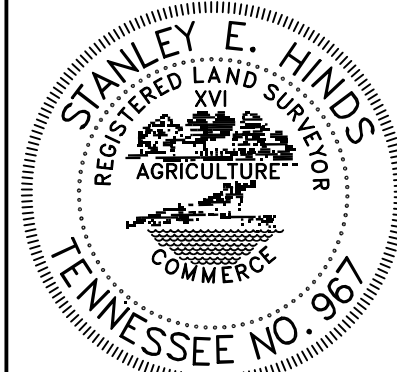
DATE : 12/03/2019

HINDS SURVEYING CO.

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WWW.HINDSSURVEYING.COM

OWNER
MOHAMMED U & FARIDA QURAISHI
901 HARBOUR SHORE DR
KNOXVILLE, TN 37934
865-789-5777

JOB NO. : 9104105



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GRAPHIC SCALE

