

**CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION**

(I, We) MARBLE ALLEY DEVELOPMENT 2, 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.

State of \_\_\_\_\_ County of \_\_\_\_\_, 2015.  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
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 \_\_\_\_\_  
My commission expires \_\_\_\_\_

**CERTIFICATION OF FINAL PLAT - CONSTRUCTION COMPLETE**

I hereby certify that I am a surveyor, licensed to do 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 application has been filed. The indicated monuments were in place on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Surveyor Tennessee Certificate No. 1501

**CERTIFICATION OF CLASS 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. Survey was done in compliance with current Tennessee Minimum Standards of Practice for the State of Tennessee.

Surveyor Tennessee Certificate No. 1501 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 \_\_\_\_\_

**TAXES**

This is to certify that all property taxes and assessments due on this property have been paid.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
City Tax Clerk  
Signed \_\_\_\_\_ Date \_\_\_\_\_  
Knox County Trustee

**IN THE CITY OF KNOXVILLE AND SEWERED AREAS OF KNOX COUNTY**

This is to certify that the subdivision shown hereon is approved subject to 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

**CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING**

The Department of Engineering hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Engineering Director

**ADDRESSING DEPARTMENT**

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 \_\_\_\_\_

**CERTIFICATE 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 stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan 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.

Signed \_\_\_\_\_ Date \_\_\_\_\_

**RESUBDIVISION PLAT of  
LOT 2 OF  
MAPLEHURST PARK SUBDIVISION**

BEING LOCATED ON CLT MAP 094, INSERT M, GROUP E, PARCEL 021  
SITUATED WITHIN THE FIRST CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE  
WITHIN THE 6TH WARD OF THE CITY OF KNOXVILLE, TENNESSEE  
CITY BLOCK 02080

MPC FILE # XX-XX-XX-X

**NOTES**

- SUBJECT PROPERTY STANDS IN THE NAME OF MARBLE ALLEY DEVELOPMENT 2, AND IS OF RECORD IN DEED FORM AS INSTRUMENT NO. 201501050036274, AND IS REPRESENTED AS LOT 2 AND A PORTION OF LOT 3 ON THE PLAT OF MAPLEHURST PARK SUBDIVISION, (AS DESCRIBED IN THE LATEST DEED OF RECORD), WHICH IS OF RECORD IN MAP BOOK 6, PAGE 38 (ALSO KNOWN AS PLAT CABINET A, SLIDE 192D), AND BEING FURTHER REPRESENTED AS LOT 2 ON THE REVISED PLAT OF MAPLEHURST PARK SUBDIVISION, (THE LATEST PLAT OF RECORD), WHICH IS OF RECORD IN MAP BOOK 9, PAGE 129 (ALSO KNOWN AS PLAT CABINET A, SLIDE 314B).
- THE PURPOSE OF THIS PLAT IS TO DIVIDE THE SUBJECT PROPERTY INTO TWO LOTS. NO PERIMETER PROPERTY LINES WERE ALTERED BY THIS PLAT.
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X". BEING OUTSIDE THE 500 YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 47093C0283G, REVISION DATE AUGUST 5, 2013.
- SUBJECT PROPERTY IS ZONED R-3.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).
- IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
- A FIVE (5) FOOT UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, EXCEPT UNDER EXISTING BUILDINGS. A TEN (10) FOOT UTILITY DRAINAGE, AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY.
- ALL CORNERS OF THE SUBJECT PROPERTY ARE LOCATED GREATER THAN 200' FROM THE NEAREST CITY OF KNOXVILLE CONTROL MONUMENT.
- "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION EDK1, MAINTAINING COORDINATES OF N: 595371.8343, E: 2518030.8153. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE GRID DISTANCES.

**BZA VARIANCES REQUESTED**

LOT 2R1 (TWO-STORY SINGLE DWELLING UNIT)

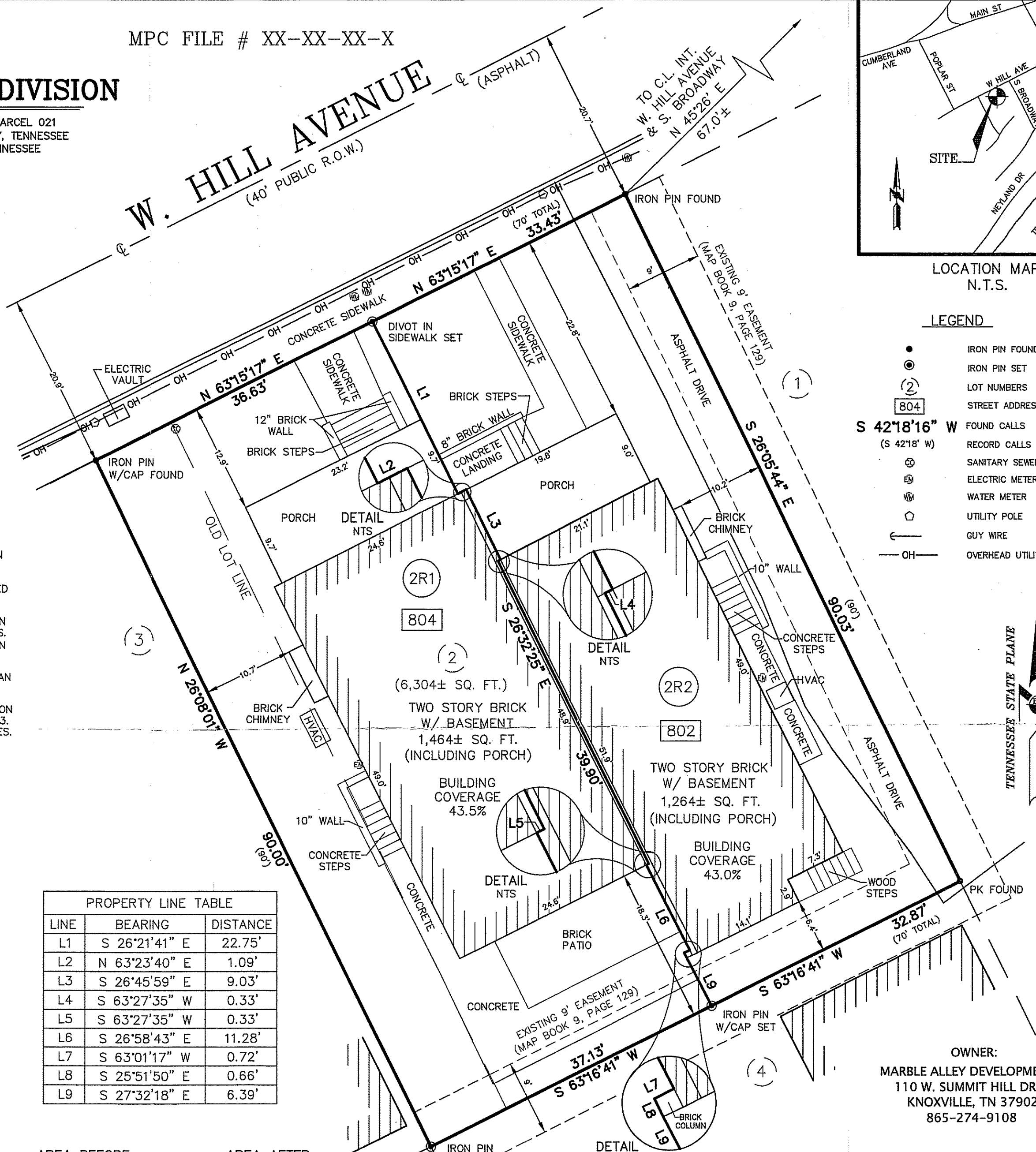
- REDUCE THE REQUIRED SETBACKS AS FOLLOWS:  
FRONT-25' TO 12.9'  
SIDE-12' TO 10.7' ON THE WESTERLY LOT LINE  
12' TO 0' ON THE LINE COMMON TO LOTS 2R1 & 2R2  
REAR-25' TO 18.3'
- WAIVER OF REQUIRED MINIMUM LOT SIZE OF 5,000 SQ. FT.
- WAIVER OF REQUIRED MAXIMUM BUILDING COVERAGE OF 30%.
- WAIVER OF REQUIRED OFF-STREET PARKING AS REGULATED IN ARTICLE V, SECTION 7.

LOT 2R2 (TWO-STORY SINGLE DWELLING UNIT)

- REDUCE THE REQUIRED SETBACKS AS FOLLOWS:  
FRONT-25' TO 22.8'  
SIDE-12' TO 10.2' ON THE EASTERLY LOT LINE  
12' TO 0' ON THE LINE COMMON TO LOTS 2R1 & 2R2  
REAR-25' TO 6.4'
- WAIVER OF REQUIRED MINIMUM LOT SIZE OF 5,000 SQ. FT.
- WAIVER OF REQUIRED MAXIMUM BUILDING COVERAGE OF 30%.
- WAIVER OF REQUIRED OFF-STREET PARKING AS REGULATED IN ARTICLE V, SECTION 7.

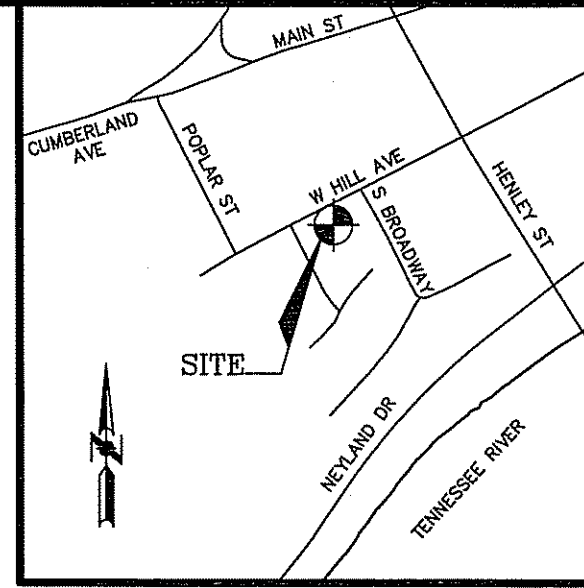
**MPC VARIANCES REQUESTED**

- REDUCE THE REQUIRED RIGHT-OF-WAY WIDTH FOR W. HILL AVENUE FROM TWENTY-FIVE FEET (25') FROM CENTERLINE TO TWENTY FEET (20').



LINE	BEARING	DISTANCE
L1	S 26°21'41" E	22.75'
L2	N 63°23'40" E	1.09'
L3	S 26°45'59" E	9.03'
L4	S 63°27'35" W	0.33'
L5	S 63°27'35" W	0.33'
L6	S 26°58'43" E	11.28'
L7	S 63°01'17" W	0.72'
L8	S 25°51'50" E	0.66'
L9	S 27°32'18" E	6.39'

AREA BEFORE:		AREA AFTER:	
LOT 2	6,304± SQ. FT. 0.145± ACRES	LOT 2R1	3,367± SQ. FT. 0.077± ACRES
		LOT 2R2	2,937± SQ. FT. 0.068± ACRES
TOTAL	6,304± SQ. FT. 0.145± ACRES	TOTAL	6,304± SQ. FT. 0.145± ACRES



LOCATION MAP  
N.T.S.

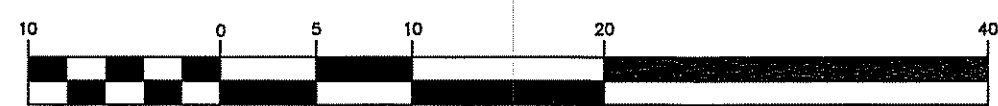
**LEGEND**

- IRON PIN FOUND
- ⊙ IRON PIN SET
- ② LOT NUMBERS
- 804 STREET ADDRESS
- ⊕ FOUND CALLS
- (S 42'18" W) RECORD CALLS
- ⊕ SANITARY SEWER CLEAN OUT
- ⊕ ELECTRIC METER
- ⊕ WATER METER
- ⊕ UTILITY POLE
- ← GUY WIRE
- OH — OVERHEAD UTILITY LINE



OWNER:  
MARBLE ALLEY DEVELOPMENT 2  
110 W. SUMMIT HILL DRIVE  
KNOXVILLE, TN 37902  
865-274-9108

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 10 ft.

**BENCHMARK ASSOCIATES, INC.**  
10308 Hardin Valley Road  
Knoxville, Tennessee 37932  
Land Planners Land Surveyors  
Phone (865) 692-4090  
Facsimile (865) 692-4091

RESUBDIVISION PLAT OF LOT 2 OF  
MAPLEHURST PARK SUBDIVISION  
8-4-16-UR  
6/30/16  
802 & 804 W. HILL AVENUE  
KNOXVILLE, TENNESSEE 37902

RESUBDIVISION PLAT  
DATE: 27 JUNE 2016  
SCALE: 1" = 10'  
DRAWN BY: DGB  
FILE NAME: 16115RESUB  
SHEET  
1 of 1