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 ________ DONALD M. SANDERCOCK, II ________

Signatures ________________

Date ________________

Notary Stamp
State of ____________, County of ____________
On this ____________ day of ____________ 20____
Before me personally appeared ________ DONALD M. SANDERCOCK, II ________
to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this the day and year above.

Written. ________________ Notary

My Commission Expires ________________ "Seal"

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Owner(s) Printed Name ________ DEBRA J. SANDERCOCK ________

Signatures ________________

Date ________________

Notary Stamp
State of ____________, County of ____________
On this ____________ day of ____________ 20____
Before me personally appeared ________ DEBRA J. SANDERCOCK ________
to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

Witness my hand and notarial seal, this the day and year above.

Written. ________________ Notary

My Commission Expires ________________ "Seal"

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 28th day of January, 2026.

Registered Land Surveyor ________________
Tennessee License No. 2051
Date ________________

Certification 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. 2051
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 ________________

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: ________________

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: ________

Certificate 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 recorded 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 Approval of Public Sanitary Sewer System–Minor Subdivision

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 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

City of Knoxville Department of Engineering

The Department of Engineering hereby approves this plat on this the ______ day of ____________, 20__.

____
Engineering Director

Owner Certification for Public Sewer and Water Service–Minor Subdivision

(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: ________ DONALD M. SANDERCOCK, II ________

Signature(s): ________________

Date: ________________

Owner Certification for Public Sewer and Water Service–Minor Subdivision

(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: ________ DEBRA J. SANDERCOCK ________

Signature(s): ________________

Date: ________________

Certification of No Recorded Easements

This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor ________________
Tennessee License No. 2051
Date ________________

Certificate of Approval of Public Water System–Minor Subdivision

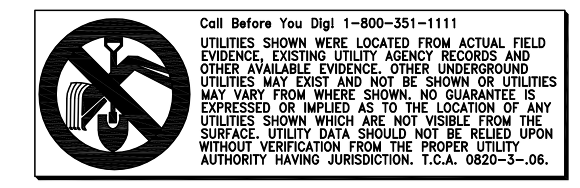
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

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.

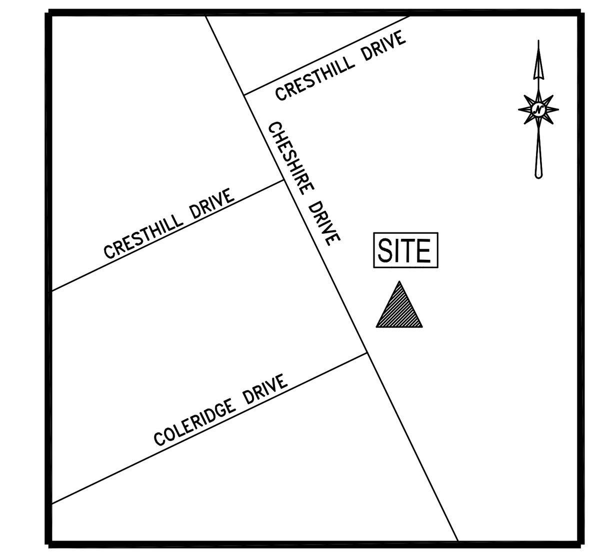
____
Utility Provider

____
Authorized Signature for Utility Date

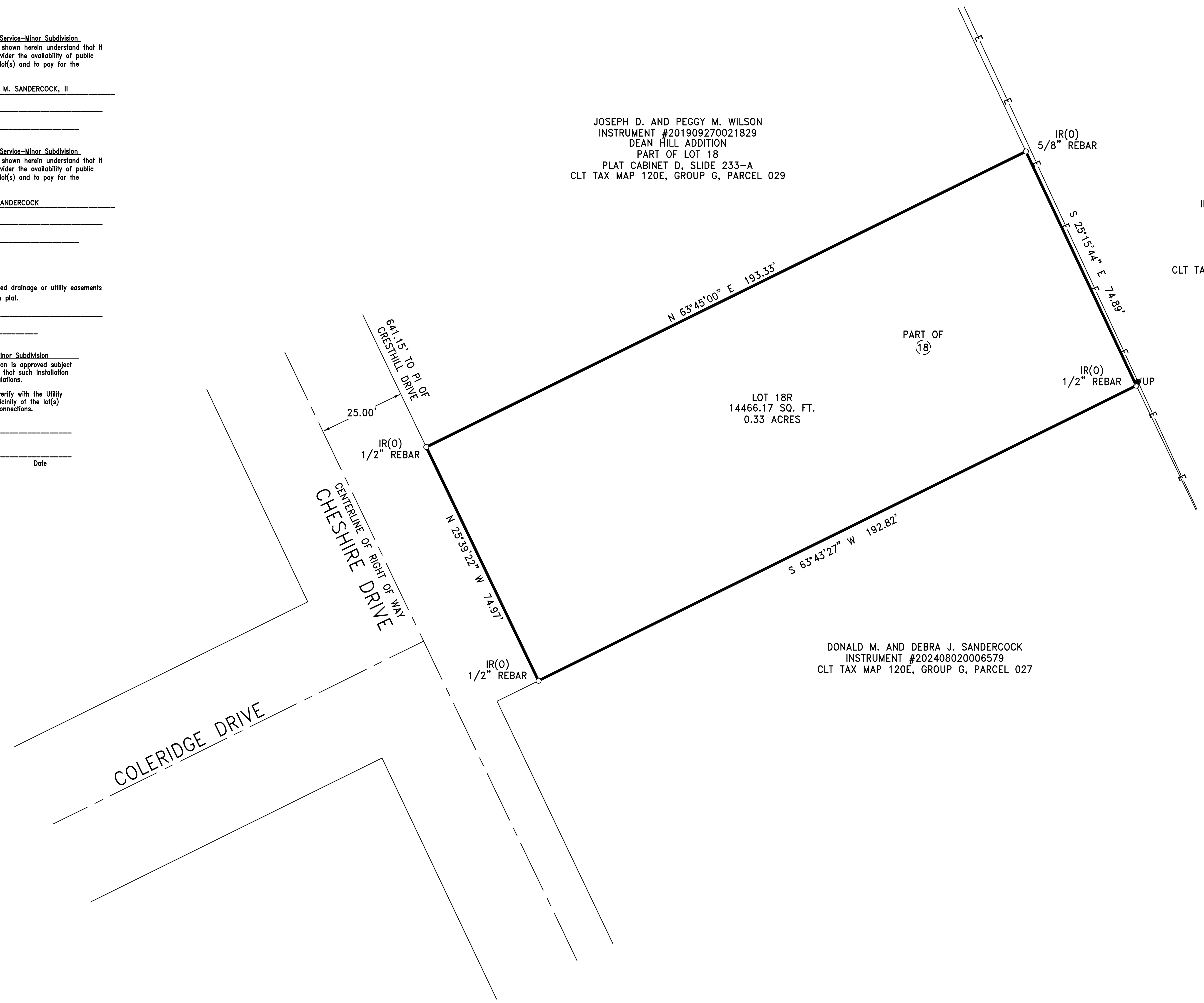
PLANNING COMMISSION VARIANCE APPROVED ON:
MAY 14, 2026 TO ALLOW THE SUBDIVISION PLAT
TO BE ACCEPTED WITHOUT SURVEYING THE
REMAINDER OF LOT 18, AS CREATED BY RESUBDIVISION
OF: DEAN HILL ADDITION PART OF LOT 18



Call Before You Dig! 1-800-351-1111
UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND OTHER AVAILABLE EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0820-3-.06.



VICINITY MAP
NTS



NOTES:
1) IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
2) CLT TAX MAP 120E, GROUP G, PORTION OF PARCEL 027.
3) DEED REFERENCE: INSTRUMENT #202408020006579.
4) PLAT REFERENCE: PLAT CABINET D, SLIDE 233-A.
5) PROPERTY SUBJECT TO EASEMENTS, RIGHTS OF WAY OR CLAIMS OF EASEMENTS OR RIGHTS OF WAY SHOWN/ NOT SHOWN BY THE PUBLIC RECORDS.
6) PROPERTY SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
7) NO TITLE OPINION IS EXPRESSED OR IMPLIED.
8) THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
9) BUILDING SETBACK LINES AND EASEMENTS SHALL CONFORM TO ANY AND ALL CURRENT KNOX COUNTY/ CITY OF KNOXVILLE ZONING STANDARDS.
10) IT IS THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT SIZE, DEPTH, LOCATION AND INVERT ELEVATION OF ALL UTILITIES BEFORE ANY FURTHER PLANNING OR FIELD CONSTRUCTION IS STARTED.
11) THE REQUIRED UTILITY AND DRAINAGE EASEMENT 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 EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE OR WAIVER.
12) TOTAL NUMBER OF LOTS = 1, TOTAL ACREAGE = 0.33 ACRES (14466.17 SQ. FT.)
13) SUBJECT PROPERTY IS ZONED "RN-1".

Surveyors Certification:
I hereby certify that this is a Category 1 Survey and the ratio of precision of the unadjusted survey exceeds 1:10,000 as shown hereon. This survey has been prepared in accordance with the standards of practice of land surveys in the State of Tennessee.

Gary L. Roth, Jr. TN. RLS#2051

N PLAT NORTH

BEARINGS BASED ON
PLAT CABINET D, SLIDE 233-A

0 20 40 60
GRAPHIC SCALE 1"=20'

LEGEND	
IR(O)	IRON ROD OLD
IR(N)	IRON ROD NEW
IP(O)	IRON PIPE OLD
UP	UTILITY POLE
LINE LEGEND	
———	PROPERTY LINE
—E—	OVERHEAD UTILITY

FILE NO. 5-SB-26-F

PROJECT NO. 26-009	
FILENAME: 26-009.DWG	SHEET NO. 1 OF 1
DRAWN BY: GLR	
DATE OF FIELD SURVEY: 1/28/26	
SCALE: 1" = 20'	
DATE: 2/4/26	

RESUBDIVISION OF:
DEAN HILL ADDITION
PART OF LOT 18
CITY BLOCK NO. 47780

5TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
WITHIN THE 47TH WARD OF THE CITY OF KNOXVILLE

OWNER: DONALD M. AND DEBRA J. SANDERCOCK
7157 CHESHIRE DRIVE
KNOXVILLE, TN. 37919
217-259-5059

ROTH LAND SURVEYING
Gary L. Roth, Jr, RLS
6718 Kern Road
Knoxville, TN. 37918
PH: (865) 689-8186
FAX: (865) 687-3231