

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.

(I, WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOP 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: HENRY B. DUNCAN ESTATE C/O BILL RAY

SIGNATURE(S): _____

DATE: _____

ZONING SHOWN ON OFFICIAL MAP _____

DATE: _____ BY _____

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

SIGNED: _____ CITY TAX CLERK _____ DATE _____

SIGNED: _____ KNOX COUNTY TRUSTEE _____ 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: _____

KNOX COUNTY PROPERTY ASSESSOR DATE _____

CERTIFICATION BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY CERTIFIES THAT THE SUBDIVISION PLAT IS IN ACCORDANCE WITH THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY

APPROVES THIS PLAT ON THIS THE _____ DAY OF _____ 20____

ENGINEERING DIRECTOR _____

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 THEREOF.

DATE _____ KNOX COUNTY HEALTH DEPARTMENT _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM.

THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER _____

AUTHORIZED SIGNATURE FOR UTILITY DATE _____

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED.

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 BOND OR OTHER SECURITY THAT IS POSTED TO GUARANTEE THE COMPLETION OF STREETS AND RELATED IMPROVEMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

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 THE 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: _____

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 INSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED.

THE _____ DAY OF _____ 20____

SIGNED: _____ DATE: _____

DEPARTMENT: _____ TITLE: _____

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.

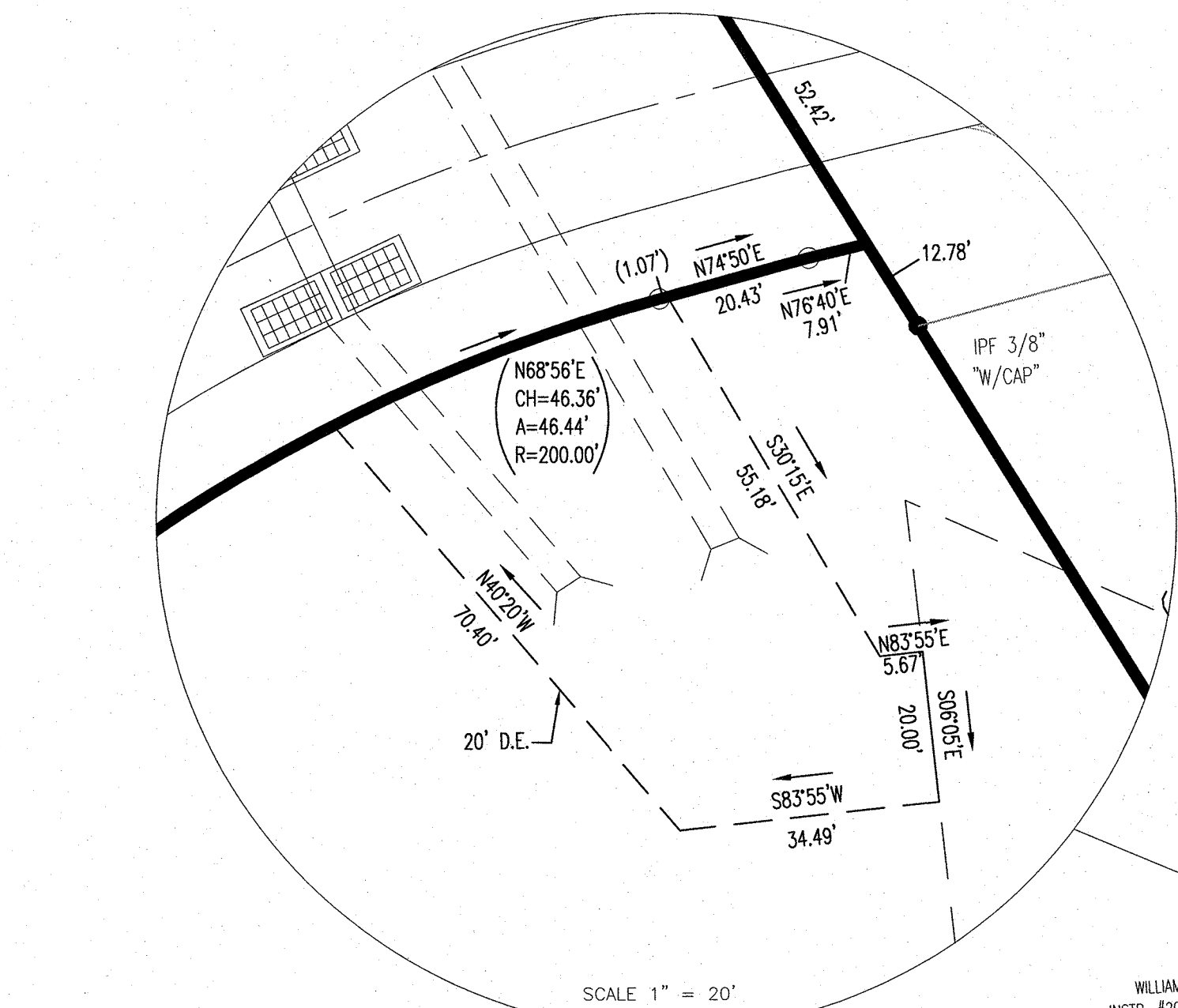
I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS.

SIGNED: _____ DATE: _____

DEPARTMENT: _____ TITLE: _____

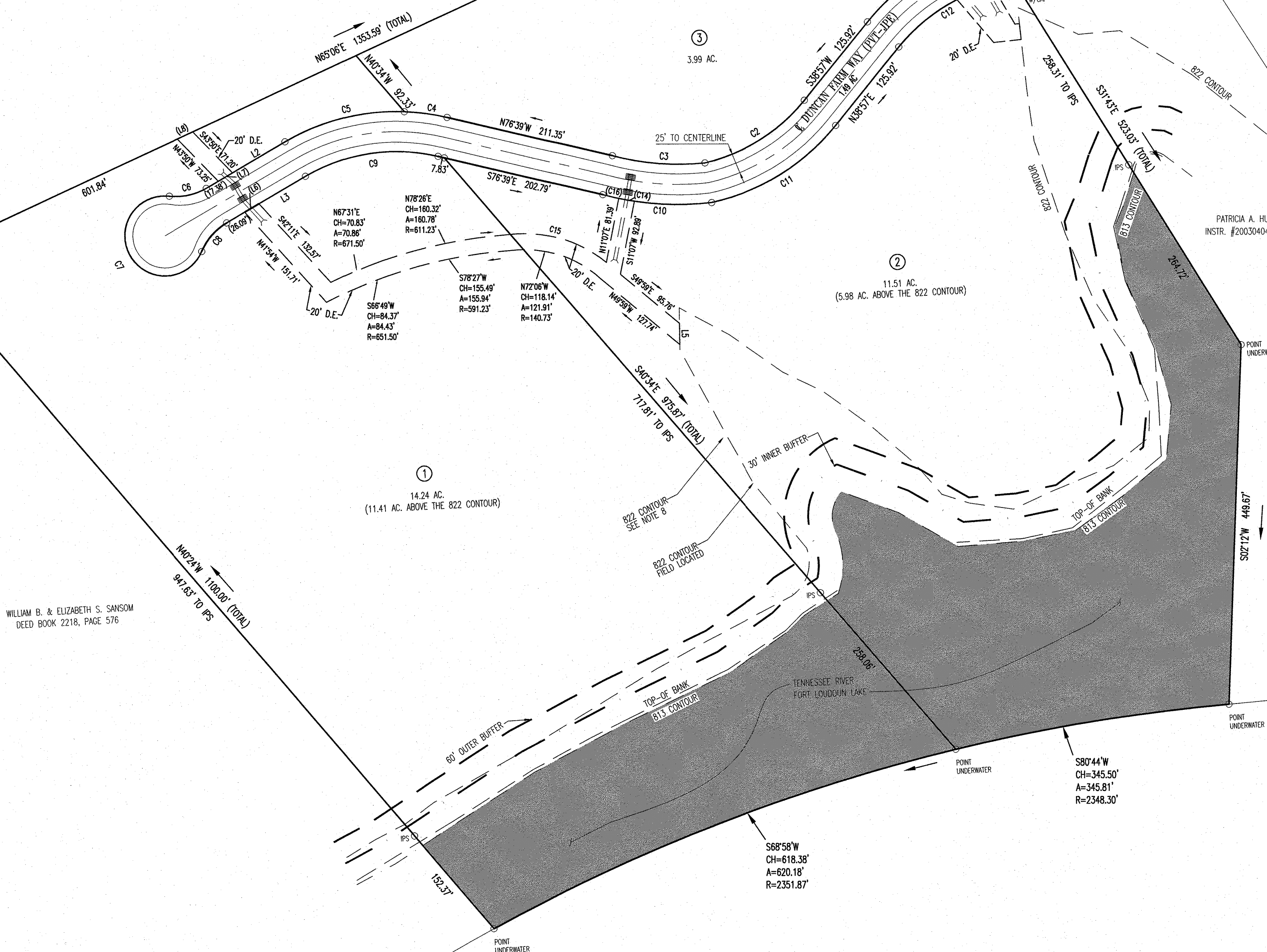
LINE	BEARING	DISTANCE
L1	S74°50'W	13.40'
L2	S59°41'W	114.01'
L3	N59°41'E	114.01'
L4	N65°06'E	20.09'
L5	S60°17'E	25.38'
L6	N59°41'E	20.57'
L7	S59°41'W	20.57'
L8	N65°06'E	21.15'
L9	N28°39'E	34.85'
L10	S69°57'E	84.43'
L11	S55°36'E	97.94'
L12	S74°11'E	70.03'
L13	S03°06'W	38.85'
L14	S74°50'W	49.11'

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S56°54'W	169.42'	172.22'	275.00'
C2	S58°02'W	147.04'	149.79'	225.00'
C3	N85°23'W	115.81'	116.46'	319.00'
C4	N62°16'W	53.82'	53.91'	275.00'
C5	S76°54'W	153.60'	155.67'	275.00'
C6	S78°07'W	47.43'	48.25'	75.00'
C7	S30°19'E	80.00'	221.43'	50.00'
C8	N41°15'E	47.43'	48.25'	75.00'
C9	N61°31'E	167.36'	171.48'	225.00'
C10	S85°41'E	136.19'	137.00'	363.94'
C11	N58°21'E	182.66'	186.19'	275.00'
C12	N56°54'E	138.62'	140.91'	225.00'
C13	S70°09'W	20.33'	20.34'	275.00'
C14	S78°40'E	20.00'	20.00'	363.94'
C15	S73°37'E	126.17'	129.66'	160.73'
C16	S76°30'E	20.30'	20.30'	383.94'

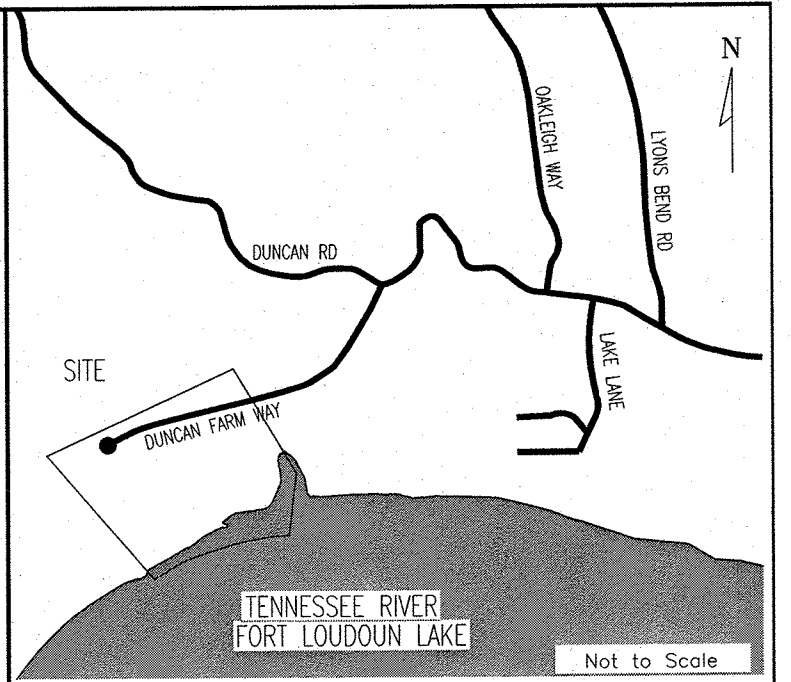


SCALE 1" = 20'

WILLIAM B. SANSON
INSTR. #20080708001694



LEGEND	
●	IRON PIN FOUND 1/2" DIA. REBAR
○	IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
—	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVE
PT	POINT OF TANGENT
PI	POINT OF INTERSECTION
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
CA	COMMON AREA
■	CATCH BASIN
□	JUNCTION BOX
---	DRAINAGE EASEMENT
---	DRAINAGE PIPE (PROPOSED)
---	PERIPHERAL SETBACK
---	ROADWAY CENTERLINE
---	ZONING
---	FENCE



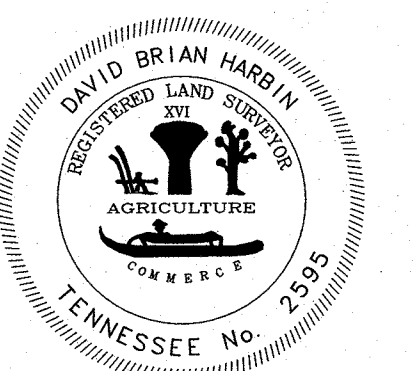
LOCATION MAP

NOTES:

- IRON PINS FOUND (IPF) SHOWN ON PLAT, ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
- 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL PRIVATE RIGHTS-OF-WAY, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
- SANITARY SEWER IS NOT AVAILABLE. SUBSURFACE SEWAGE DISPOSAL SYSTEM PROVIDED. WATER LINE EASEMENT OF 15', 7.5' EACH SIDE OF WATER LINE AS INSTALLED (WHERE APPLICABLE).
- NORTH IS BASED ON TENNESSEE LAMBERT GRID.
- THIS PROPERTY IS ZONED AGRICULTURE.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE ON REVIEW PLAN, REFER TO THE METROPOLITAN PLANNING COMMISSION FILE 1-SB-18-C.
- THIS PROPERTY CONTAINS 31.24 ACRES AND IS SUBDIVIDED INTO 3 LOTS AND PRIVATE RIGHT OF WAY. AREA ABOVE THE 822 CONTOUR IS 21.38 ACRES. AREA WITHIN THE PRIVATE RIGHT OF WAY IS 1.50 ACRES.
- TVA OWNS THE FLOWAGE EASEMENT BELOW THE 822 CONTOUR. NO BUILDING OR FILL IS ALLOWED BELOW THE 822 CONTOUR WITHOUT PRIOR TVA APPROVAL.
- SUBDIVISION VARIANCE APPROVED BY THE PLANNING COMMISSION ON JULY 8, 2021. BROKEN BACK TANGENT LENGTH FROM 150' TO 0', STA 17+27

JOINT PERMANENT EASEMENT NOTES:

- JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY THE COUNTY.
- JOINT PERMANENT EASEMENT WILL ALSO FUNCTION AS A UTILITY EASEMENT.
- THE PAVEMENT IS TO BE A MINIMUM OF 20' WIDE WITH AN ALL WEATHER SURFACE AS SPECIFIED BY THE COUNTY.
- GRADE OF JOINT PERMANENT EASEMENT IS LESS THAN 12%.
- SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE MINIMUM SUBDIVISION REGULATIONS.
- JOINT PERMANENT EASEMENT IS ESTABLISHED AND RECORDED AS INSTR. #



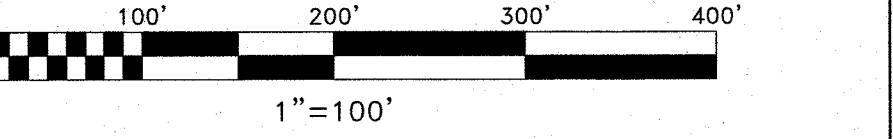
CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR _____

TENNESSEE LICENSE NO. _____ DATE: _____

FINAL PLAT
FOR
DUNCAN FARM SUBDIVISION

TAX MAP 146, PARCEL 18.01
DISTRICT 6, KNOX COUNTY, TN
SCALE: 1" = 100' DATE: 4-19-21



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

OWNER:
THE HENRY B. DUNCAN ESTATE
C/O BILL RAY
1356 PAPERMILL POINTE WAY
KNOXVILLE, TN 37909
PHONE: (865) 584-1211

DEED REFERENCES: INSTR# 199912010041331