Certificate of Ownership and General Dedication.		÷		TENNESSEE ONE CALL CALL BEFORE YOU DIG : 1-800-351-1111 OR 811	DANDRIDGE AVENUE
(I, We), the undersigned owner(s) of the property shown	2 (0.00)	-:	LINE BEARING DISTANCE L-1 S 61°15' E 27.00'	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 UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE EXACT LOCATION OF ANY UTILITIES SHOWN WHICH AS PROFUL YESTILE FEDOM THE SUIDEACE	DANDING
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	\$\tag{289}\/	(294)	CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING	UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION, T.C.A. 0820-3-(THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE (USING GPS) AND MAP, WERE DONE UNDER MY SUPERVISION AND	GRONER GRONER
right to dedicate right-of-way and/or grant easement as shown on this plat Owner(s) Printed Name: LARRY D. WRIGHT	DRAI MAN	NAGE HOLE	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	THAT THE FOLLOWING INFORMATION WAS USED TO DO SO.	O DRIVE SPAN
Owner(s) Printed Name:	1/2" E.I.P. 49.9'	S 87°40'19" E	C-3 167.63 62.21 61.36 5.46-31 E	TRACY WIDNER TN. RLS 2115 TYPE OF SURVEY: POSITIONAL ACCURACY:	
Signature(s):	1/2" J	ZONING RP-1	295R1	DATE OF SURVEY: DATUM/EPOCH: PUBLISHED FIXED CONTROL USED:	SITE AVENUE TO THE SITE OF THE
Date:	SAN	IS 8. S.	13,803 sq.ft. 0.317 acres	GEIOD MODEL: COMBINED GRID FACTOR:	TENUE NO
In the City of Knoxville, all final plats shall include the following notary certification stamp that relates to and shall be located		STITLE BUILDING SETBACK	LOTS 295R1, 295R2 & 295R3 SHALL O	NLY B	LOCATION MAP (N.T.S.)
under the owner(s) certification stamp: State of, County of, On thisday of, 20 Before me personally appeared to me known to be the person	N 05°0 N	46.2'	HAVE VEHICLE ACCESS TO LAURANS A VIA SHARED DRIVEWAY. MAINTENANCE SHALL BE SHARED BY		
described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.		PROPOSED 20.0 PROPOSED E.I.P. O	ALL LOTS MUST UTILIZE THE APPROVED ACCES	S POINT. T WILL	
Witness my hand and notarial seal, this the day and year	05" V SEW 20" S	54.0'	ACCESS FROM THE OTHER LOTS TO THE STREE NOT BE APPROVED WITHOUT SIGHT DISTANCE A CROSS ACCESS EASEMENT, OR OTHER APPROOF OF EASEMENT IS NEEDED ON LOT R2 TO ALLOW LOTS R1 AND R3.	PRIATE FORM	OWNER: LARRY D. WRIGHT 12948 BUCKLEY ROAD
above.	N FR EASE	55 1 25' W 170.	(295R2)		KNOXVILLE, TN 37934 PHONE 865-414-3978
WrittenNotary My Commission expires"Seal		SINGLE STORY SINGLE STORY RESIDENCE RESIDENCE	13,225 sq.ft. 0.304 acres		
		SINGENED PROPOSED PROPOSED		95R3) 100 sq.ft. Re	vised: 2/28/2019
Zoning. Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning	(286)	70.0		84 acres	
Commission as follows: Zoning Shown on Official Map		(295R)	SANITARY NUE		3-SA-19-F
Date: By	66.17 6.17	APPROXIMATE ASCENERY	10 SEMED		3-C-19-UR
Addressing Department Certification I, the undersigned, hereby certify that the subdivision name	PLA RANGE PLANE PL	SWITCH WAS BEEN WAS B	S. S		3 0 13 OK
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.	TON BOUND TO THE TOTAL PROPERTY OF THE PROPERT	186.19 W STREET OF STREET	F. E. P.	FOR APPROVED	SUBDIVISION VARIANCES AND CONDITIONS
Signed:	B. o c (285) 10 10 10 10 10 10 10 10 10 10 10 10 10		1 2", E.I.P.		F THE USE-ONOREVIEW, REFER TO THE PLANNING COMMISSION'S FILE 3-C-19-UR
Certification that taxes and assessments have been paid shall be as follows:	E S RB	16.026.42.011 14.4.4.4.4.4.2.011	30.0	Certific	ation of Approval for Recording – Final Plat
This is to certify that all property taxes and assessments due on this property have been paid.	PG PG 7		Wc.		to certify that the subdivision plat shown hereon has and to comply with the Subdivision Regulations of the and Knox County and with existing official plans, with
City Tax Clerk: Signed: Date: Knox Co. Trustee: Signed: Date:		Bunome seroam	247.34' W CTORS,	the exce	eption of any variances and stipulations noted on this in the minutes of the Knoxville-Knox County litan Planning Commission, on this theday
In the City of Knoxville and Sewered Areas of Knox	ZEN SERVICE SE	PERIPHERAL BY ZOWING	559°23° NTRAC, 45,20243	ofapprove	, 20, and that the record plat is hereby d for recording in the office of the Knox County Register s. Pursuant to Section 13-3-405 of Tennessee Code,
County. This is to certify that the subdivision shown hereon is approved		Town	COL 60. 400.	Annotat Commis accepta	ed, the approval of this plat by the Planning sion shall not be deemed to constitute or effect an nce by the City of Knoxville or Knox County of the
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	80.12		CENERAL 94810	dedicati	on of any street or other ground upon the plat.
Department	A S	GAIT	ER MAPINSTR.	Signed: Date:	
		GAI.	MAP NOTES:		
City of Knoxville Department of Engineering The Knoxville Department of Engineering hereby approves this plat on	\(284)\	34.32	NOTES: 1. SUBJECT TO EASEMENTS OR RIGHT -OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC		PURPOSE OF THIS PLAT IS TO DIVIDE LOT 295R INTO 3 LOTS
this theday of ,, 20	10, K.O.W		RECORDS. 2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, THERE MAY EXIST	FOR THE	BUILDING OF SINGLE FAMILY DEWELLINGS.
Engineering Director	AS PER PLAT OF REC	CORD REPORT	OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL. 3. PROPERTY ZONED RP-1. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, IN ANNUAL COMMISSION DECLINATIONS, ZONEDIES.		IAL PLAT
	PLAT OF REC M.BK.65S,PG	CORD STARTAN IN BUFFER BUFFER	CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY. 4. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE	LEGEND	BDIVISION of T 295R
			OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN. 5. 3 LOTS CONTAINING 1.105 ACRES TOTAL.	WA	RNINGSIDE URBAN RENEWAL RD 12, CITY OF KNOXVILLE
Certification of Final Plat – All Indicated Markers, Monuments and Benchmarks Set.			6. UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS) AND FIVE (5) FEET IN WIDTH SHAPE OF THE PROPERTY OF THE PR	DIS	TRICT 1, KNOX CO., TN. Y BLOCK 12762
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	Certification of Category and Accuracy of Survey. I hereby certify that this is a Category _I_ survey and the	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LINE LINES AND ON INSII OF ALL OTHER EXTERIOR LOT LINES. 7. REFERENCE: DEED INSTR. 201505290064903	MANHOLE TAX	(MAP 095G "R" 010
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	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 o Tennessee State Board of Examiners for Land Surveyors –		MAP BK. 65S, PG. 45 8. CATEGORY " I " SURVEY; RATIO OF PRECISION 1:10,000. 9. THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE	GW GUIDE WIRE GRAPHIC SCA	TE: JAN. 4, 2019 ALE
permanent reference markers and monuments, benchmarks and property monuments were in place on theday of, 20	Standards of Practice.	8/	ADMINISTRATION FLOOD HAZARD BOUNDARY MAP. 10. SETBACKS: FRONT-25' PERIPHERAL -25' plus 2' FOR EACH FLOOR ABOVE 2	0 30 6	T.M.W. LAND SURVEYING INC. P.O. BOX 18358 KNOXVILLE, TN 37928 PHONE: 865-689-4303
Registered Land Surveyor	EE No. JAMES DECISE NO. 2115 Date. JAMES 17, 2015		PERIPHERAL -25' PIUS 2' FOR EACH FLOOR ABOVE 2 SIDE-5' REAR-15	1"=30'	DRAWING NO. 19-003

Certificate of Ownership and General Dedication.		×		TENNESSEE ONE CALL CALL BEFORE YOU DIG: 1-800-351-1111 OR 811 JILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, DANDRIDGE AVENUE	
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and	2 (280)	R.O.	LINE BEARING DISTANCE	JTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, ZISTING UTILITY AGENCY RECORDS AND OTHER AVAILABLE VIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. OF GUARANTEE JTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE.	-
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	15 (289) 15 (289) 15 (289)	294) Fig. 29	Colver 1941 101 AC 221 AC 261 CHORD BEAUTING	JTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0820-3-08. 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	
right to dedicate right-of-way and/or grant easement as shown on this plat Owner(s) Printed Name: LARRY D. WRIGHT	DRA MAN	INAGE 1.7 S 87°40'19" E 20°50'	C-1 241.19' 46.33' 46.26' \$ 10°05' E C-2 187.83' 66.11' 65.77' \$ 25°54' E C-3 187.83' 82.21' 81.56' \$ 48°31' E	TRACY WIDNER TN. RLS 2115	4
Owner(s) Printed Name: Signature(s): Signature(s):	E.I.P. 49.9'	ZONING 161.81"		TYPE OF SURVEY: POSITIONAL ACCURACY: DATE OF SURVEY: DATUM/EPOCH:	7 J
Date:	1/2" E.I.P. SAN.	ZONING RP - 1 1 20' 1 20' 1 1 1 1 1 1 1 1 1	13,803 sq.ft.	DATUM/EPOCH: PUBLISHED FIXED CONTROL USED: GEIOD MODEL: COMBINED GRID FACTOR:	
In the City of Knoxville, all final plats shall include the following	PI	ERIPHERAL BUILDING SETBACK	0.317 acres LOTS 295R1, 295R2 & 295R3 SHALL ON	LOCATION MAP (N.T.S.)	
notary certification stamp that relates to and shall be located under the owner(s) certification stamp: State of, County of On thisday of, 20 Before me personally	109.6	46.2'	HAVE VEHICLE ACCESS TO LAURANS AN VIA SHARED DRIVEWAY.	VENUE F	
appearedto 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.	/ (288)\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	PROPOSED 20.0 RESIDENCE 5 SINGLE STORY 5	MAINTENANCE SHALL BE SHARED BY T ALL LOTS MUST UTILIZE THE APPROVED ACCESS ACCESS FROM THE OTHER LOTS TO THE STREET NOT BE APPROVED WITHOUT SIGHT DISTANCE N A CROSS ACCESS EASEMENT, OR OTHER APPROP	S POINT.	
Witness my hand and notarial seal, this the day and year above.	SEME SEME	54.0'	A CROSS ACCESS EASEMENT, OR OTHER APPROP OF EASEMENT IS NEEDED ON LOT R2 TO ALLOW LOTS R1 AND R3.	PRIATE FORM	
WrittenNotary My Commission	A RASEMENT	S 640 25 W 158.0 ORY	295R2) 137/53-06 CD	KNOXVILLE, TN PHONE 865-414	
expires"Seal		SINGLE STON SINGLE STON SINGLE STON SINGLE STON SINGLE STON	CONTOE	APHIC INFORMATION RESTAKEN FROM KGIS	
Zoning. Zoning district(s) in which the land being subdivided is located	(286)	PROPE 52.0	21,1 0.48	L00 sq.ft. 34 acres	
shall be indicated as shown on the zoning map by the Planning Commission as follows: Zoning Shown on Official Map	4.1.P. 3	20.0	SANITARY ENUE	3-SA-19-F	
Date: By	NOR THE SECOND	295R) LOPROGRAME LOPROGRAM LO	Pool Structure	3-C-19-UR	
Addressing Department Certification I, the undersigned, hereby certify that the subdivision name	PAZ T3 V September 13 V September 1	Service and the service and th	A Second	Revised: 2/28/2019	
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.	TO BE	558823		FOR APPROVED SUBDIVISION VARIANCES AND CONDITI	
Signed:	285		E.I.P.	OF APPROVAL OF THE USE-ONOREVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILE 3-C-19-	
Certification that taxes and assessments have been paid shall be as follows:	E. S. BA		30.0	Certification of Approval for Recording – Final Plat This is to certify that the subdivision plat shown hereon has	s
This is to certify that all property taxes and assessments due on this property have been paid. City Tax Clerk: Signed: Date:	G. C. Z.	Me BEBACY	AS, INC.	been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, the exception of any variances and stipulations noted on this plat and in the minutes of the Knoxville-Knox County	vith is
Knox Co. Trustee: Signed: Date:	25 SEN	peranter auto 1	100 RP 1 24 23'00" TRACT 45 0243	Metropolitan Planning Commission, on this theday of, 20, and that the record plat is hereby approved for recording in the office of the Knox County Reg	jister
In the City of Knoxville and Sewered Areas of Knox County. This is to certify that the subdivision shown hereon is approved	P P		241.34" W CONTRACTORS, 1247.34" CONTRACTORS, 1200" W CONTRACTORS, 1200" W	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	÷
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			GENERAL 941,041	dedication of any street or other ground upon the plat.	
Department			GAITER MAPINSTR.	Signed:	
City of Knoxville Department of Engineering The	$\sqrt{284}$	12", 129 34.31"	GAN MAP III		
Knoxville Department of Engineering hereby approves this plat on			SUBJECT TO EASEMENTS OR RIGHT -OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.	PURPOSE OF THIS PLAT IS TO DIVIDE LOT 295R INTO 3 LOTS FOR THE BUILDING OF SINGLE FAMILY DEWELLINGS.	
this theday of ,, 20	10' R.O.\ AS PE	N. USES TARELLY	2. 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. 3. PROPERTY ZONED RP-1.	FINAL PLAT	
Engineering Director	AS PE OF REI PLAT OF REI M.BK.65S,PI	G.45 CORU	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.	SUBDIVISION of	
	,,	R CORD G. 45	4. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN. 5. 3 LOTS CONTAINING 1.105 ACRES TOTAL.	NON-MONUMENT POINT MORNINGSIDE URBAN REN	
Certification of Final Plat – All Indicated Markers, Monuments and Benchmarks Set.			6. 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 SHA	CITY DI OCK 12762	.E
documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox	Certification of Category and Accuracy of Survey. I hereby certify that this is a Category _I_ survey and the		BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LINE LINES AND ON INSIDE OF ALL OTHER EXTERIOR LOT LINES. 7. REFERENCE: DEED INSTR. 201505290064903 MAP BK. 65S, PG. 45	TAX MAP 095G "R" 010 SAN. SANITARY DATE: JAN. 4, 2019	
Planning Commission, or for variances which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks	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 o Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.		8. CATEGORY " I " SURVEY; RATIO OF PRECISION 1:10,000.9. THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE	GRAPHIC SCALE 0 30 60 90 T.M.W. LAND SURVEYING	SINC.
and property monuments were in place on theday of, 20 Registered Land Surveyor Tennessee License NoDate:	MMERC / YOU	8	ADMINISTRATION FLOOD HAZARD BOUNDARY MAP. 10. SETBACKS: FRONT-25' PERIPHERAL -25' plus 2' FOR EACH FLOOR ABOVE 2 SIDE-5'	P.O. BOX 18358 KNOXVILLE, TN 37928 PHONE: 865-689-4303	8 3
	//////////////////////////////////////		REAR-15	1"=30' DRAWING NO. 19	-003