

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)
 Name Printed: DEBORAH A. TONEY
 Signature: _____
 Name Printed: RANDAL B. TONEY
 Signature: _____
 Name Printed: KAREN D. SNEED
 Signature: _____
 Name Printed: MARSHALL GARY SNEED
 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.

Owner(s)
 Name Printed: DEBORAH A. TONEY
 Signature: _____
 Name Printed: RANDAL B. TONEY
 Signature: _____
 Name Printed: KAREN D. SNEED
 Signature: _____
 Name Printed: MARSHALL GARY SNEED
 Signature: _____
 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 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: _____

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: _____

In unincorporated areas of Knox County where sanitary sewers are not available.

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 thereto.
 Knox County Health Department
 Date: _____

Zoning

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
 Zoning Shown on Official Map: _____
 Date: _____

By: _____

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.

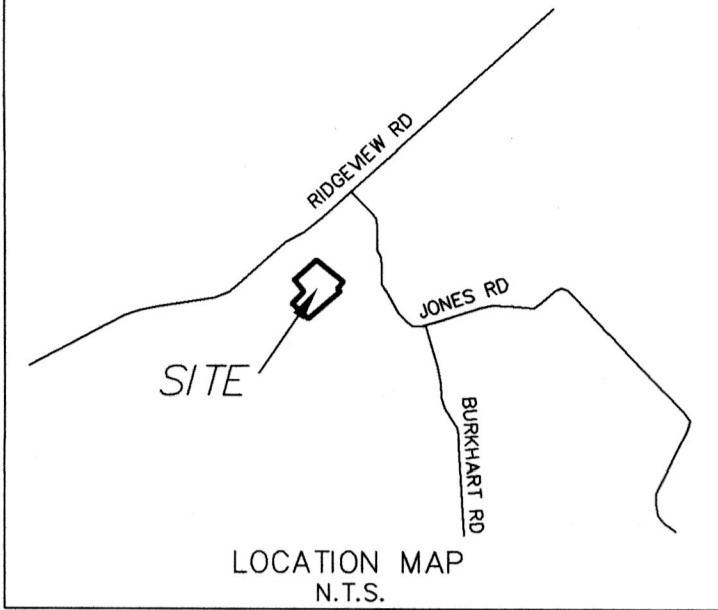
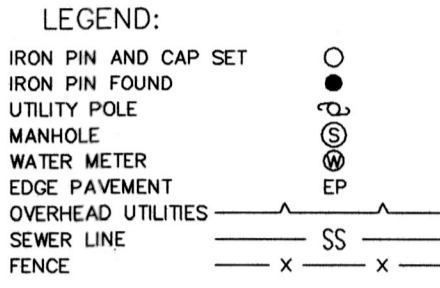
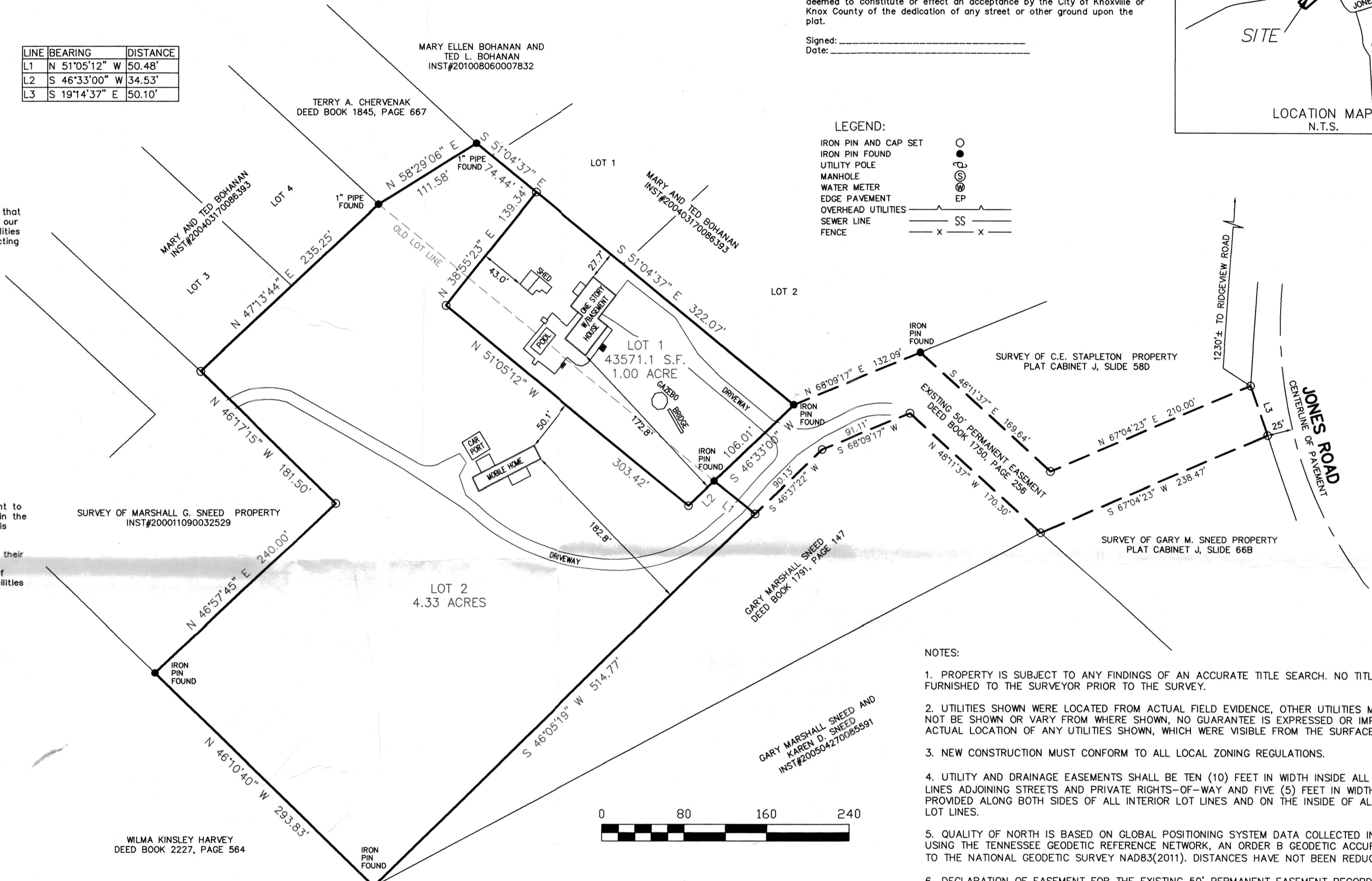
Signed: _____
 Date: _____

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 stipulations noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this 11th day of JULY 2019, 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: _____

LINE	BEARING	DISTANCE
L1	N 51°05'12" W	50.48'
L2	S 46°33'00" W	34.53'
L3	S 19°14'37" E	50.10'



NOTES:

- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THE SURVEY.
- UTILITIES SHOWN WERE LOCATED 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 UTILITIES SHOWN, WHICH WERE VISIBLE FROM THE SURFACE.
- NEW CONSTRUCTION MUST CONFORM TO ALL LOCAL ZONING REGULATIONS.
- UTILITY AND DRAINAGE EASEMENTS SHALL BE 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.
- QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
- DECLARATION OF EASEMENT FOR THE EXISTING 50' PERMANENT EASEMENT RECORDED IN DEED BOOK 1750, PAGE 256.
- THIS PROPERTY CONTAINS 5.33 ACRES INTO TWO LOTS.
- THE PURPOSE OF THIS PLAT IS TO RELOCATE THE NORTHWESTERN AND SOUTHWESTERN PROPERTY LINE OF LOT 1.

THE KNOX COUNTY PLANNING COMMISSION, AT ITS JULY 11, 2019 MEETING APPROVED THE FOLLOWING VARIANCES:

- TO REDUCE THE REQUIRED RIGHT OF WAY ALONG THE EXISTING 50' PERMANENT EASEMENT FROM 30' TO 25' FROM CENTERLINE TO THE PROPERTY LINE AS SHOWN ON PLAT.
- TO APPROVE THE 50' PERMANENT EASEMENT IN IT'S EXISTING CONDITION.

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 Metropolitan Planning Commission, or for variances 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 15th day of APRIL 2019.

Registered Land Surveyor: Scott W. Umstead
 Tennessee License No. 1861
 Date: 04/15/19

OWNER: PARCEL 040 035.09
 DEBORAH A. TONEY AND
 RANDALL B. TONEY
 5727 JONES ROAD
 KNOXVILLE, TN 37918
 865-705-9694

OWNER: PARCEL 040 035.12
 KAREN D. SNEED AND
 MARSHALL GARY SNEED
 5719 JONES ROAD
 KNOXVILLE, TN 37918

DEED REF: INST#200302210074046
 DEED REF: DEED BOOK 1914, PAGE 719

PLAT REF: "SURVEY FOR GARY SNEED"
 PLAT CABINET J, SLIDE 1748

Certification 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 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: Scott W. Umstead
 Tennessee License No. 1861
 Date: 04/15/19

REVISED
 JUN 25 2019

CLOSURE COMPLETED
 DATE 7/16 BY JReed

7-SH-19-F

FINAL PLAT OF RESUBDIVISION OF SURVEY FOR GARY SNEED AND UN-PLATTED PROPERTY

LOCATION: TAX I.D. #040 035.12, 035.09 AND 035

8TH CIVIL DISTRICT
 KNOX COUNTY, TENNESSEE

PLAT REF: "SURVEY FOR GARY SNEED"
 PLAT CABINET J, SLIDE 1748

DATE: 04/15/19 SCALE 1"=80'

ACRE by ACRE SURVEYING
 P.O. BOX 18435
 KNOXVILLE, TN. 37928-2435
 PHONE (865) 686-0696
 EMAIL sumstead@bellsouth.net

DRAWING # 19040



Return to Emily when certified

Approved @ Planning Comm
 7-11-19