

Certificate of Ownership and General Dedication.
 (I, We) Richard H. Mays and Autumn Elaine Mays, 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) 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.

Signature(s) _____
 Signature(s) _____
 Date: _____

Certification of Approval of Subsurface Sewerage Disposal Systems
 This is to certify that this subdivision is generally suitable for subsurface sewerage 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: _____
 By: _____

Zoning
 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, and the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____
 Date: _____

Taxes and Assessments
 This is to certify that all property taxes and assessments due on this property have been paid.
 Knox County Trustee: Signed _____
 Date: _____

Certification of Approval of Public Water System - Minor Subdivisions.
 This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____
 Date _____

Authorized Signature for Utility _____
 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 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(s): _____
 Date: _____

Knox County Department of Engineering and Public Works
 The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20____.

Engineering Director _____

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 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: _____

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.

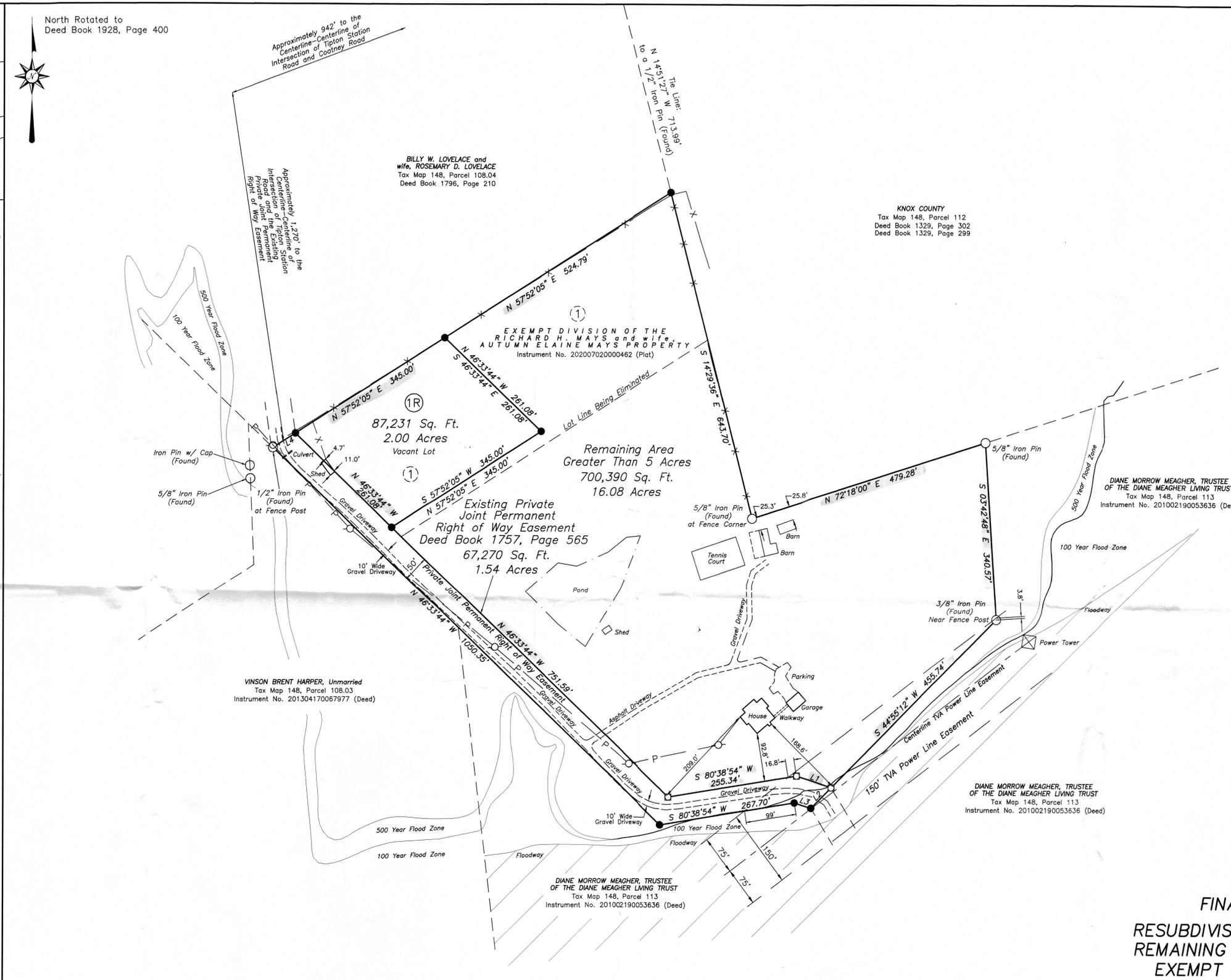
Registered Land Surveyor _____
 Tennessee License No. _____
 Date _____

Certification of Category and Accuracy of Survey.
 I hereby certify that this survey was prepared in compliance with the current edition of Tennessee State Board of Examiners for Land Surveyors-Standards of Practice.
 I hereby certify that this is a category _____ survey and the ratio of precision of the unadjusted survey is not less than 1:____.

Registered Land Surveyor _____
 Tennessee License No. _____
 Date _____

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 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 _____



- NOTES:**
- SEE ALSO PLAT ENTITLED "EXEMPT DIVISION OF THE RICHARD H. MAYS AND WIFE, AUTUMN ELAINE MAYS PROPERTY", DATED MARCH 19, 2020, BY WEBB LAND SURVEYING, WLS DRAWING No. 174A-0319-2020, RECORDED AS INSTRUMENT No. 202007020000462 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
 - SEE ALSO MAP ENTITLED "PROPERTY LINE SURVEY FOR STEVE AND LOIS DOUGLAS", REVISED FEBRUARY 6, 1986, BY TOUCHTON SURVEYING Co.
 - LOT 1R IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD BOUNDARY AND FLOODWAY MAP, COMMUNITY PANEL NUMBER 4709320294E, EFFECTIVE DATE MAY 2, 2007, 500 YEAR AND 100 YEAR ZONES, AND FLOODWAY SHOWN ARE APPROXIMATE.
 - LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS WATER METERS, TELEPHONE MARKERS, ETC. THE UTILITIES SHOWN HEREON MAY NOT COMPRISE ALL OF THE EXISTING UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED. IN ACCORDANCE WITH THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, PRIOR TO ANY EXCAVATION WORK CALL TENNESSEE ONE CALL SYSTEM, INC. AT 1-800-351-1111.
 - SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - MINIMUM BUILDING SETBACKS PER ZONING. PROPERTY IS ZONED A.
 - NO ABSTRACT OF TITLE, OR TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - LOT 1R WILL BE ACCESSED FROM TIPTON STATION ROAD BY THE EXISTING PRIVATE JOINT PERMANENT RIGHT OF WAY EASEMENT RECORDED IN DEED BOOK 1757, PAGE 565 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
 - THERE SHALL BE NO BUILDING WITHIN THE TVA POWER LINE EASEMENT WITHOUT PRIOR CONSENT OF TVA.
 - THE EXISTING PRIVATE JOINT PERMANENT RIGHT OF WAY EASEMENT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY KNOX COUNTY. SEE DEED BOOK 1757, PAGE 565 FOR THE RECORDED MAINTENANCE AGREEMENT.
 - THE EXISTING PRIVATE JOINT PERMANENT RIGHT OF WAY EASEMENT SHALL FUNCTION AS A UTILITY EASEMENT.
 - THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
 - THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMPLIANCE FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NONCONFORMING 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.

Total area # of Lots

LINE	BEARING	DISTANCE
L1	S 71°22'48" E	70.95'
L2	S 44°55'12" W	55.77'
L3	N 71°22'48" W	33.79'
L4	N 57°52'05" E	51.63'

CLOSURE COMPLETED
 DATE 8/13/20 By [Signature]

**FINAL PLAT OF
 RESUBDIVISION OF LOT 1 AND
 REMAINING PROPERTY OF THE
 EXEMPT DIVISION OF THE
 RICHARD H. MAYS and wife,
 AUTUMN ELAINE MAYS PROPERTY**

TAX MAP 148, PARCELS 108.01 AND 108.07
 INSTRUMENT No. 202007020000462 (PLAT)
 DEED 1928, PAGE 400
 CIVIL DISTRICT No. 9, KNOX COUNTY, TENNESSEE



Scale: 1"=100'
 March 19, 2020

REVISED
 DATE: 9/29/20

READY TO CERTIFY

- PLANNING COMMISSION VARIANCES**
 APPROVED AT THE AUGUST 13, 2020, PLANNING COMMISSION MEETING.
- TO REDUCE THE STANDARD UTILITY AND DRAINAGE EASEMENT UNDER THE EXISTING SHED ON LOT 1R AND WITHIN THE JOINT PERMANENT EASEMENT FROM 10' TO 0' AS SHOWN ON PLAT.
 - TO REDUCE THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS ACCESS GENERAL STANDARDS FOR A PRIVATE RIGHT OF WAY TO EXISTING CONDITIONS.

LEGEND

- Unmonumented Point
- Power Pole
- 5/8" Iron Pin with "RWEBB 2311" Cap (Set)
- Property Corner (Found) Type as noted
- P— Power Line
- X— Fence Line

OWNER:
 RICHARD H. MAYS
 and wife, AUTUMN ELAINE MAYS
 2124 Tipton Station Road
 Knoxville, TN 37920
 PHONE: (865) 573-3840

8-SA-20-F

THIS SURVEY DOES NOT CERTIFY TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS ARE LISTED ACCORDING TO KNOX COUNTY PROPERTY ASSESSORS RECORDS.

SURVEYED AND MAPPED BY
WEBB LAND SURVEYING
 RICHARD ALAN WEBB
 REGISTERED LAND SURVEYOR
 TENNESSEE LICENSE No. 2311
 11108 CHAPMAN HIGHWAY
 SEYMOUR, TN 37865
 PHONE: (865) 579-0506 Office
 PHONE: (865) 809-6771 Cell
 EMAIL: Richardwebblandsurveying@gmail.com
 DRAWN BY: RICHARD WEBB