

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. 2002
Date: _____

Certification of Public Sanitary Sewerage and Water System

In unincorporated areas of Knox County where public sanitary sewers are not available, as determined by the appropriate Utility Agency, and subsurface sewer 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: _____

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 _____

Certificate of Ownership And General Dedication
I (we), the undersigned owner(s) of the property shown hereon, 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 _____ Date _____
Owner(s) Printed Name _____ Signature _____ Date _____

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 _____

Zoning
Zoning district(s) on 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 _____

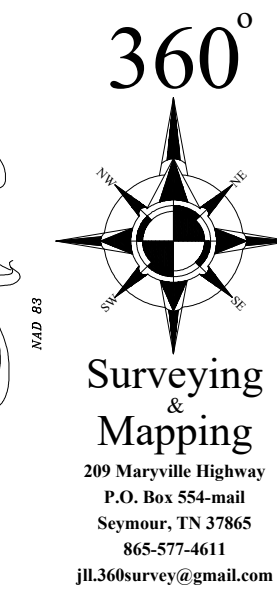
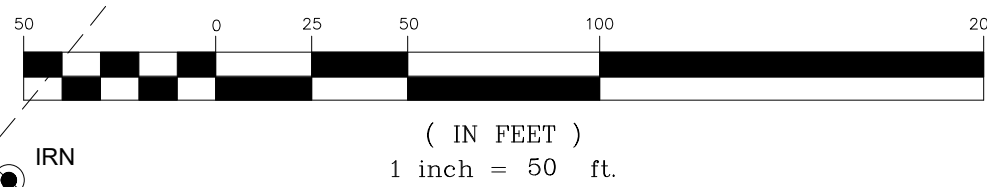
Addressing Department Certification
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County street naming and addressing ordinance, the administrative rules of the planning commission, and these regulations.

Signed _____ Date _____

- Notes:
- 1-This survey does not reflect the location of any underground utilities or structures unless specifically noted on plat.
 - 2-This survey is subject to any written or unwritten rights that may be found by an accurate search of title. No title abstract was provided for this survey and it is based solely on previously recorded deed and plat information.
 - 3-I hereby certify that part of this property does lie in a FEMA designated 100 year special flood hazard area as of the date of this survey. FIRM Map #47093C0318F, Dated:8-5-2013.
 - 4-North is oriented to the NAD 83.
 - 5-There is a 5' utility & drainage easement on all interior lot lines and other exterior lot lines 10' utility & drainage easement along all roads and private right of ways.
 - 6-Iron pins on all lot division corners unless otherwise noted on plat.
 - 7-All lines shown as adjoining lines are calculated from recorded plats and deeds.
 - 8-Building setbacks are subject to PR Zone requirements. All future structures must conform to the zoning setbacks in effect at the time of any construction.
 - 9-Any underground or above ground existing underground utilities may have written or unwritten rights as they currently exist.
 - 10-The owner hereby acknowledges that this lot will need to be combined with the total number of lots that were approved for the concept plan (163 single-family units/lots) for a total of 164 lots. This would stay within the maximum single-family units as analyzed in the transportation impact study of 169 lots. The owner hereby acknowledges this change from common area to one(1) single family lot, and acknowledges that this may impact the future development of the remainder of the property as far as available units/density.

Owner(s): Everett Land Development, LLC
10710 Lexington Drive
Knoxville, TN 37932

GRAPHIC SCALE



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 by the Knox County Department of Engineering and Public Works

All final plats within Knox County shall be certified by the Knox County Department of Engineering and Public Works prior to final certification by the Planning Commission and shall be included on the plat as follows:

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 _____

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: _____

GREENLEAF ROAD

YARNELL ROAD
RIGHT OF WAY

ZONE X, 0.2% ANNUAL CHANCE FLOOD, SEE NOTES

JO ANN CARR
TAX: 141/49
DEED: 1488/895

A292.99'
R1463.83'
BS 32°36'27" W
C292.50'

FLOOD ZONE X (100 YEAR)
(500 YEAR)

S 48°35'54" E
749.31'

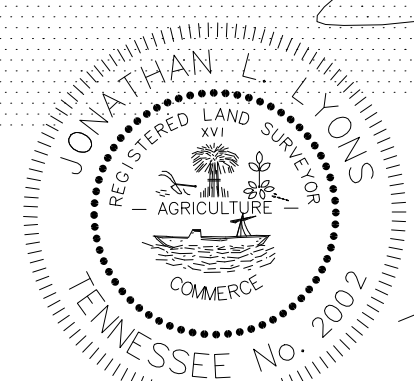
Driveway will need to be located in this area to meet the sight distance guidelines of Knox County. Once the existing vegetation has been removed for line of sight the location shall be field verified to meet said criteria. Any driveway(s) constructed shall be raised above the 859.5'(NAVD88) elevation.

Lot 1
5.39 Acres ±
234618 Sq. Feet ±
(M.F.E. 895.5'
per Knox County)

Common Area
Everett Woods

4-H-20-UR
Revised: 5/6/2020

- Legend:
- Iron Rod Old , Other ○ IRO
 - Iron Rod New w/Cap #2002 ● IRN
 - Calculated Point ○
 - Adjoiner - - - - -



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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 1:10000 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.

FINAL PLAT
of the
Everett Land Development LLC
Lot 1
Instrument #201612090036762
District 6, Knox County, Tn
Tax Map 141 part of Parcel 50.03
Total Acreage: 5.39+- Acres
New Lots:1
Scale 1" = 50'
Zoned: PR
Date:11-22-2019
Planning Service # 12-O-19
Job:05016