

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: DAVID CHEBAN SIGNATURE(S): \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ & \_\_\_\_\_ 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"

#### 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. 2927  
DATE: \_\_\_\_\_

#### CERTIFICATION OF THE 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 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. 2927  
DATE: \_\_\_\_\_

#### CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

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 THERE TO.

KNOX COUNTY HEALTH DEPARTMENT \_\_\_\_\_  
DATE: \_\_\_\_\_

#### CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

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

UTILITY PROVIDER \_\_\_\_\_

AUTHORIZED SIGNATURE FOR UTILITY \_\_\_\_\_ DATE \_\_\_\_\_

#### CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS

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 \_\_\_\_\_

#### ZONING

ZONING SHOWN ON OFFICIAL MAP \_\_\_\_\_  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

#### 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. \_\_\_\_\_  
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: \_\_\_\_\_

#### CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

ENGINEERING DIRECTOR \_\_\_\_\_

#### UTILITY AND DRAINAGE EASEMENT

THERE SHALL BE A UTILITY AND DRAINAGE EASEMENT TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, AND 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.

#### GNSS SURVEY NOTES:

1. THIS SURVEY WAS CONDUCTED IN PART WITH GNSS SURVEY EQUIPMENT. THE GNSS DATA WAS POST PROCESSED USING TRIMBLE'S CENTER POINT PROCESSING SERVICE AND REFERENCED TO NAD83 (2011) (EPOCH 2010).
2. THE GNSS DATA WAS OBSERVED ON JUNE 23, 2021.
3. THE COORDINATE SYSTEM USED FOR THESE OBSERVATIONS IS AS FOLLOWS:
  - 3.1. US STATE PLANE 1983, ZONE - TENNESSEE 4100
  - 3.2. GEOID MODEL: GEOID
  - 3.3. COMBINED SCALE FACTOR = 1.0000819429
  - 3.4. THE COMBINED SCALE FACTOR WAS APPLIED AT THE FOLLOWING COORDINATES TO DETERMINE THE GROUND COORDINATES FOR THESE CONTROL POINTS:  
POINT #1:  
N  
E
4. THE EQUIPMENT USED FOR THESE GNSS OBSERVATIONS WAS A TRIMBLE R12, DUAL FREQUENCY RECEIVER.
5. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM.
6. THE POSITIONAL ACCURACY OF THE GNSS OBSERVATIONS IS AS FOLLOWS:  
HORIZONTAL = 0.04 FEET  
VERTICAL = 0.07 FEET

#### 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 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: \_\_\_\_\_

#### 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: \_\_\_\_\_

#### PUBLISHED CITY OF KNOXVILLE CONTROL MONUMENTS

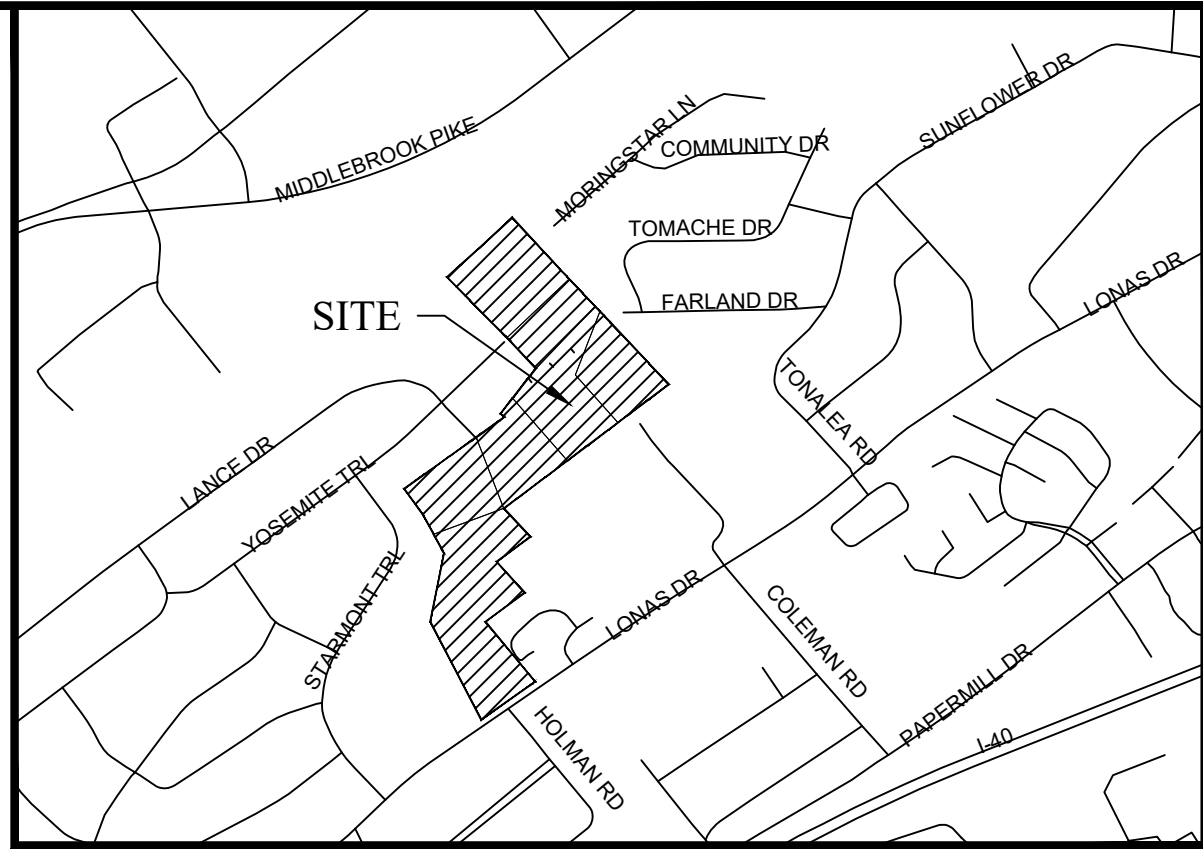
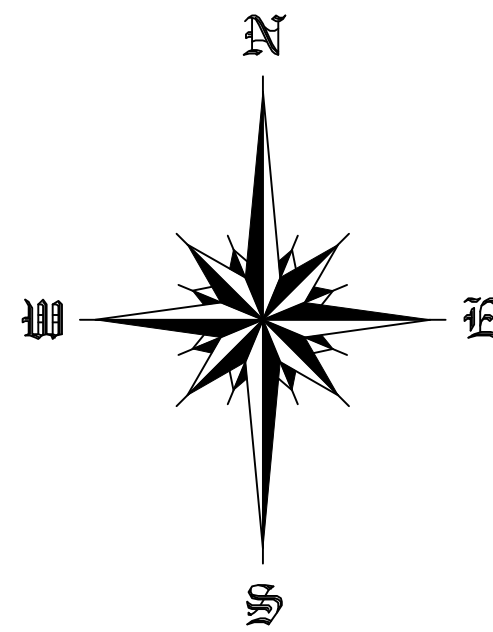
CONTROL STATION 0189 (NAD83/2011)  
NORTHING = 597,124.431  
EASTING = 2,560,614.436

CONTROL STATION 0190 (NAD83/2011)  
NORTHING = 597,778.523  
EASTING = 2,561,615.586

#### LEGEND:

- |  |                                     |
|--|-------------------------------------|
|  | SUBJECT BOUNDARY LINE               |
|  | ADJACENT BOUNDARY LINE              |
|  | BOUNDARY LINE - ABOLISHED THIS PLAT |
|  | EASEMENT EXISTING                   |
|  | EASEMENT NEW                        |
|  | CL ROADWAY                          |
|  | FENCE LINE - BARBED WIRE            |
|  | FENCE LINE - CHAIN LINK             |
|  | GAS LINE                            |
|  | MAJOR CONTOUR                       |
|  | MINOR CONTOUR                       |
|  | SANITARY SEWER                      |
|  | TREE LINE                           |
|  | OVERHEAD POWER LINE                 |
|  | WATER LINE                          |
|  | SET #5 REBAR AND CAP STAMPED        |
|  | A SCHMEING #2927                    |
|  | FOUND IRON PIN / IRON PIPE          |
|  | FOUND RIGHT-OF-WAY MONUMENT         |
|  | SET MAG NAIL WITH SHINNER           |
|  | CONTROL POINTS                      |
|  | POWER POLE                          |
|  | ANCHOR - GUY WIRE                   |
|  | SANITARY SEWER MAN-HOLE             |
|  | WATER METER                         |
|  | ASPHALT PAVING                      |
|  | CONCRETE PAVING                     |
|  | HILLSIDE PROTECTION AREA            |

BEARING BASED ON:  
GRID NORTH NAD83 ADJ. 2011  
(SEE GNSS SURVEY NOTES)



VICINITY MAP  
N.T.S.

#### SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENT 2011 BY STATIC OBSERVATIONS. SEE GNSS NOTES.
2. DISTANCES SHOWN ARE GROUND DISTANCES.
3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ALL OF THE PROPERTY OF TRACT 1-R2 OF DAVID CHEBAN, AS RECORDED IN INSTRUMENT NUMBER 202202080061597 CONTAINING 1.60 ACRES MORE OR LESS AND PART OF TRACT 1 OF SAID PROPERTY CONTAINING 17.46 ACRES MORE OR LESS, INTO 11 LOTS AS SHOWN ENCOMPASSING A TOTAL OF 19.07 ACRES. THE REMAINDER OF TRACT 1 CONTAINING 2.54 ACRES +/-, IS TO BE COMBINED WITH THE TRACT 1-R1 OF THE PROPERTY OF DAVID CHEBAN AS RECORDED IN SAID INSTRUMENT NUMBER 202202080061597 AND WITH THE PROPERTY OF DAVID CHEBAN AS RECORDED IN INSTRUMENT NUMBER 202211070027532, TO CREATE LOT 7 CONTAINING 7.4 ACRES MORE OR LESS.
4. THE BOUNDARY SHOWN HEREON IS LOCATED IN "ZONE X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47093C0278G AND HAS AN EFFECTIVE DATE OF AUGUST 05, 2013.
5. ALL MONUMENTS FOUND WERE HONORED FOR THEIR LOCATION, UNLESS OTHERWISE NOTED.
6. THE SUBJECT BOUNDARY SHOWN HEREON IS ZONED "RN-1".
7. THE MINIMUM BUILDING AND STRUCTURE SETBACKS ARE PER CURRENT ZONING REGULATIONS.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, REGULATIONS OR RESTRICTIONS IN EFFECT AT THE TIME OF THIS SURVEY. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
9. UNDERGROUND UTILITIES ARE SHOWN BY VISIBLE APPURTENANCES AT THE TIME OF THE SURVEY. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. NO WARRANTY IS EXPRESSED OR IMPLIED BY SHOWING THESE ESTIMATED LOCATIONS.
10. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
11. THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY. ANOTHER PLAT MAY BE REQUIRED IF NEW STORM WATER QUANTITY AND/OR QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT.
12. THE PROPERTY OWNER, PROPERTY ADDRESS AND KNOX COUNTY PARCEL ID NUMBER:  
107B018, 107C8025, DAVID CHEBAN  
107C804, 107B01801, 5331 CAIN RD  
KNOXVILLE, TN 37921
13. THIS SURVEY IS CERTIFIED TO:  
DAVID CHEBAN  
5331 CAIN RD  
KNOXVILLE, TN 37921  
(865) 816-4099

#### CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE IN THE STATE OF TENNESSEE. THE REQUIREMENTS OF A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE ORIGINAL UNADJUSTED FIELD MEASUREMENTS IS AT LEAST 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FIELD WORK WAS COMPLETED \_\_\_\_\_ THE MONUMENTS SHOWN WERE LOCATED AND OR SET ON OR BEFORE THIS DATE.

Adam Schmeing, RLS 2927  
ADAM SCHMEING LAND SURVEYING  
6619 CROSSGATE DRIVE  
KNOXVILLE, TENNESSEE 37912



PLANNING SERVICES FILE NUMBER: 6-SG-23-C

FINAL PLAT OF  
THE WOODS AT LONAS DRIVE

CITY OF KNOXVILLE WARD 48  
DISTRICT 8  
KNOX COUNTY, TENNESSEE

DAVID CHEBAN  
5331 CAIN ROAD  
KNOXVILLE, TN 37921



ADAM SCHMEING LAND SURVEYING

SURVEYING THE PAST FOR A BETTER FUTURE  
6619 CROSSGATE DRIVE  
KNOXVILLE, TN 37912  
423.321-2201

SCALE 1" = 100' DATE: 06/26/23 23044