

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: _____

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: _____

NOTES:

- 1) IRON PINS AT ALL CORNERS WITH EXISTING IRON PINS (EIP) AS SHOWN ON MAP. ALL OTHERS SET BY RGC&A.
- 2) A 10' DRAINAGE AND OR UTILITY EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROADS, 3.5' EACH SIDE OF INTERIOR LOT LINES.
- 3) A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF WATER AND SANITARY SEWER AS INSTALLED.
- 4) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES ON THIS PROPERTY, MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT NUMBER 20080602-0090295
- 5) DECLARATION OF JOINT PERMANENT EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT NUMBER 20080819-0012406
- 6) HOMEOWNERS ASSOCIATION AGREEMENT RECORDED IN INSTRUMENT NUMBER 20080620-0095765.
- 7) J.P.E. WILL LSO FUNCTION AS A UTILITY EASEMENT.
- 8) THE ROADWAY IS TO BE 24' WIDE AND A PAVED SURFACE.
- 9) CERTIFIED GRADE OF THE ROAD IS TO 10% OR UNDER.

CERTIFICATE OF APPROVAL FOR RECORDING ADMINISTRATIVE PLAT

This is to certify that the subdivision plat shown has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, and the plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed: _____

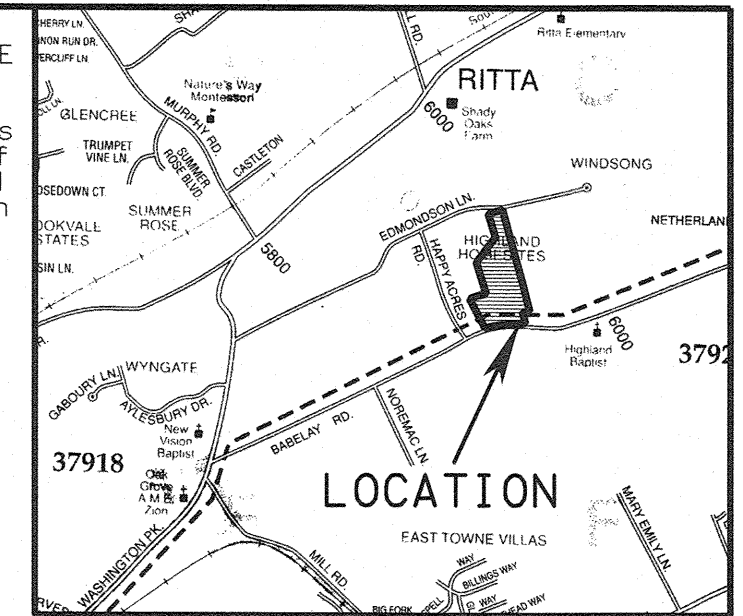
Date: _____

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: _____

Signed: _____ Date: _____



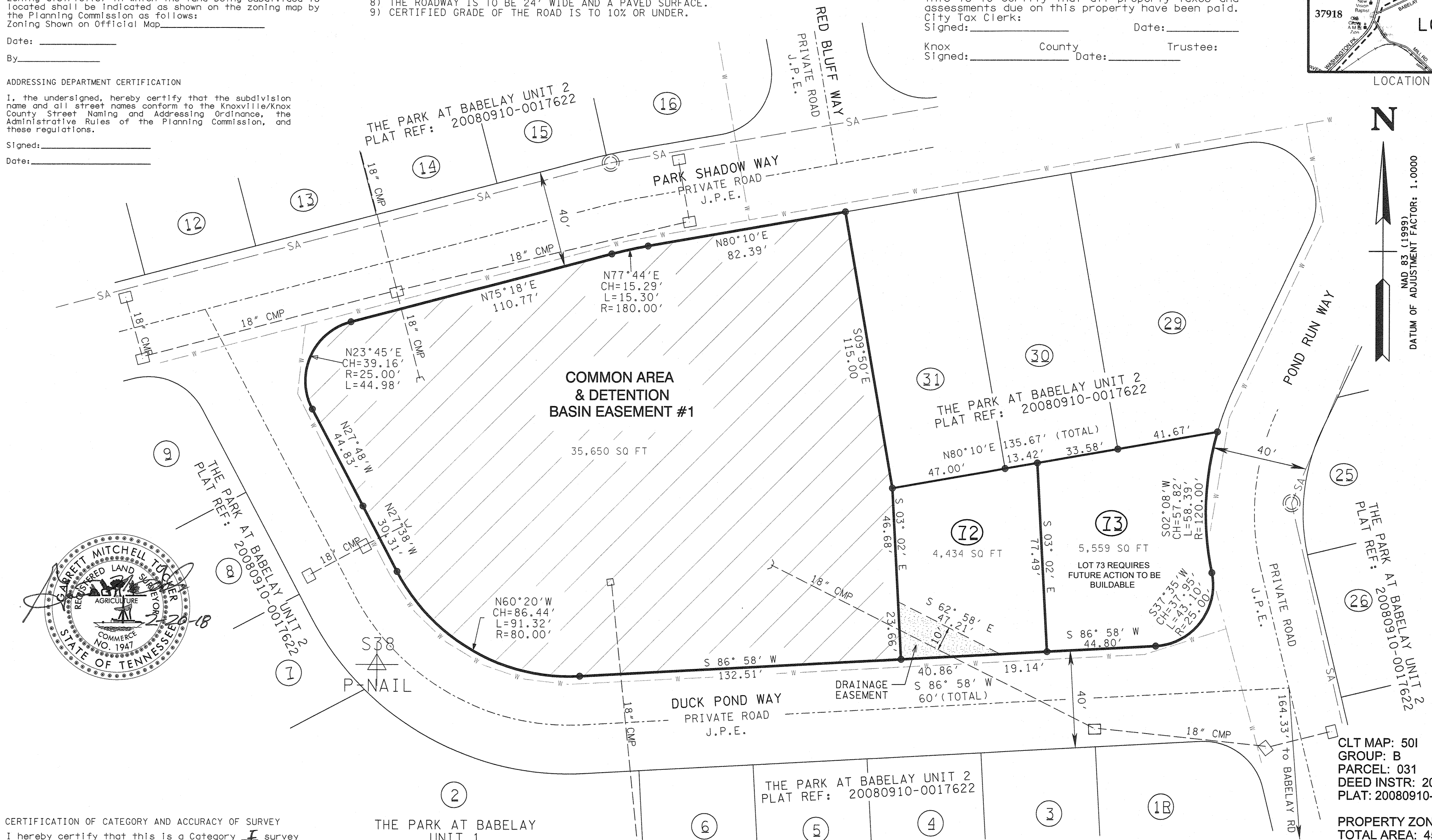
LOCATION MAP N.T.S.

LEGEND

- EIP EXISTING IRON PIN
- IPS IRON PIN SET
- GV GAS VALVE
- WM WATER METER
- MANHOLE
- LIGHT POLE
- 4 SIGN
- WV WATER VALVE
- ⊗FH FIRE HYDRANT
- CATCH BASIN
- ⊕P/T POWER/TELEPHONE
- GUY WIRE
- ⊗ BENCH MARK

SETBACKS

FRONT: 20'
SIDE: 5'
REAR: 15'



CLT MAP: 501
GROUP: B
PARCEL: 031
DEED INSTR: 20170501-0066065
PLAT: 20080910-0017622

PROPERTY ZONED: PR
TOTAL AREA: 45,643 SQ FT (1.05 AC)
NUMBER OF LOTS: 3
MPC FILE #: 3-SD-18-F

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

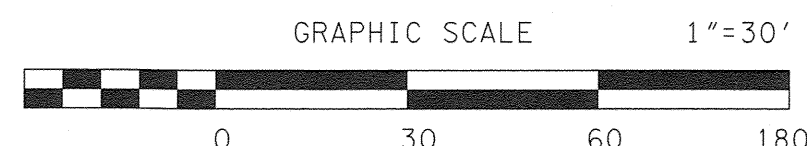
I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is not less than 1: 10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of the Tennessee State Board of Examiners for Land Surveyors Standards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

Registered Land Surveyor _____
Tennessee License No. _____
Date: 2-20-18

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 except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for 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: 2-20-18



ENGINEER:
ROBERT G. CAMPBELL
& ASSOC., L.P.
7523 TAGGART LANE
KNOXVILLE, TN. 37938
PHONE: 865-947-5996

DEVELOPER:
CANNON AND KUIPERS, LLC
517 CALLAHAN DRIVE, SUITE 101
KNOXVILLE, TN 37912
CONTACT: CHAD ROBERTS
PHONE: (865) 237-4404

3-B-25-DP
submitted on 4/8/2025

FINAL PLAT OF
THE PARK AT BABELAY UNIT 2
RESUB OF THE PARK AT BABELAY UNIT 2
COMMON AREA

DIST NO. EIGHT KNOX CO., TN.	SCALE 1"=30'	DRAWN BY GMT
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 1-16-18	REVISED 2-20-18	PROJECT NUMBER 17039