

SINCE 1979

STERLING
ENGINEERING, INC.

**LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING**

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401

P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878

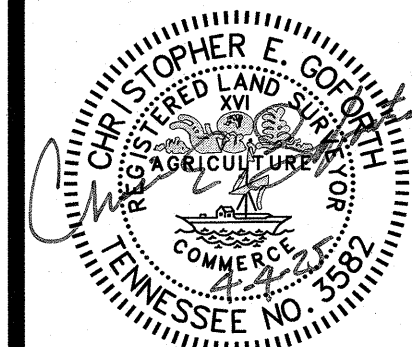
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling.us.com

KNOXVILLE, TN

CONCEPT PLAN OF LOT 1R

FOREST VILLAGE

CITY BLOCK: 51530



© Copyright 2024 Sterling Engineering, Inc.
All Rights Reserved

SHEET

PS

DESIGNED:

DRAWN: **CEG**

CHECKED:

DATE: **4/2/25**

SCALE: **1" = 40'**

DRAWING: **8169-FS**

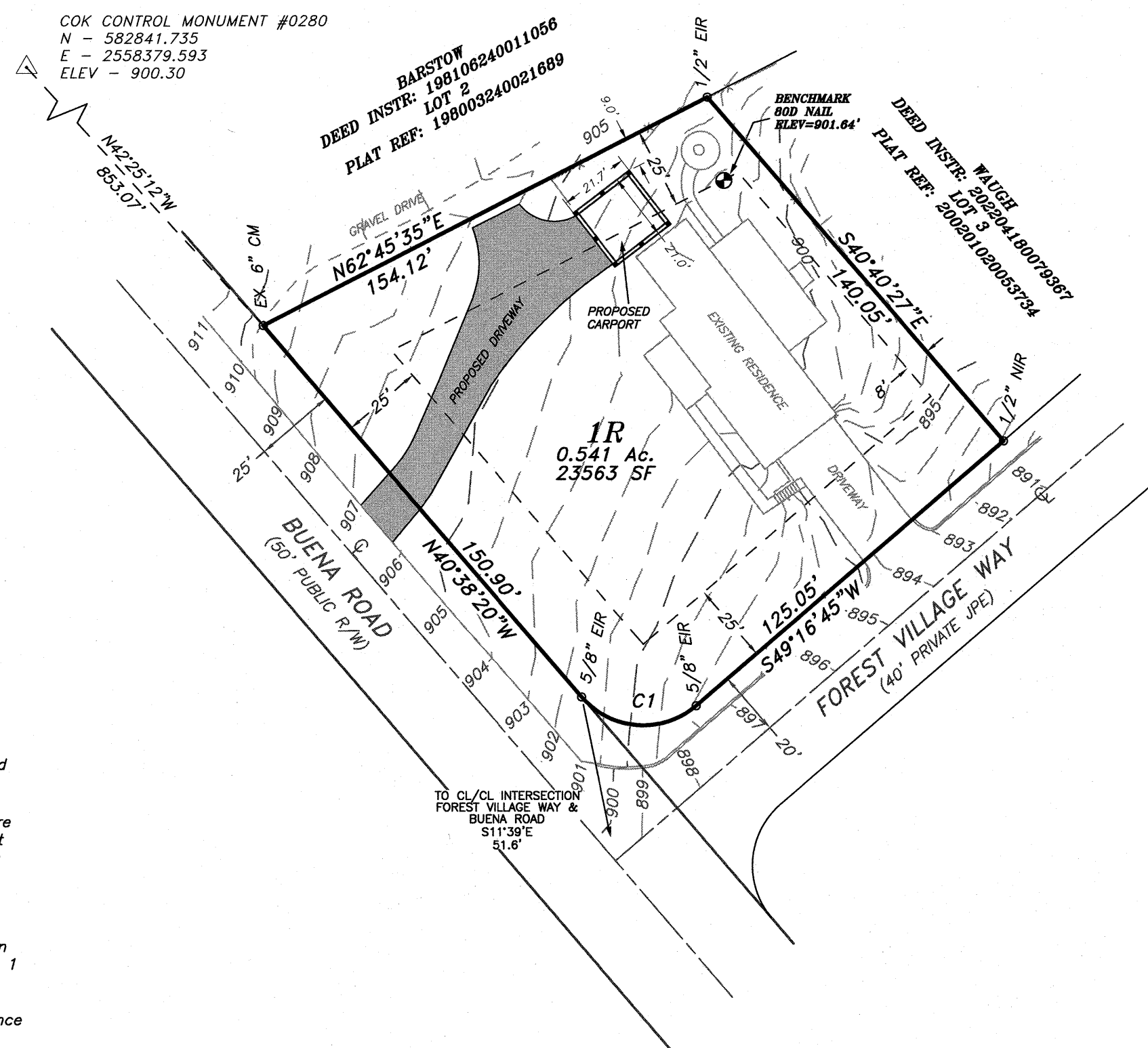
PROJECT NO:

SEI#8169

6-SA-25-C
4/3/2025

LEGEND:

EIR EXISTING IRON ROD
NIR NEW IRON ROD
A= ARC LENGTH
R= RADIUS
D= CENTRAL ANGLE (DELTA)
B= CHORD BEARING
C= CHORD LENGTH
Ac. ACRES
SF SQUARE FEET
WDB WARRANTY DEED BOOK
MRB MISC. RECORD BOOK
PG PAGE
R/W RIGHT-OF-WAY
CL CENTERLINE
BOUNDARY LINE
ROAD RIGHT-OF-WAY LINE
BUILDING SETBACK LINE
ROAD CENTERLINE
EDGE OF ROAD
EDGE OF GRAVEL/ROAD
CONCRETE CURB
FENCE LINE



SURVEYOR'S NOTES:

- This property is zoned City of Knoxville RN-1 (Single-Family Residential Neighborhood Zoning District).
- No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
- The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
- This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Map 47093C0267G, dated August 5, 2013.
- 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, except as noted, if applicable, by waiver or variance.
- GRID NORTH is based on a bearing of S 88-29-56 W from City Control Point #280 to #281. Distances have not been reduced to grid.
- The property owners are responsible for maintaining storm water facilities on this property. Covenants for permanent maintenance of stormwater and/or water quality facilities are recorded in Warranty Deed Instrument 200106140088498.
- Subject to matters as depicted (unless otherwise noted on this plat) on the previous plats of record in Instrument No. 201712290039660 and Instrument No. 200201020053734, as recorded in the Knox County Register of Deeds Office.
- This drawing is intended to represent a subdivision of land according to Tennessee Code Annotated 13-3-401(4)(b) or 13-4-301(4)(b) and has not, as of this date, been approved by the appropriate governing bodies.

**Certification of Concept Plan by
Registered Land Surveyor**

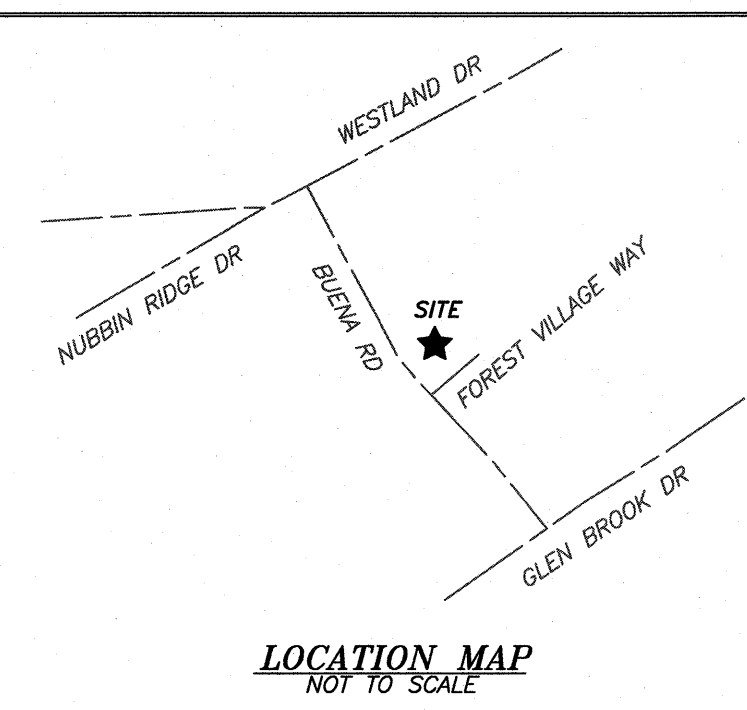
I hereby certify that I am a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

Registered Land Surveyor
Tennessee License No. 3582
Date: April 4, 2025

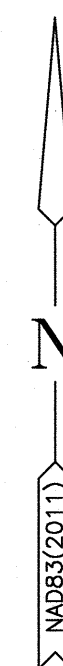
Chris E. Coffey

CURVE TABLE

No.	Len.	Radius	Delta	Bearing	Chord
C1	39.28'	25.00'	90°02'	N85°32'58"W	35.36'



LOCATION MAP
NOT TO SCALE

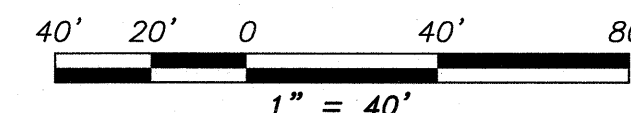


OWNERS:
JASON & PRISCILLA JENKINS
6715 FOREST LAKE WAY
KNOXVILLE, TN 37919

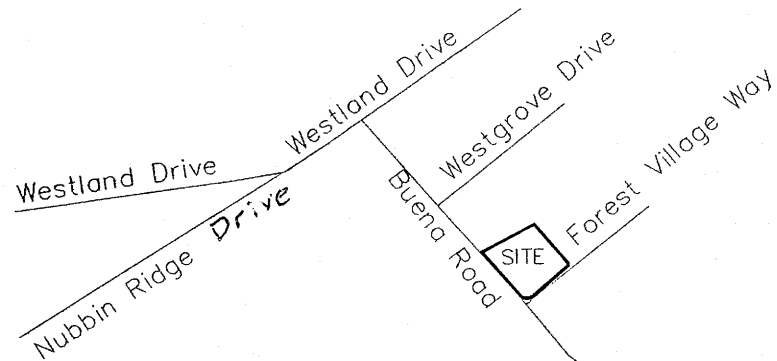
DISTRICT 4, KNOX COUNTY
CITY OF KNOXVILLE
CITY BLOCK 51530
WARD 51

DEED INSTR. 201412230034643
TAX MAP 121P "C" PARCEL 23.09
PLAT REF. 201712290039660

1 LOT - 0.541 Ac. TOTAL



51530-9



LOCATION MAP
NOT TO SCALE

NOTES:

1. CLT MAP 121-P, GROUP C, PARCELS 23.01 & 23.02.
2. NO. OF LOTS - 2 INTO 1.
3. AREA SUBDIVIDED - 0.54 AC.(23,552 S.F.)
4. IRON PINS AT ALL CORNERS; ALL PINS ARE FOUND UNLESS NOTED SET ("S").
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
7. PROPERTY RECORDING REFERENCE - (PLAT-20020102 0053734) DEED RECORDING NO. 20141223 0034643
8. BEARINGS ARE BASED ON NAD83(2011). GRID NORTH IS BASED ON A BEARING OF S 88°29'56" W, FROM CITY CONTROL PT. #0280 TO #0281, DISTANCES HAVE NOT BEEN REDUCED TO GRID.
9. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.
10. VEHICULAR ACCESS TO FOREST VILLAGE WAY ONLY. Remove note for the subject lot.
11. THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER AND/OR WATER QUALITY FACILITIES RECORDED IN WARRENTY DEED INSTR.#20010614 0088498.

Knoxville City
Control Monument No. 281

Knoxville City
Control Monument No. 280
N 582,841.735
E 2,558,379.593
Elev. 900.30

SHERRY WITT
REGISTER OF DEEDS
KNOX COUNTY

Knox County Page: 1 of 1
REC'D FOR REC 12/29/2017 3:01:15PM
RECORD FEE: \$17.00
M. TAX: \$0.00 T. TAX: \$0.00
201712290039660

State Grid North
N

Ronald E. & Midori S. Barstow
D.B. 1736/417

Lot 2R
J.C. Huffstetler Property
Map Book 90L, Pg. 39

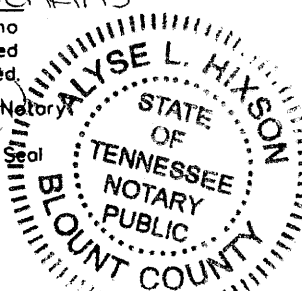
Certificate of Ownership and General Dedication

(I, We) Priscilla Brown Jenkins, the undersigned owner(s) of the property shown herein, hereby adopt 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.

State of Tennessee, County of Knox
on this 29th day of Dec, 20 17

before me personally appeared Priscilla B. Jenkins, the undersigned, known to me 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.

My Commission expires 05/25/21



Certification of Class 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.

Surveyor

Tennessee Certificate No. 1306

Certification of Final Plat - Construction Complete

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform 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 Metropolitan Planning Commission, or for variances for which application has been filed. The indicated monuments were in place on the

20th day of Dec 20 17
Jim Sullivan
Surveyor

Tennessee Certificate No. 1306

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Department of Engineering hereby approves this plat on this the 29 day of December, 20

James R. Hagerman P.E.
Engineering Director

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 [Signature]
Date 12/29/17

ZONING SHOWN ON OFFICIAL MAP R-1
DATE 12/29/2017
BY [Signature]

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this map on the condition that new utility and drainage easements are provided along the new property lines.

City Knoxville Engineering Division
Signed James R. Hagerman P.E.
Date 12/29/2017

Knoxville Utilities Board (Water & Wastewater)
Date 12-21-17 Signed [Signature]

Knoxville Utilities Board (Gas)
Date 12-21-17 Signed [Signature]

Knoxville Utilities Board (Electric)
Date 12-21-17 Signed [Signature]

Bell South
Date 12-22-17 Signed [Signature]

Cable Television
Date 12-21-17 Signed [Signature]

AT&T SOUTHEAST DOES NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES

This is to certify that all property taxes and assessments due on this property have been paid.

Signed [Signature] Date 12/29/17
City Tax Clerk
Signed [Signature] Date 12/29/17
Knox County Trustee

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with state and local regulations.

Date 12-29-17 [Signature]
Knox County Health Department

* KNOXVILLE UTILITIES BOARD DOES NOT RELEASE AND HEREBY RETAINS ALL EASEMENTS AND RIGHTS FOR EXISTING UTILITY FACILITIES, WHETHER OR NOT SHOWN ON THIS PLAT

Surveyor:
Jim Sullivan
2543 Creekstone Circle
Morville, Tn. 37804
Ph. (865) 406-7324

Owner:
Jason & Priscilla Jenkins
6715 Forest Village Way
Knoxville, Tn. 37919
Ph. (865) 660-8455

6-SA-25-C
4/3/2025

Certificate of Approval for Recording - Administrative Plat

This is to certify that the subdivision plot shown has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, and the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed [Signature]
Date 12/29/17

COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR

DEC 29 2017

JOHN R. WHITEHEAD

Graphic Scale in Feet
50' 0 50' 100'
BY [Signature]

MPC File No. 12-E-17

FINAL PLAT OF
RESUBDIVISION OF LOTS 1 & 2
FOREST VILLAGE

CLT MAP 121-P, GROUP C, PARCELS 023.01& 023.02
DISTRICT 6 - KNOX CO., TENN.
WARD 51, BLOCK 51530 - KNOXVILLE, TENN.
SCALE: 1"=50' DEC. 5, 2017