

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: MARVIN D & BANNIE MARIE KELLY

Signature(s): _____

Date: _____

Signature(s): _____

Date: _____

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. _____

Date: _____

Certification of Category and Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this is a Category _____ survey and the ratio of precision of the unadjusted survey is not less than 1: _____ 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: _____

Zoning

Zoning Shown on Official Map _____

Date: _____

By _____

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: _____

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: _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

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 sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____

Authorized Signature for Utility Date _____

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 _____.

Engineering Director _____

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 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.
- DEED REFERENCE: DB: 1548, PG: 300, DB: 1534, PG: 197; PLAT INSTRUMENT # 197405310019418
- PROPERTY SHOWN ON MAP 143, PARCEL 110.03
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL LOTS: 1
- TOTAL AREA: 1.57± AC
- PROPERTY ZONED: A
- NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.

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: MARVIN D & BANNIE MARIE KELLY

Signature(s): _____

Date: _____

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: _____

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 Knoxville 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: _____

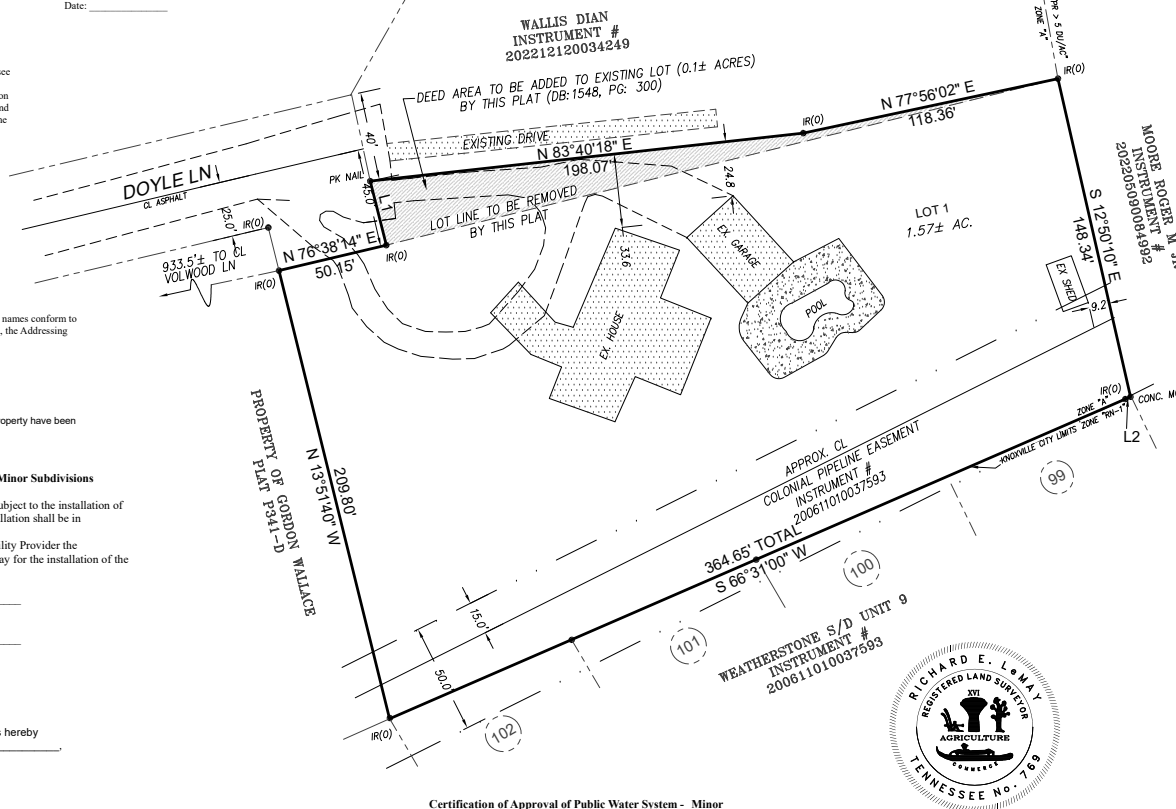
GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: CARLSON BRX6+ DUAL FREQUENCY WAS USED (L1,L2)
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

Knox County Property Assessor

Signature: _____

Date: _____

LINE	BEARING	DISTANCE
L1	N 14°08'01" W	30.00'
L2	S 66°29'26" W	2.54'



Certification of Approval of Public Water System - Minor Subdivisions

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 _____

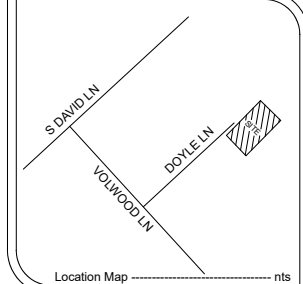
Authorized Signature for Utility Date _____

Surveyor _____
Tenn. Reg. No. 769

PH: (865) 671-0183
FAX: (865) 671-0213

10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS



LEGEND

- IR(O) IRON ROD (OLD) (12")
- ⊙ IR(S) IRON ROD (SET) (12")

County - Release of Easements

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 plat. The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense, if the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works
Signed: _____
Date: _____

Water: (Utility Agency Name)
Signed: _____
Date: _____

Sewer: (Utility Agency Name)
Signed: _____
Date: _____

Electric: (Utility Agency Name)
Signed: _____
Date: _____

Gas: (Utility Agency Name)
Signed: _____
Date: _____

Telephone: (Utility Agency Name)
Signed: _____
Date: _____

Cable Television: (Utility Agency Name)
Signed: _____
Date: _____

OWNER:
KELLY MARVIN D & BANNIE MARIE
10124 DOYLE LN
KNOXVILLE TN 37922
(865) 254-0141

PLANNING # 6-SB-25-F

THE PURPOSE OF THIS PLAT IS TO ADD
DEEDED PROPERTY FROM
DB: 1548, PG: 300 TO THE EXISTING LOT.
RESUBDIVISION OF LOTS FROM A SURVEY FOR

JAMES DOYLE		
Scale: 1"= 40'	Approved by: Rel	Drawn by: RELjr
DATE: 5-28-2024	LATEST REVISION: 5-14-2025	
DISTRICT 6 * KNOX COUNTY * TENNESSEE		
PARCEL ID(S): 143 11003		DRAWING NO.: 5961