

LOCATION MAP

NOTES:

1. CLT MAP 020, PARCEL 100.23
2. NO. OF LOTS - 5 LOTS AND PRIVATE RIGHT-OF-WAY
3. AREA SUBDIVIDED - 7.21 ACRES.
4. IRON PINS AT ALL CORNERS "E" EXISTING, "S" SET. ALL PINS SET UNLESS NOTED OTHERWISE.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE LOT LINES, 5' INSIDE ALL INTERIOR LOT LINES AND OTHER EXTERIOR LOT LINES.
6. THIS PROPERTY IS ZONED Agricultural.
7. DEED REFERENCE: INSTR. NO. 20180315- 0054417.
8. PRIVATE RIGHT-OF-WAY RECORDED AT INST. NO.
9. PRIVATE RIGHT-OF-WAY IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
10. PRIVATE RIGHT-OF-WAY WILL ALSO FUNCTION AS A UTILITY EASEMENT.

VARIANCE REQUESTED:

To reduce the required radius at the south side of the Private Right-Way where it intersects with Bell Road from, from 25' to 0' as shown on the plat.

CLT 020, Parcel 093  
Edgar Scott Mynatt  
Deed Ref. 20190926-0021730

CLT 020, Parcel 100  
Wayne & Connie Decker  
Deed Ref. 20070124-0059951

CLT 020, Parcel 100.22  
Michael & Faridah Golembiewski  
Deed Ref. 20190227-0050428

CLT 020, Parcel 092  
Amy Mynatt  
Deed Ref. 20080522-0087944

CLT 020-0, Group A, Parcel 006  
Alexander Preston Bell  
Deed Ref. 20140220-0048763

CLT 020-0, Group A, Parcel 005.01  
Lorette McCormick

CLT 020, Parcel 100.21  
Pam Karnes  
Deed Ref. 20181210-0035625

CLT 020, Parcel 100.15  
Lee & Melissa Elliott  
Deed Ref. 20010227-0056024

Owner Certification for Public Sewer and Water Service

(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: \_\_\_\_\_

Signature(s) \_\_\_\_\_

Date: \_\_\_\_\_

Certification of Approval of Public Water System-Minor Subdivision

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 water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider \_\_\_\_\_

Authorized Signature for Utility \_\_\_\_\_ Date: \_\_\_\_\_

In Unincorporated Areas of Knox County where Public Sanitary Sewers are Not Available as determined by the appropriate Utility Agency, and subsurface sewage disposal will be used.

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems, and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code Annotated, and the regulations promulgated thereto.

Knox County Health Department \_\_\_\_\_

Date \_\_\_\_\_

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: \_\_\_\_\_

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 \_\_\_\_\_

Certificate of Category and Accuracy of Survey

I hereby certify that this is a category \_\_\_\_\_ survey and the ratio of precision of the unadjusted survey is not less than 1:\_\_\_\_\_ 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 Certificate No. \_\_\_\_\_

Date: \_\_\_\_\_

Certificate of Final Plat - All Indicated Markers, Monuments and

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 Certificate No. \_\_\_\_\_

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 \_\_\_\_\_

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: \_\_\_\_\_

Certification of Approval of Public Water System

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 water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider \_\_\_\_\_

Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_

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 \_\_\_\_\_

*\* Add recording info for private r.o.w. \**

**CLOSURE COMPLETED**  
DATE 3/2/20 By *[Signature]*

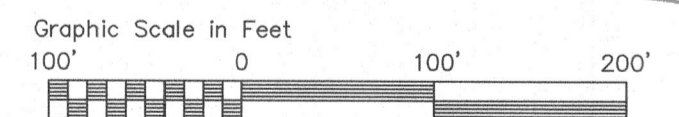
SURVEYOR:  
JIM SULLIVAN  
2543 CREEKSTONE CIRCLE  
MARYVILLE, TN 37804  
PH. 406-7324

OWNER:  
SASKCUS, LLC  
8812 TEDFORD DRIVE  
KNOXVILLE, TN 37922  
PH. (865) 693-3232

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivisions Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and in the minutes of the Knoxville-Knox County 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: \_\_\_\_\_



KNOX PLANNING FILE NO. 3-SC-20-F

FINAL PLAT OF  
BELL ESTATES

CLT MAP 020, PARCEL 100.23

DISTRICT 6 - KNOX CO., TENN.

SCALE: 1"=100' JAN. 29, 2020  
FEB. 28, 2020

*Return to Emily when certified*

