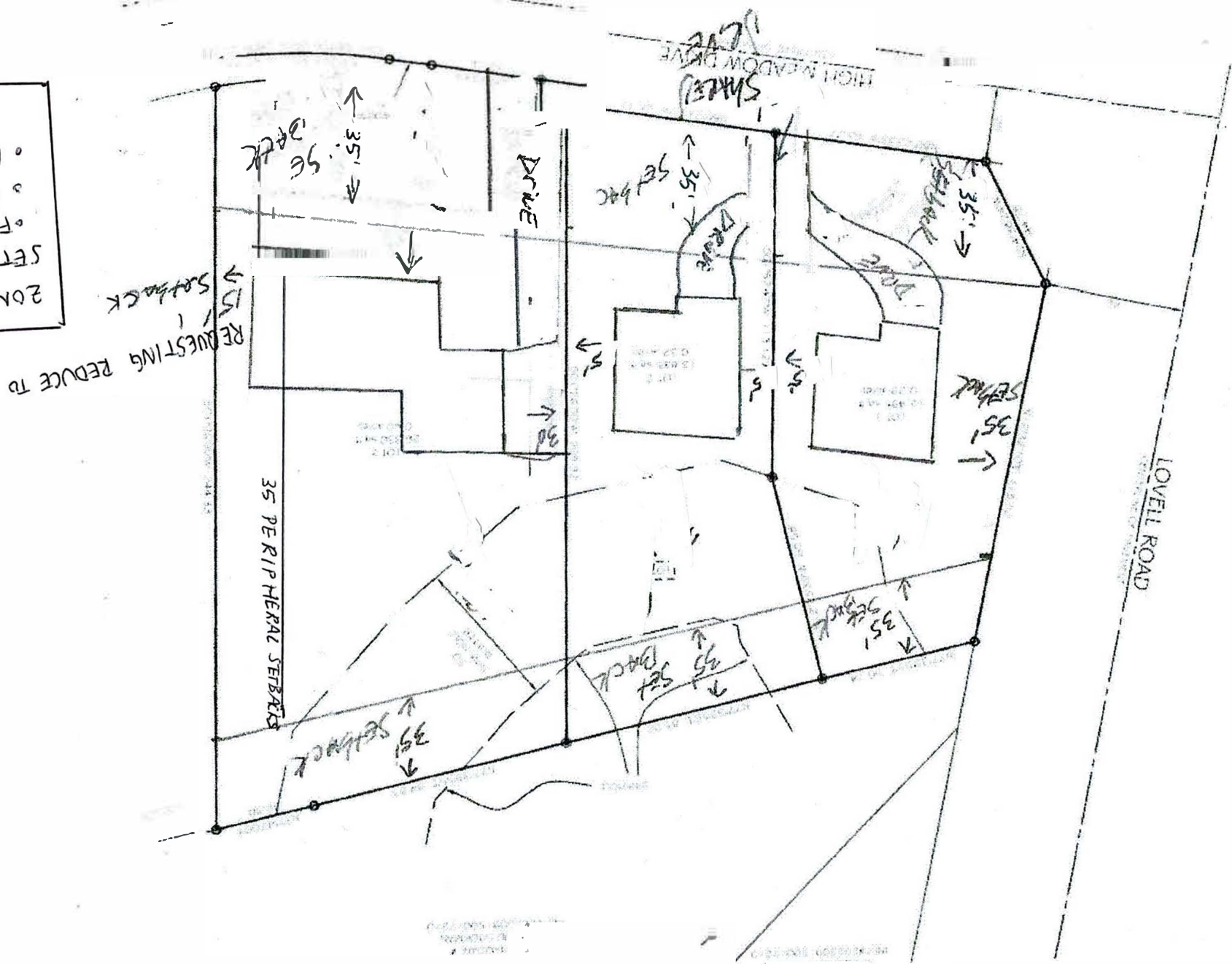


ZONING PR/TO
 SETBACKS:
 • FRONT 20'
 • SIDE 5'
 • REAR 35', NOT LESS
 THAN 15'



GRID NORTH NAD 83(2011)

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 Trustee: Signed: _____ Date: _____

City Tax Clerk: Signed: _____ Date: _____

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of _____, 20____.

Engineering Director

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 or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____

Date: _____

Knox County Property Assessor Date: _____

NOTES:

1. THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.
2. DEED REFERENCE: INST#202209150017210
3. PLAT REFERENCE: INST#201809210018987
3. THERE SHALL BE A UTILITY AND DRAINAGE EASEMENTS, TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS 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. NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED (PLANNED ZONES) OR WHEN SETBACKS ARE NOT REQUIRED PER THE ZONING.
4. THREE LOT - 52,660 SQ FT OR 1.21 ACRES
5. ZONING: PR/TO

SETBACKS:
FRONT 20',
SIDE 15',
REAR 35', NOT LESS THAN 15'

6. THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE LOT INTO THREE.

7. THIS PROPERTY IS LOT 1 OF THE HIGH MEADOW S/D

8. NO BUILDING WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLE. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SINKHOLE ON THAT LOT. THE GEOTECHNICAL STUDY MUST BE APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.

9. WAIVERS GRANTED BY KNOX ENGINEERING AT THE 5EPT, 13th 2018 M.P.C. MEETING ARE AS FOLLOWS:
A. REDUCE THE REQUIRED RIGHT OF WAY ON LOVELL ROAD FROM 50' TO 46'
B. REDUCE THE REQUIRED RADIUS AT THE INTERSECTION OF LOVELL ROAD AND HIGH MEADOW DRIVE FROM 75' TO THE CUT-OFF SHOWN.

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 and) 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: _____

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: _____

Signature(s): _____

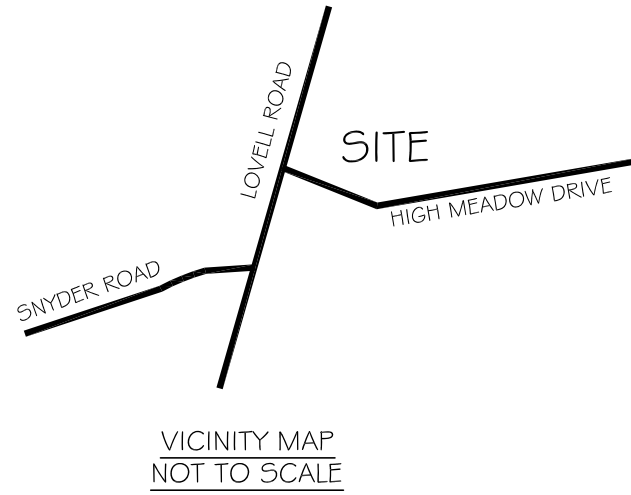
Date: _____

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 Category and Accuracy of Survey

I hereby certify that this is a Category II 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.2060
Date: 1/30/2023

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 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 23rd day of January, 2020.

Registered Land Surveyor
Tennessee License No.2060

Date: 1/30/2023

LINE-TYPE LEGEND

WATER LINE _____ W _____
OVERHEAD ELECTRIC LINE _____ DHE _____
STORM SEWER LINE _____ ST _____
OVERHEAD TELEPHONE LINE _____ DHT _____

SYMBOL LEGEND

- 1/2" IRON ROD FOUND
- UTILITY POLE
- DROP INLET
- STORM DRAIN MANHOLE
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- 5/8" IRON ROD SET

Certification of Approval of Public Water System - Minor Subdivisions

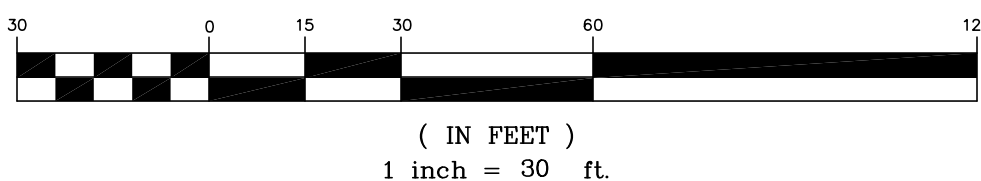
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of 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 _____

GRAPHIC SCALE



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

FILE NO - 2-I-23

OWNER
TARIQ HAMDAN & MAHMOUD SHORMAN
12523 LIMERICK LN
KNOXVILLE, TN 37934

Final Plat of

Friends Corner
Lovell Road & High Meadow Drive
6th Civil District, Knox County, Tennessee
CLT Map 118I, Group "F", Parcel 002.01

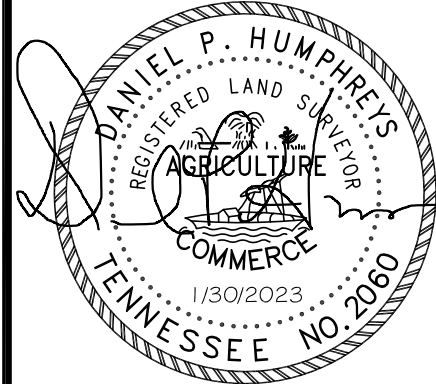
DRAWN BY: DPH DATE: 1/30/2023
CHECKED BY: DPH FILE: 2023006PLAT

REVISIONS

NO.	DATE	COMMENTS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PLAT

BEGINNING POINT
LAND SURVEYING



234 LADD RIDGE ROAD
KINGSTON, TN 37763
PH. (865) 696-4613