

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: BENNA HUDSON SIGNATURE(S):

DATE:

OWNER(S) PRINTED NAME: RON DUPLER SIGNATURE(S):

DATE:

OWNER(S) PRINTED NAME: ERIN DUPLER 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 20

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. 2927
DATE: 11/2022

CERTIFICATION OF THE 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 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. 2927
DATE: 09/23/2022

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

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 PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER
AUTHORIZED SIGNATURE FOR UTILITY DATE

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS
(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) PRINTED NAME: BENNA HUDSON

SIGNATURE(S):
DATE:

OWNER(S) PRINTED NAME: RON DUPLER

SIGNATURE(S):
DATE:

OWNER(S) PRINTED NAME: ERIN DUPLER

SIGNATURE(S):
DATE:

ZONING
ZONING SHOWN ON OFFICIAL MAP

DATE:

BY

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THE DAY OF 20

ENGINEERING DIRECTOR

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 OF NO RECORDED EASEMENTS
THIS IS TO CERTIFY THAT THERE ARE NO KNOWN RECORDED DRAINAGE OR UTILITY EASEMENTS ON LOT LINE(S) BEING ELIMINATED ON THIS SUBDIVISION PLAT.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO.
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 AND KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.

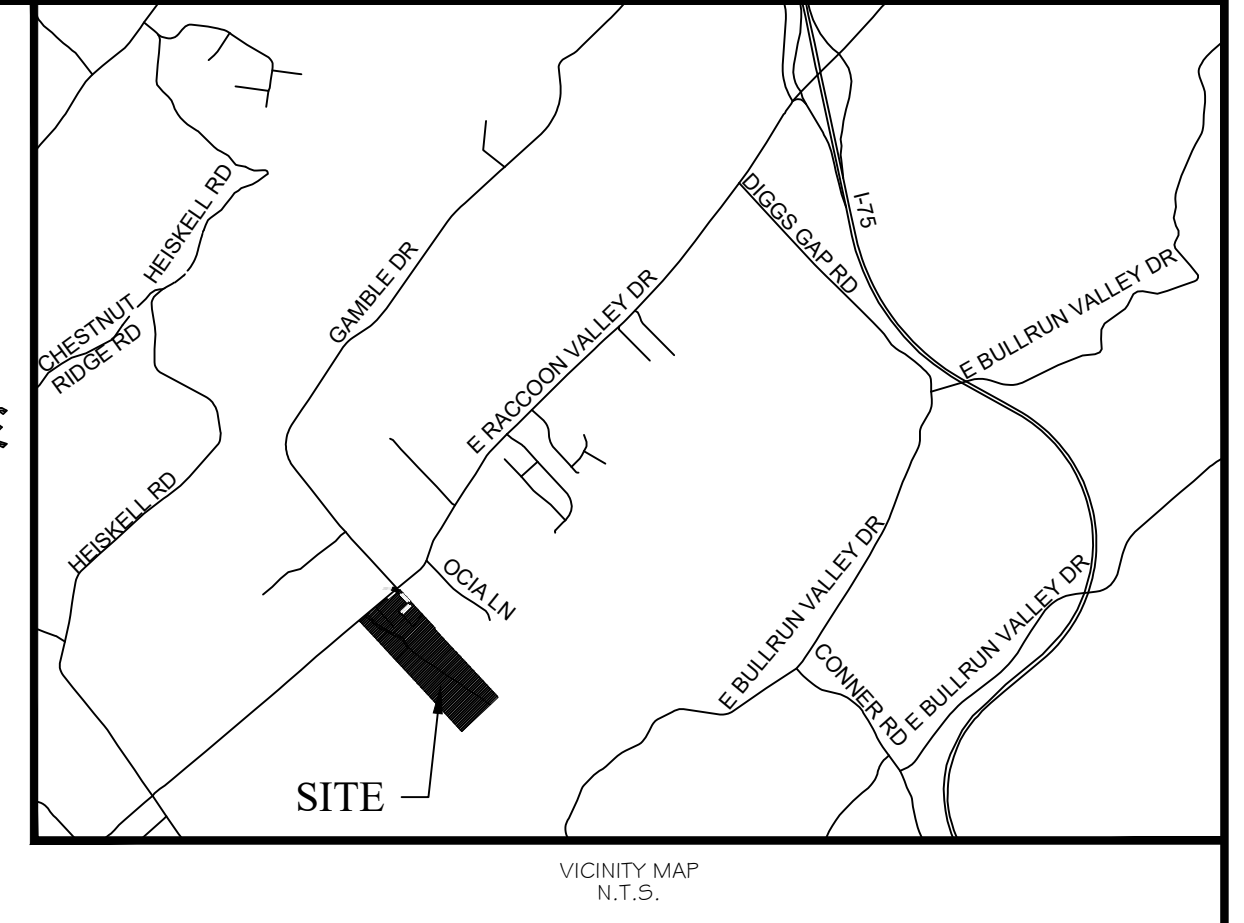
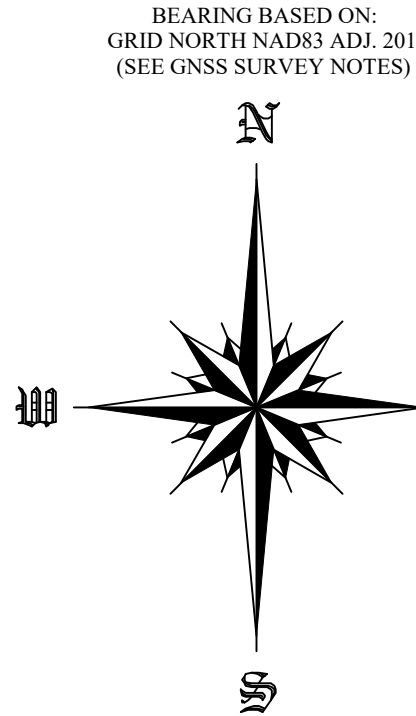
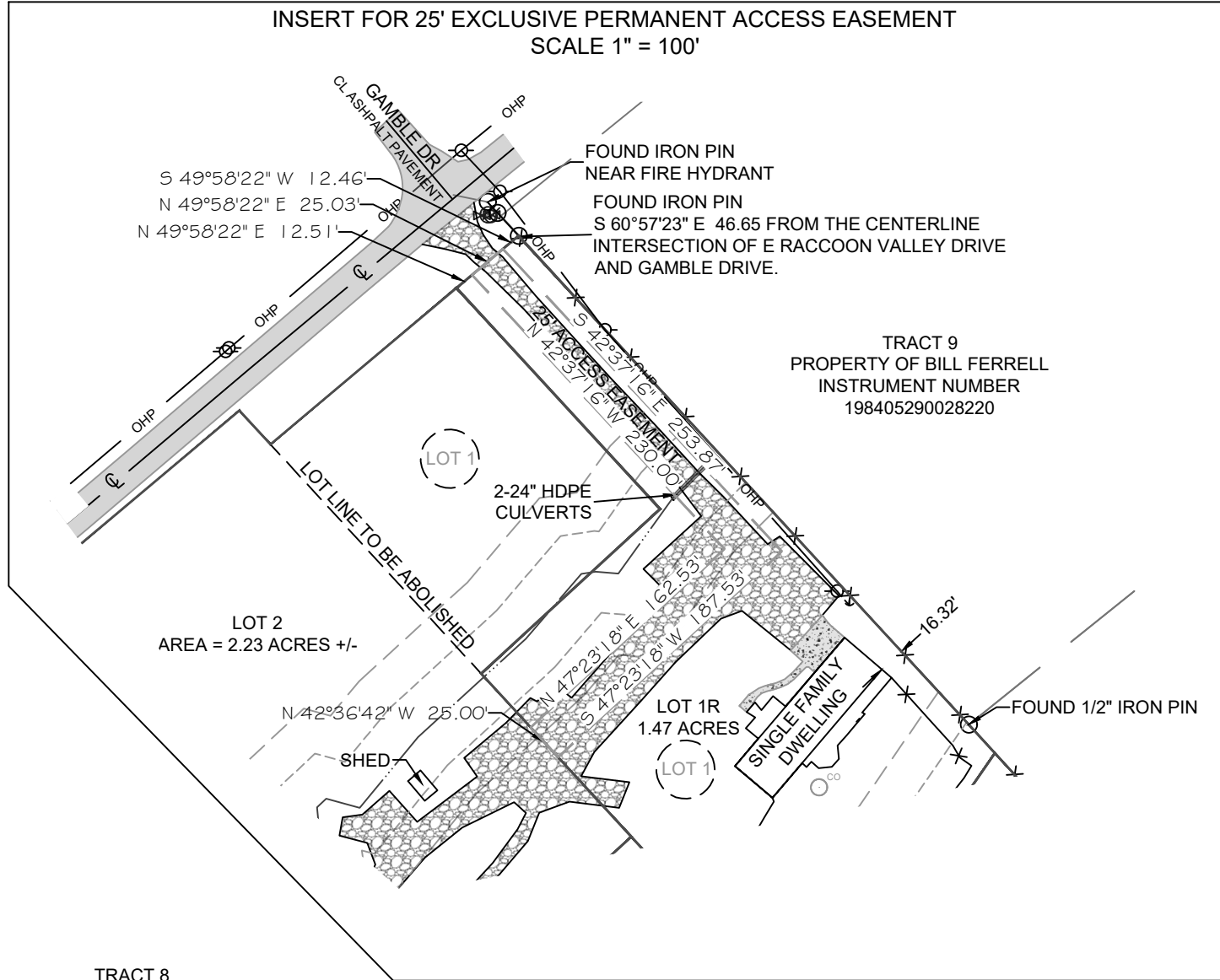
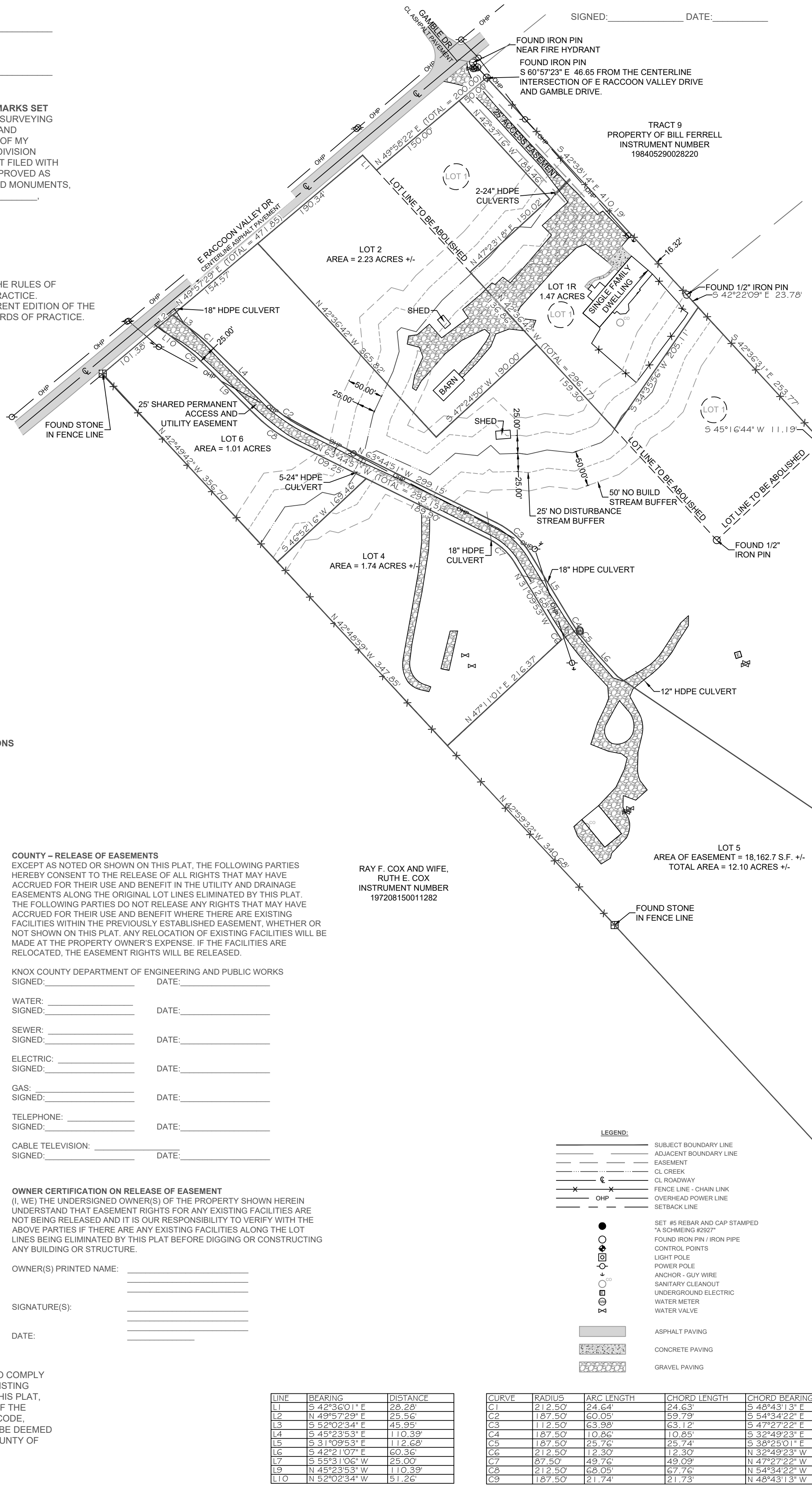
SIGNED:

DATE:

TAXES AND ASSESSMENTS
THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

CITY TAX CLERK:
SIGNED: DATE:

KNOX COUNTY TRUSTEE:
SIGNED: DATE:



- UTILITY AND DRAINAGE EASEMENT
- THERE SHALL BE A UTILITY AND DRAINAGE EASEMENT TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, AND 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.
- SHARED PERMANENT ACCESS EASEMENT
- LOTS 3, 4, 5, 6, ARE REQUIRED TO USE THE SHARED PERMANENT ACCESS EASEMENT TO ACCESS E RACCOON VALLEY DRIVE. LOTS 3 AND 6 MAY SEEK A WAIVER FROM KNOX COUNTY ENGINEERING TO ACCESS E RACCOON VALLEY DRIVE DIRECTLY. HOWEVER, LOTS 3 AND 6 WILL COUNT TOWARDS THE MAXIMUM 5 LOTS ALLOWED ON A SHARED PERMANENT ACCESS EASEMENT REGARDLESS OF THE APPROVED WAIVER.
- GNSS SURVEY NOTES:
- THIS SURVEY WAS CONDUCTED IN PART WITH GNSS SURVEY EQUIPMENT. THE GNSS DATA WAS POST PROCESSED USING TRIMBLE CENTER POINT PROCESSING SERVICE AND REFERENCED TO NAD83 (2011) (EPOCH 2010).
 - THE GNSS DATA WAS OBSERVED ON JUNE 23, 2021.
 - THE COORDINATE SYSTEM USED FOR THESE OBSERVATIONS IS AS FOLLOWS:
 - US STATE PLANE 1983, ZONE - TENNESSEE 4100
 - GEOD MODEL GEOD10
 - COMBINED SCALE FACTOR = 1.0000027386
 - THE COMBINED SCALE FACTOR WAS APPLIED AT THE FOLLOWING COORDINATES TO DETERMINE THE GROUND COORDINATES FOR THESE CONTROL POINTS:

POINT #	N	E
1	54169.480	247122.864
 - THE EQUIPMENT USED FOR THESE GNSS OBSERVATIONS WAS A TRIMBLE R12 DUAL FREQUENCY RECEIVER.
 - THE BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM.
 - THE POSITIONAL ACCURACY OF THE GNSS OBSERVATIONS IS AS FOLLOWS:

HORIZONTAL	= 0.04 FEET
VERTICAL	= 0.07 FEET
- SURVEY NOTES:
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENT 2011 BY STATIC OBSERVATIONS. SEE GNSS NOTES.
 - DISTANCES SHOWN ARE GROUND DISTANCES.
 - THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1 OF THE HENLEY'S RACCOON VALLEY SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER 201107010000017, IN THE REGISTER OF DEEDS OFFICE FOR KNOX COUNTY TENNESSEE, AND THE PROPERTY OF BENNA HUDSON AS RECORDED IN INSTRUMENT NUMBER 202106300107573, IN SAID REGISTER OF DEEDS OFFICE, INTO A TOTAL OF 6 LOTS CONTAINING A TOTAL OF 29.93 ACRES MORE OR LESS.
 - LOT 1R = 1.47 ACRES +/- (63,923.2 S.F. +/-)
 - LOT 2 = 2.23 ACRES +/- (97,035.8 S.F. +/-)
 - LOT 3 = 12.17 ACRES +/- (530,290.8 S.F. +/-)
 - LOT 4 = 1.96 ACRES +/- (75,820.0 S.F. +/-)
 - LOT 5 = 11.31 ACRES +/- (492,716.6 S.F. +/-)
 - LOT 6 = 1.01 ACRES +/- (16,162.7 S.F. +/-)
 - TOTAL AREA = 29.9 ACRES +/- (1,303,805.1 S.F. +/-)
 - THE BOUNDARY SHOWN HEREON IS LOCATED IN "ZONE X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47093C0035F AND HAS AN EFFECTIVE DATE OF MAY 02, 2007.
 - ALL MONUMENTS FOUND WERE HONORED FOR THEIR LOCATION, UNLESS OTHERWISE NOTED.
 - THE SUBJECT BOUNDARY SHOWN HEREON IS ZONED "A" ACCORDING TO THE MINIMUM BUILDING AND STRUCTURE SETBACKS AS PER CURRENT ZONING REGULATIONS.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, REGULATIONS OR RESTRICTIONS IN EFFECT AT THE TIME OF THIS SURVEY. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
 - UNDERGROUND UTILITIES ARE SHOWN BY VISIBLE APPURTENANCES AT THE TIME OF THE SURVEY. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. NO WARRANTY IS EXPRESSED OR IMPLIED BY SHOWING THESE ESTIMATED LOCATIONS.
 - THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY, AND MAY BE REQUIRED IF NEW STORM WATER QUANTITY AND/OR QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT.
 - THE PROPERTY OWNER, PROPERTY ADDRESS AND KNOX COUNTY PARCEL ID NUMBER:

036 00211	-	BENNA HUDSON	1233 CHELSEA RD	KNOXVILLE, TN 37922
036 00212	-	RON DUPLER AND ERIN DUPLER	5314 CAIN RD	KNOXVILLE, TN 37921
 - THIS SURVEY IS CERTIFIED TO:

RON DUPLER	5314 CAIN RD	KNOXVILLE, TN 37921	(865) 803-2169
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CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE IN THE STATE OF TENNESSEE. THE REQUIREMENTS OF A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE ORIGINAL UNADJUSTED FIELD MEASUREMENTS IS AT LEAST 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FIELD WORK WAS COMPLETED 01/XX/2023. THE MONUMENTS SHOWN WERE LOCATED AND OR SET ON OR BEFORE THIS DATE.

Adam Schmeing, RLS 2927
ADAM SCHMEING LAND SURVEYING
6619 CROSSGATE DRIVE
KNOXVILLE, TENNESSEE 37912



PLANNING SERVICES FILE NUMBER: 1-N-23 / 3-SA-23-C
Revised: 2/28/2023

FINAL PLAT OF THE RESUBDIVISION
OF THE HENLEY'S RACCOON
VALLEY SUBDIVISION

DISTRICT 7
KNOX COUNTY, TENNESSEE

RON DUPLER
5314 CAINE RD
KNOXVILLE, TN 37921

ADAM SCHMEING LAND SURVEYING
SURVEYING THE PAST FOR A BETTER FUTURE
6619 CROSSGATE DRIVE
KNOXVILLE, TN 37912
865.803.2169

SCALE 1" = 100' DATE: 02/21/23 22204