

VARIANCES APPROVED BY MPC ON APRIL 15, 2017:  
1. TO REDUCE THE REQUIRED INTERSECTION RADIUS AT WARRICK AVENUE AND RICHMOND AVENUE FROM 25' TO 0'.  
2. TO REDUCE THE REQUIRED RIGHT OF WAY ALONG WARRICK AVENUE FROM 25' TO 15'.

Certificate of Ownership and General Dedication

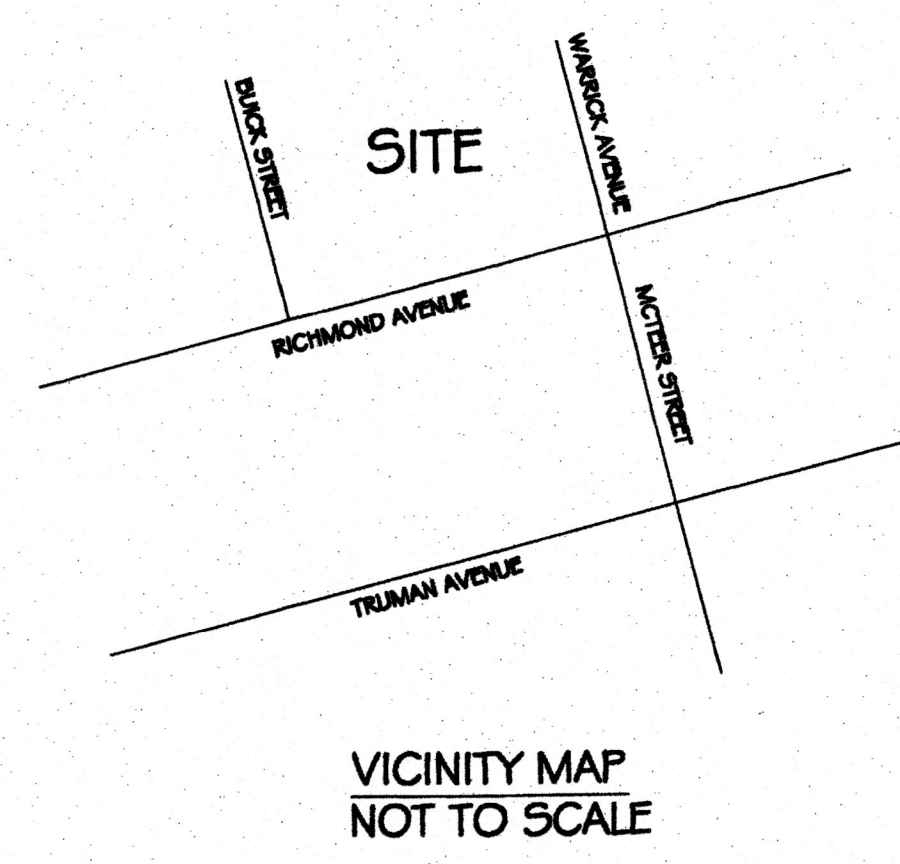
I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am, we are the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right 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: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_  
On the \_\_\_\_\_ 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 \_\_\_\_\_ day and year above.  
Written \_\_\_\_\_ Notary  
My Commission expires \_\_\_\_\_



**BEGINNING POINT**  
LAND SURVEYING

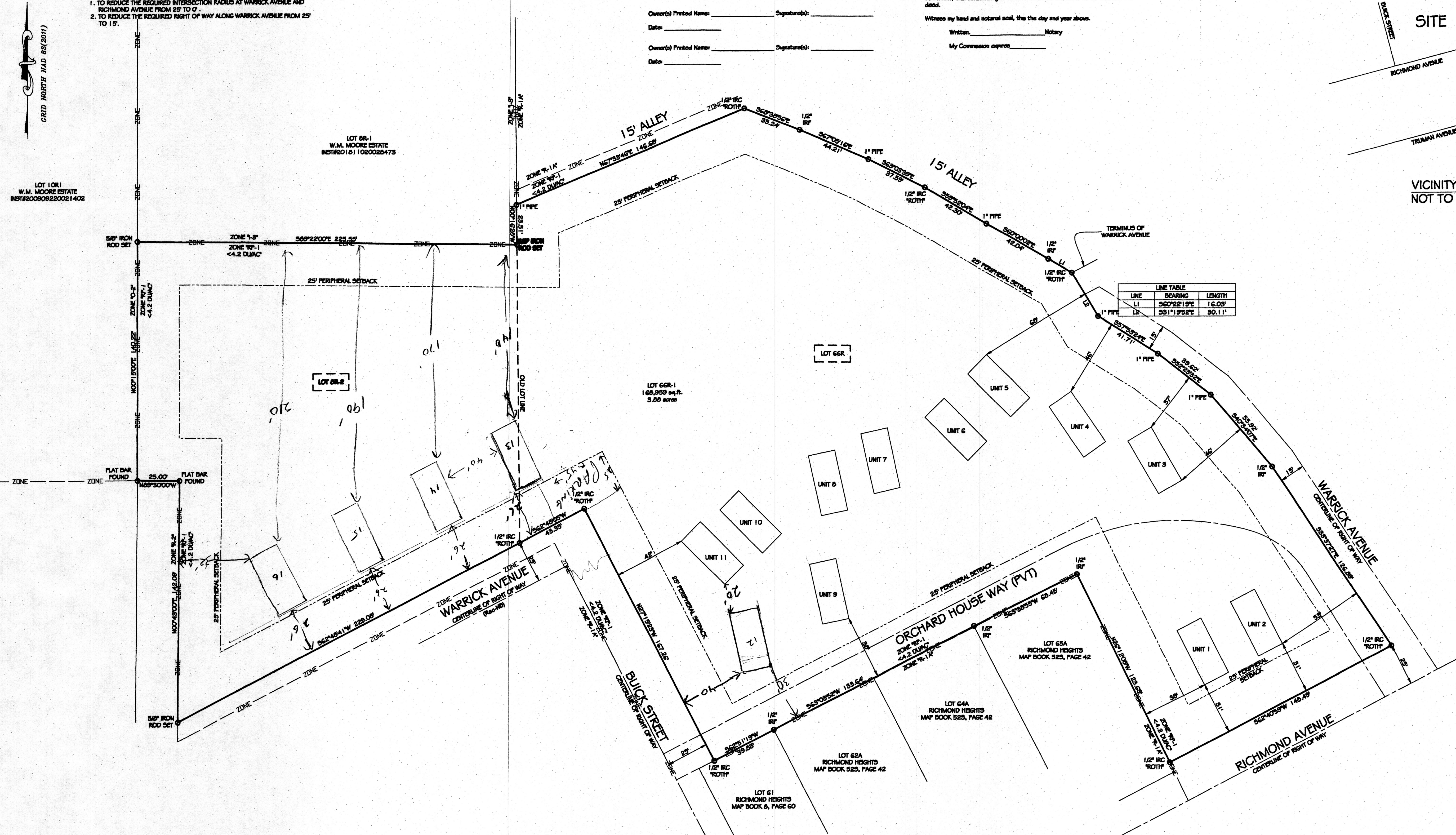


**Replat of Lot 66R of**  
**Richmond Heights**  
Richmond Ave, Warrick Ave & Buick Street  
5th Civil District, Knox County  
23rd Ward, City Blocks 2382, City of Knoxville, Tennessee

DRAWN BY: DPH DATE: 11/14/19  
CHECKED BY: DPH FILE: 2018008FP

**REVISIONS**

**PLAT**



**NOTES:**  
1. CLT MAP 094H, GROUP 19, PARCEL 015.01 & CLT MAP 094H, GROUP 19, PARCEL 006.02  
2. DEED REFERENCE: INSTR 201903070052445 & INSTR 201907290008284  
3. 5' UTILITY AND DRAINAGE EASEMENT INSIDE ALL INTERIOR LOT LINES AND A 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES.  
4. ONE LOT - 168,959 SQ FT OR 3.86 ACRES  
5. ZONING: RP-1 <4.2 DUAC  
6. THE PURPOSE OF THIS PLAT IS TO SHOW LOT LOCATIONS  
7. THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE  
8. PLAT REFERENCES: INSTR 201606260077550 & INSTR 201611100006473  
9. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE USE-ON-REVIEW, REFER TO MPC FILE 3-C-17-JR  
10. SETBACKS:  
FRONT: 25'  
SIDE: 5'  
REAR: 15' (25' PERIPHERAL SETBACK)  
11. THE DESIGNATED PARCEL OF GROUND ON WHICH A DWELLING UNIT OR COTTAGE IS SITUATED IS A LIMITED COMMON AREA DEDICATED TO THE DWELLING UNIT OR COTTAGE AND SUBJECT TO THE EASEMENTS, RIGHTS AND OBLIGATIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD AS INSTRUMENT 201605010064290 IN THE OFFICE OF THE REGISTER OF KNOX COUNTY, TENNESSEE. THE SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS APPLICABLE TO THE REAL ESTATE SHOWN AS LOT 66R RICHMOND HEIGHTS SUBDIVISION OF RECORD AS INSTRUMENT 20170505007354 AND TO THE DESCRIBED PREMISES IN GUT CLAIM DEED DATED MARCH 7, 2017 BETWEEN CHRISTINE M. DUNCAN AND RICHARD L. DUNCAN, FIRST PARTIES, AND RICHMOND ORCHARD, LLC, SECOND PARTY, OF RECORD AS INSTRUMENT 201605070052445 BOTH IN SAID REGISTER'S OFFICE. CONVEYANCES OF PARCELS BY PARCEL NUMBER SHALL CONVEY FEE OWNERSHIP OF THE DWELLING UNIT OR COTTAGE THEREON TOGETHER WITH ALL OF THE RIGHTS PERTAINING TO THE LIMITED COMMON AREA INCLUDED IN THE RESPECTIVE DESIGNATED PARCEL.

In the City of Knoxville and Served Area 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: \_\_\_\_\_

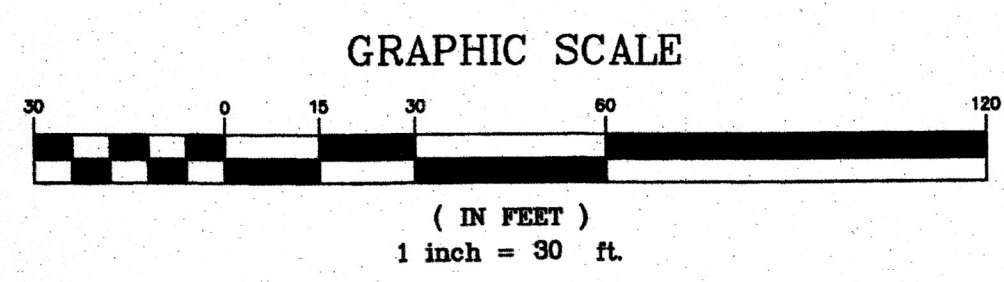
**Addressing Department Certification**  
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

**Zoning**  
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: \_\_\_\_\_

**Taxes and Assessments**  
This is to certify that all property taxes and assessments due on this property have been paid.  
Knox County Treasurer: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Certificate of Approval for Recordation - 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: \_\_\_\_\_

OWNER  
RICHMOND ORCHARD, LLC  
1009 KENSINGTON CIRCLE  
KNOXVILLE, TN 37938  
865-556-2382



**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 amended, described and published in a report filed with the Metropolitan Planning Commission, or for variances which have been approved as identified on this plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 23rd day of March, 2018.

Registered Land Surveyor  
Tennessee License No. 2060  
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 Standards for Land Surveyors - Standards of Practice.

Registered Land Surveyor  
Tennessee License No. 2060  
Date: \_\_\_\_\_