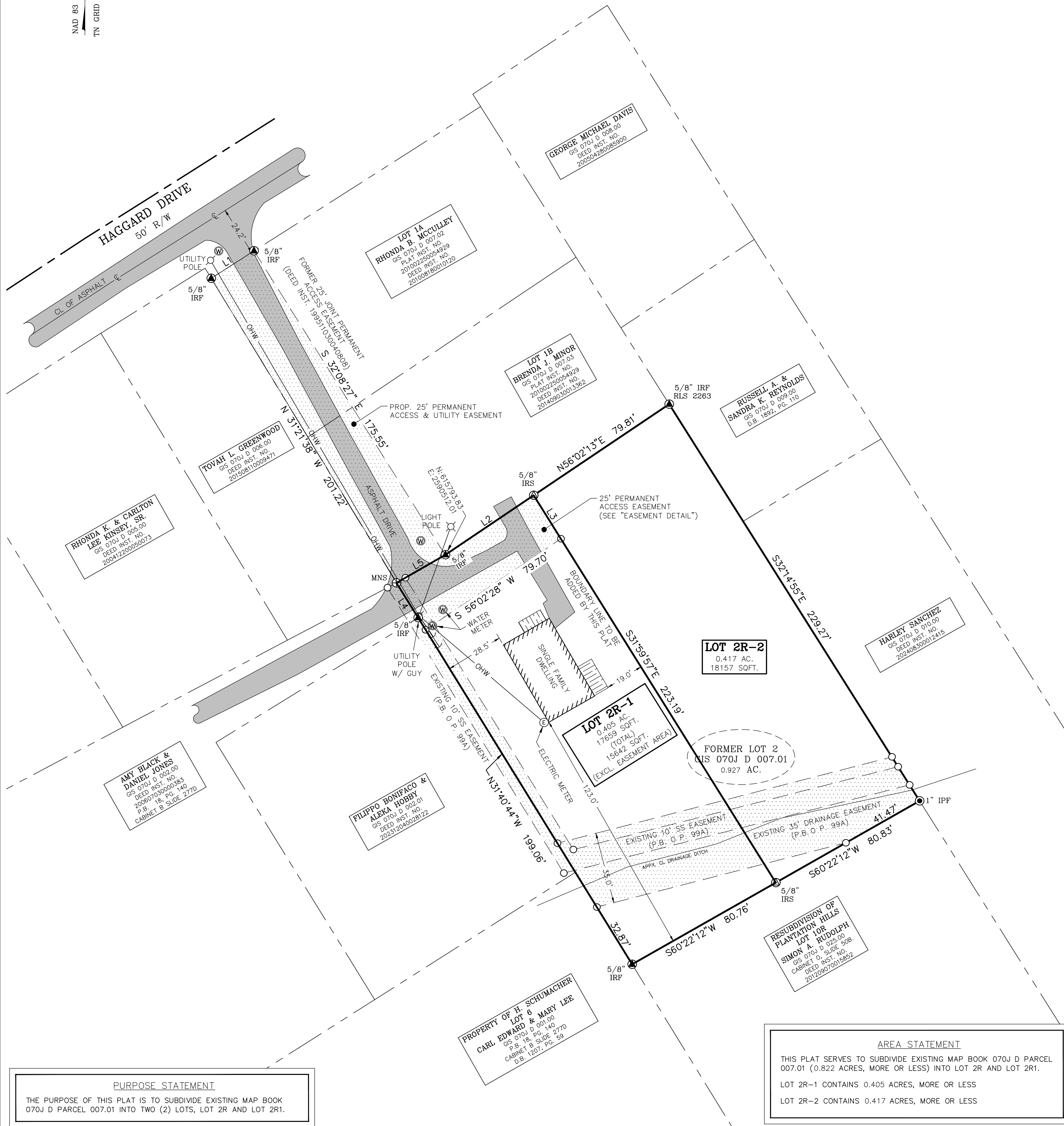
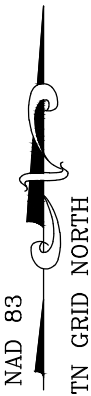




PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING MAP BOOK 070J D PARCEL 007.01 INTO TWO (2) LOTS, LOT 2R AND LOT 2R1.

AREA STATEMENT

THIS PLAT SERVES TO SUBDIVIDE EXISTING MAP BOOK 070J D PARCEL 007.01 (0.822 ACRES, MORE OR LESS) INTO LOT 2R AND LOT 2R1.

LOT 2R-1 CONTAINS 0.405 ACRES, MORE OR LESS

LOT 2R-2 CONTAINS 0.417 ACRES, MORE OR LESS

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: _____

Signature(s): _____

Date: _____

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

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 and 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 _____

Signature _____

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.

Owners Printed Name _____

Owners Printed Name _____

Signature _____

Signature _____

Date _____

NOTARY

State of _____ County of _____

On this _____ day of _____, 20____

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 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 the 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 THE ACCURACY OF THE 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.

Registered Land Surveyor _____

Tennessee License No. _____

Date _____

CITY- 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 been accrued for their use and benefit in the utility and drainage easements along all boundary/lot lines.

The following parties do not release any rights that may have been 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.

City of Knoxville Department of Engineering

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: _____

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 addressing guidelines and procedures, and these regulations.

Signed: _____

Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR 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 - MINOR 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 _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Knoxville Department of Engineering hereby approves this plat on this

the _____ day of _____, 20____

Engineering Director _____

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

This is to certify that the subdivision plat shown herein 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 that the record plat is hereby approved for recording in the office of the Knoxville 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: _____

ZONING

Zoning Shown on Official _____

Map _____

Date: _____

By _____

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: _____

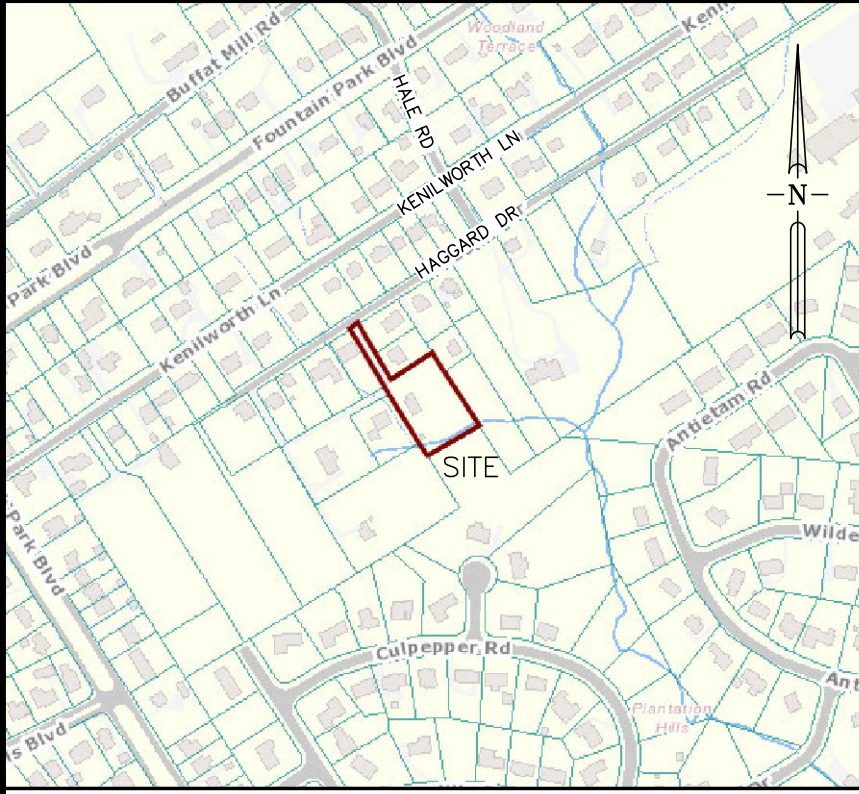
Knox County Trustee _____

Signed: _____

Date: _____

SITE FEATURES CROSSING LOT LINES NOTE:

THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.



LOCATION MAP - NOT TO SCALE

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON MAY 23, 2024, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
TDOT DISTRICT 15 CORS ARP, PID: DJ9540, LAT.: N36°00'08.26072", LON.: W83°46'13.97247"
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS).
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 18.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.00008731735800.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 47083C0144F, EFFECTIVE DATE MAY 02, 2007.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED "RN-1", CURRENT BUILDING SETBACKS PER KNOX CITY ZONING OFFICE.
12. 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.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

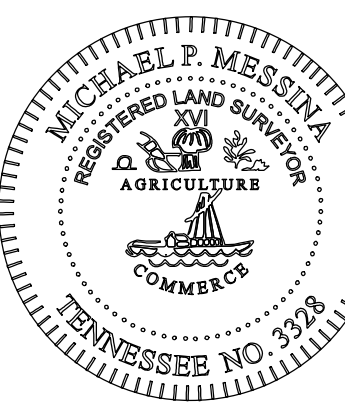
I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

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.

DATE OF SIGNATURE _____ MICHAEL P. MESSINA JR. TN. #3328

LEGEND

- ⊙ = "IRF" IRON ROD FOUND
- ⊙ = "IRS" IRON ROD & CAP SET
- ⊙ = COMPUTED POINT
- ⊙ = "IPF" IRON PIPE FOUND
- ⊙ = "MNS" MAG NAIL SET
- ⊙ = UTILITY POLE
- ⊙ = WATER METER
- = BOUNDARY/PROPERTY LINE
- = ADJOINING PROPERTY LINE. LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- = RIGHT OF WAY LINE. LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- OHW = OVERHEAD WIRE
- = EASEMENT AREA



REFERENCES: DEED INST. 199511030040808 CABINET O SLIDE 99A DEED INST. 202403200045148
PARCEL ID: 070J D 007.01
JOB NO: 202416205
DRAFTED BY: P.D. SANCHEZ
DATE: 05/23/2024
SCALE: 1" = 30'

OWNER CONTACT INFORMATION

ACCIDENTAL VENTURES LLC
3146 HAGGARD DR
KNOXVILLE, TN, 37917
PHONE: 865-898-2160

RESUBDIVISION OF: JUHA A. & WHITNEY L. MIETTINEN PROPERTY- LOT 2

SHOWING A SURVEY REQUESTED BY JT SUDDERTH
WARD 16, CITY BLOCK 32130, CIVIL DISTRICT 7, COUNTY OF KNOX, STATE OF TENNESSEE