

TOTAL AREA

948,069 sq. ft. 21.76 Acres

TOTAL NUMBER OF LOTS: 56 NUMBER OF COMMON/OPEN SPACE LOTS: 3

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # _____

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 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 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: _____

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, we, 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 Certification on Release of Easement

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____



LOCATION MAP NO SCALE

NOTES:

- 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- 2. CLT TAX MAP 029 PARCEL 001
- 3. DEED REFERENCES - 20240229-0041626
- 4. THIS PROPERTY IS ZONED PR <2.6 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
- 5. A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE. PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0131G EFFECTIVE DATE: AUGUST 5, 2013.
- 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 7. NORTH ROTATION: NAD83(NSRS2007)
- 8. THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF 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.
- 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- 11. LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- 12. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILE 7-SB-24-C AND 7-D-24-DP.
- 13. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF PARCEL 029 PARCEL 001 TO CREATE PHASE 1 OF THE DEVELOPMENT PLAN WITH THE ASSOCIATED EASEMENTS, ETC. AS SHOWN HEREON.
- 14. SIGHT DISTANCE MEETS THE CURRENT SUBDIVISION REGULATIONS.
- 15. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON: _____
- 16. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER _____ IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
- 17. LOT 1 HAS BEEN INTENTIONALLY OMITTED.

Zoning

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.

City Tax Clerk: Signed: _____

Date: _____

Knox County Trustee: Signed: _____

Date: _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: _____

Date: _____

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider _____

Authorized Signature for Utility _____ Date _____

Certification of Approval of Public Water System - Major Subdivisions

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider _____

Authorized Signature for Utility _____ Date _____

Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signed: _____ Date: _____

Dept: _____ Title: _____

Guarantee of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____ 20____

Signed: _____ Date: _____

Dept: _____ Title: _____

Knox County Department of Engineering and Public Works

Water: (HALLSDALE-POWELL UTILITY DISTRICT)

Signed: _____ Date: _____

Sewer: (HALLSDALE-POWELL UTILITY DISTRICT)

Signed: _____ Date: _____

Electric: (KNOXVILLE UTILITIES BOARD)

Signed: _____ Date: _____

Gas: (KNOXVILLE UTILITIES BOARD)

Signed: _____ Date: _____

Telephone: (AT&T)

Signed: _____ Date: _____

Cable Television: (COMCAST)

Signed: _____ Date: _____

Engineering Director _____

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____

Signed: _____ Date: _____

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