

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: CASCADE FALLS LLC, C/O TERRY PATTON.

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: _____ DATE _____
SIGNED: _____ 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: _____

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 _____ KNOX COUNTY HEALTH DEPARTMENT
CERTIFICATION OF FINAL PLAT - CONSTRUCTION INCOMPLETE

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 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 THE APPLICATION HAS BEEN FILED. BOND HAS BEEN POSTED TO GUARANTEE INSTALLATION OF THE INDICATED MONUMENTS AND BENCHMARK UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR
TENNESSEE CERTIFICATE NO. 2515

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 THE EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND STIPULATIONS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON THIS _____ 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 COD, 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: _____

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

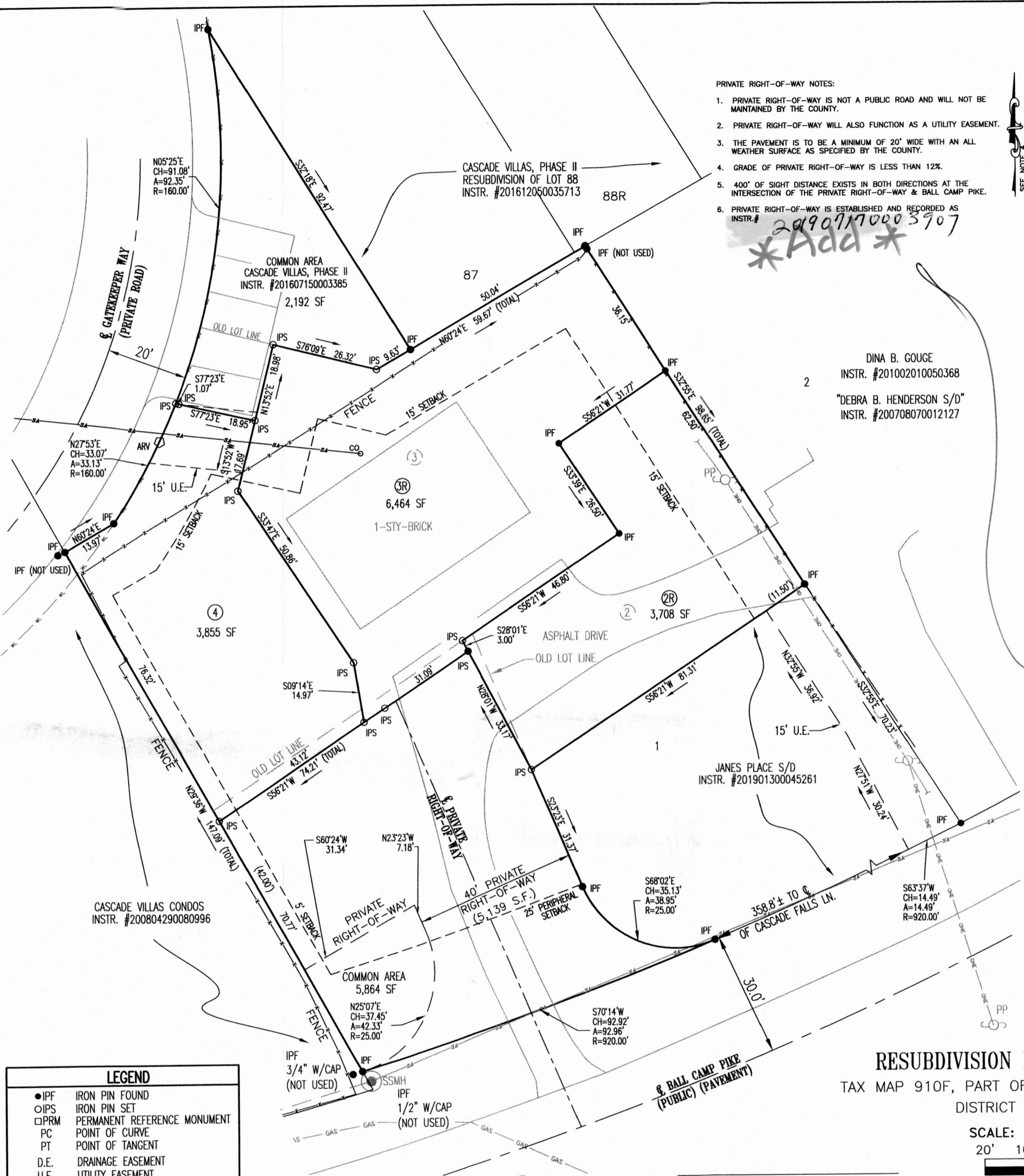
KNOX COUNTY DEPARTMENT OF ENGINEERING	SIGNATURE	DATE
WEST KNOX U.D. (WATER)	_____	_____
WEST KNOX U.D. (SEWER)	_____	_____
KUB (ELECTRIC)	_____	_____
KUB (GAS)	_____	_____
BELL SOUTH (TELEPHONE)	_____	_____
COMCAST (CABLE TV)	_____	_____

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: _____

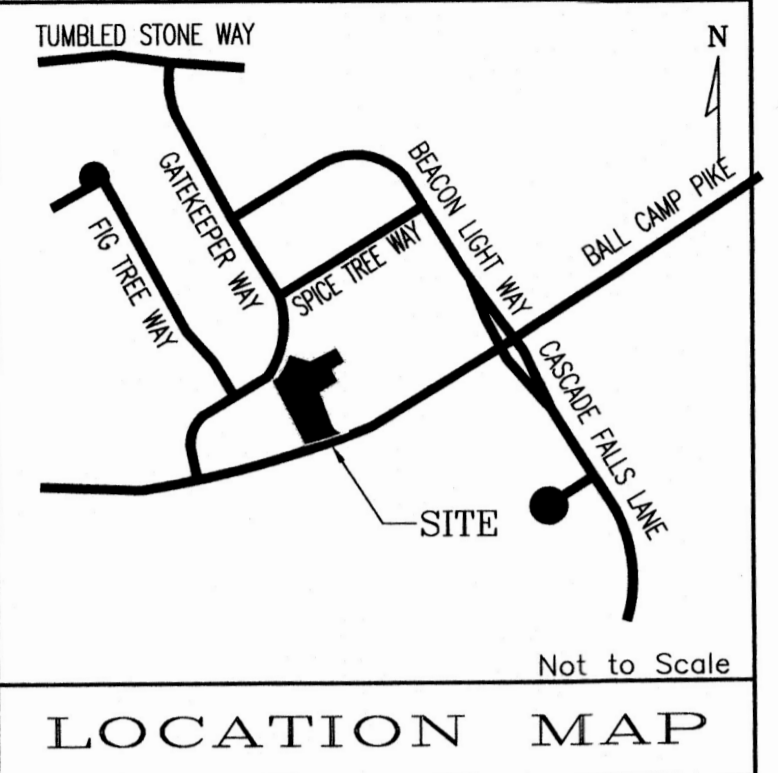
SIGNATURE(S): _____
DATE: _____



LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- PRM PERMANENT REFERENCE MONUMENT
- PC POINT OF CURVE
- PT POINT OF TANGENT
- 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
- x- FENCE

- PRIVATE RIGHT-OF-WAY NOTES:**
1. PRIVATE RIGHT-OF-WAY IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY THE COUNTY.
 2. PRIVATE RIGHT-OF-WAY WILL ALSO FUNCTION AS A UTILITY EASEMENT.
 3. THE PAVEMENT IS TO BE A MINIMUM OF 20' WIDE WITH AN ALL WEATHER SURFACE AS SPECIFIED BY THE COUNTY.
 4. GRADE OF PRIVATE RIGHT-OF-WAY IS LESS THAN 12%.
 5. 400' OF SIGHT DISTANCE EXISTS IN BOTH DIRECTIONS AT THE INTERSECTION OF THE PRIVATE RIGHT-OF-WAY & BALL CAMP PIKE.
 6. PRIVATE RIGHT-OF-WAY IS ESTABLISHED AND RECORDED AS INSTR. # 201907170003707



- NOTES:**
1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
 2. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES WHERE BUILDINGS PERMIT, PLUS OTHER EASEMENTS AS SHOWN.
 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 4. NORTH BASED ON A PLAT RECORDED AS INSTR. # 200704180085236 OF ADJACENT PROPERTY (CASCADE VILLAS).
 5. THIS PROPERTY IS ZONED PR.
 6. THIS SUBDIVISION CONTAINS 22,083 S.F. AND IS SUBDIVIDED INTO 3 LOTS AND TWO COMMON AREA.
 7. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...15'
SIDES...5'
REAR...15' UNLESS CONTROLLED BY A 15' OR A 25' PERIPHERAL SETBACK. (SEE MAP FOR LOCATIONS)
 8. FOR SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE ON REVIEW PLANS REFER TO THE METROPOLITAN PLANNING COMMISSION FILE 9-SC-18-C, 9-J-18-UR, 9-L-17-UR AND 5-C-19-UR.
 9. PROPERTY PREVIOUSLY PLATED AS LOT 1 OF THE DEBRA HENDERSON PROPERTY RECORDED AS INSTR. #200708070012127.
 10. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR. # 201901300045262.
 11. PRIVATE RIGHT-OF-WAY 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 HEREIN 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. 2595 DATE: May 29, 2019

FINAL PLAT FOR JAMES PLACE
RESUBDIVISION LOT 2, 3 & 2 COMMON AREAS
TAX MAP 910F, PART OF PARCELS 2.32, 210.04, 210.05, & 210.06
DISTRICT 6, KNOX COUNTY, TENNESSEE

SCALE: 1" = 20'
20' 10' 0 20' 40'
MARCH 15, 2019



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



REFERENCE PLAT: INSTR. # 201901300045261
REFERENCE DEED: INSTR. # 201804300063835

24176-JP-3-FP

Approved @ MPC
6-13-19
6-SF-19-F



CLOSURE COMPLETED
DATE 6/19 By JReed

Return to Emily when certified