

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: LARRY D. WRIGHT

Owner(s) Printed Name: _____

Signature(s): _____

Signature(s): _____

Date: _____

In the City of Knoxville, all final plats shall include the following notary certification stamp that relates to and shall be located under the owner(s) certification stamp: State of _____ County 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

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: _____

Certification that taxes and assessments have been paid shall be as follows:

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

City Tax Clerk: Signed: _____ Date: _____

Knox Co. Trustee: Signed: _____ Date: _____

In the City of Knoxville and Sewered Areas of Knox County.

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities, and that such installation shall be in accordance with state and local regulations. Knox County Health

Department _____

Date: _____

City of Knoxville Department of Engineering The Knoxville Department of Engineering hereby approves this plat on

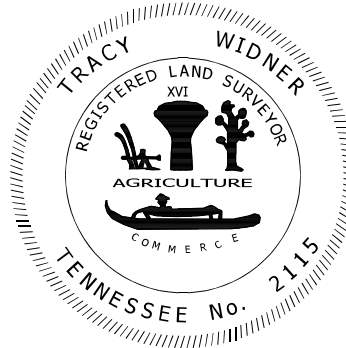
this the _____ day of _____, 20____

Engineering Director _____

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 Metropolitan Planning Commission, or for variances 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 _____, 20____.

Registered Land Surveyor _____
Tennessee License No. _____ Date: _____



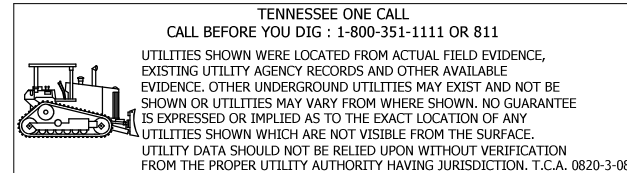
Certification of Category and Accuracy of Survey.

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 Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor _____
Tennessee License No. _____ Date: JAN. 4, 2019

LINE	BEARING	DISTANCE
L-1	S 61°15' E	27.00'

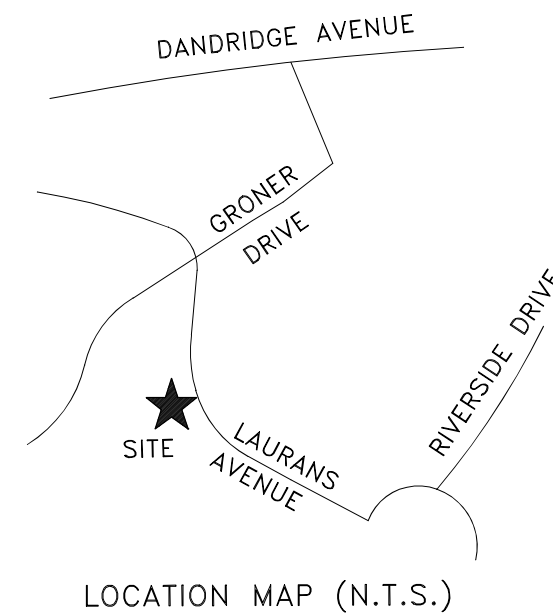
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	241.19'	46.33'	46.26'	S 10°05' E
C-2	187.83'	66.11'	65.77'	S 25°54' E
C-3	187.83'	82.21'	81.56'	S 48°31' E



THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE (USING GPS) AND MAP, WERE DONE UNDER MY SUPERVISION AND THAT THE FOLLOWING INFORMATION WAS USED TO DO SO.

TRACY WIDNER TN, RLS 2115

TYPE OF SURVEY: _____
POSITIONAL ACCURACY: _____
DATE OF SURVEY: _____
DATUM/EPOCH: _____
PUBLISHED FIXED CONTROL USED: _____
GEOID MODEL: _____
COMBINED GRID FACTOR: _____



OWNER: LARRY D. WRIGHT
12948 BUCKLEY ROAD
KNOXVILLE, TN 37934
PHONE 865-414-3978

Revised: 2/28/2019

3-SA-19-F

3-C-19-UR

FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILE 3-C-19-UR

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 stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, on this the _____ day of _____, 20____, 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.

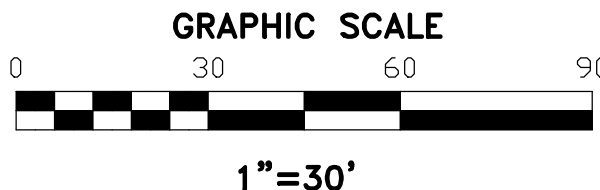
Signed: _____

Date: _____

PURPOSE OF THIS PLAT IS TO
DIVIDE LOT 295R INTO 3 LOTS
FOR THE BUILDING OF SINGLE FAMILY DWELLINGS.

**FINAL PLAT
SUBDIVISION of
LOT 295R
MORNINGSIDE URBAN RENEWAL
WARD 12, CITY OF KNOXVILLE
DISTRICT 1, KNOX CO., TN.
CITY BLOCK 12762.
TAX MAP 095G "R" 010
DATE: JAN. 4, 2019**

LEGEND
△ NON-MONUMENT POINT
● EXISTING IRON PIN
○ SET IRON PIN
PP UTILITY POLE
MH MANHOLE
SAN. SANITARY
GW GUIDE WIRE



T.M.W. LAND SURVEYING INC.
P.O. BOX 18358
KNOXVILLE, TN 37928
PHONE: 865-689-4303

DRAWING NO. 19-003

GAITER GENERAL CONTRACTORS, INC.
MAP CAB. 94L, PG. 45
MAP INSTR. 198104140020243

NOTES:

- SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- PROPERTY ZONED RP-1. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
- ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
- 3 LOTS CONTAINING 1.105 ACRES TOTAL.
- UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS (INCLUDING JOINT PERMANENT EASEMENTS) AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LINE LINES AND ON INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- REFERENCE: DEED INSTR. 201505290064903 MAP BK. 655, PG. 45
- CATEGORY "I" SURVEY; RATIO OF PRECISION 1:10,000.
- THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.
- SETBACKS: FRONT-25' PERIPHERAL -25' plus 2' FOR EACH FLOOR ABOVE 2 SIDE-5' REAR-15'

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(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

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Owner(s) Printed Name: _____

Signature(s): _____

Signature(s): _____

Date: _____

In the City of Knoxville, all final plats shall include the following notary certification stamp that relates to and shall be located under the owner(s) certification stamp: 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"

Zoning.

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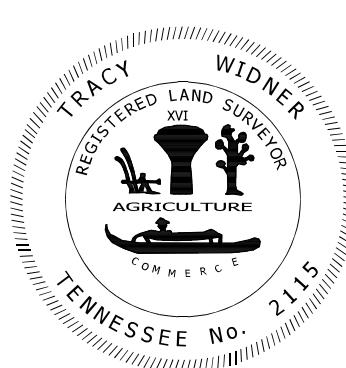
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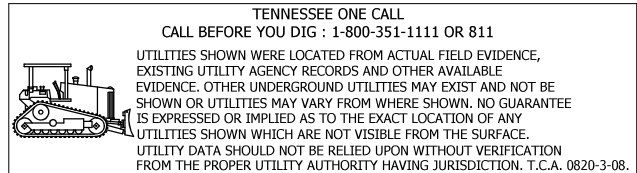
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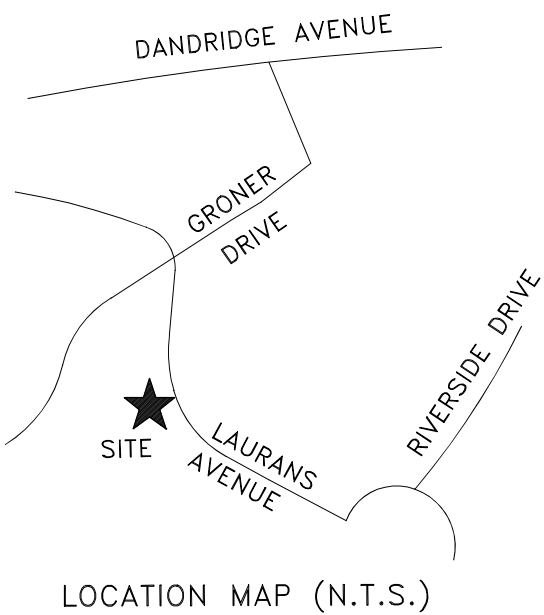
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OWNER: LARRY D. WRIGHT
12948 BUCKLEY ROAD
KNOXVILLE, TN 37934
PHONE 865-414-3978

**TOPOGRAPHIC INFORMATION
CONTOURS TAKEN FROM KGIS**

3-SA-19-F

3-C-19-UR

Revised: 2/28/2019

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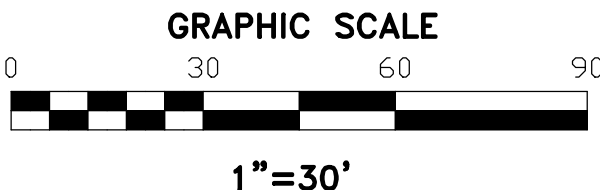
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DISTRICT 1, KNOX CO., TN.
CITY BLOCK 12762.
TAX MAP 095G "R" 010
DATE: JAN. 4, 2019**

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- △ NON-MONUMENT POINT
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