

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 _____
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: _____

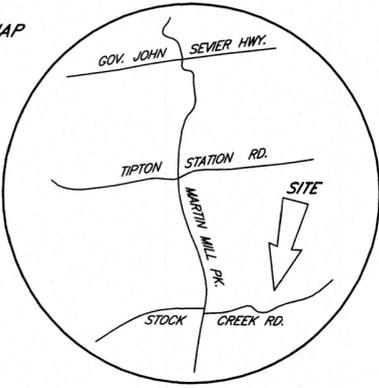
THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED _____ DATE _____
KNOX COUNTY TRUSTEE

ZONING SHOWN ON OFFICIAL MAP _____

DATE _____ BY _____

LOCATION MAP N.T.S.



**FINAL PLAT
RESUBDIVISION OF TRACT 3 OF THE
JORDAN PROPERTY**

LOCATED IN THE 9TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE

- SCALE : 1" = 100'
- DATE : JULY 3, 2020; REV. 7-23-20
- SIZE : 1.83 ACRES+- (TOTAL PLAT ACRES) 1 LOT, 1 JPE
- RECORD : INSTR. 200011010030606, R.O.K.C.T.
- MAP : MAP 148, PARCEL 139.04, P.A.O.K.C.T.
- SUBD : JORDAN PROPERTY / 200010300029682
- OWNER : TAB KIRBY JORDAN, / 8030 JACKIE JORDAN WAY KNOXVILLE, TN. 37920



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.

I HEREBY CERTIFY THAT THIS SURVEY IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1 : 10,000 OR MEETS THE REQUIREMENTS FOR SMALL LOTS WITH A MAXIMUM ERROR IN POSITIONAL ACCURACY OF 0.10 OF A FOOT FOR EACH CORNER 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

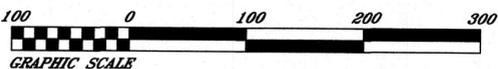
Rodney F. Martin, R.L.S. 1426 7/03/20
REGISTERED LAND SURVEYOR TENN. LICENSE NO. DATE

RODNEY MARTIN, SURVEYOR
357 HINCHEY HOLLOW RD.
JEFFERSON CITY, TENN. 37760
PHONE: (865) 471-0094
rodneymar@bellsouth.net

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 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 3RD DAY OF JULY, 2020.

Rodney F. Martin, R.L.S. 1426 7/03/20
REGISTERED LAND SURVEYOR TENN. LICENSE NO. DATE



PLANNING STAFF 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 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 THE 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 BY THE 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 _____, 2020

SIGNED: _____
DATE: _____

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS

I (WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON 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: _____
PRINTED: _____
SIGNED: _____
DATE: _____

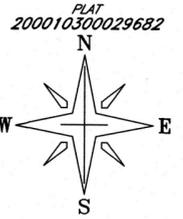
CERTIFICATION BY HEALTH DEPARTMENT

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 88-13-401 THRU 88-13-413 OF THE TENNESSEE CODE, ANNOTATED, AND THE REGULATIONS PROMULGATED THERE TO.

KNOX COUNTY HEALTH DEPARTMENT
DATE: _____

CURVE DATA

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	66.00'	62.47'	S41°3'56"	60.16'	N 22°02'55" E
C2	47.50'	45.24'	S4°33'51"	43.55'	N 21°52'57" E
C3	48.50'	59.91'	70°46'17"	56.17'	N 43°10'33" W
C4	190.50'	234.14'	70°25'11"	219.67'	N 41°15'39" W
C5	90.50'	148.60'	94°04'45"	132.46'	N 40°59'20" E
C6	65.50'	91.25'	79°49'17"	84.05'	S 33°51'35" W
C7	165.50'	202.97'	70°16'03"	190.49'	S 41°11'04" E
C8	73.50'	90.79'	70°46'17"	85.12'	S 43°10'33" E
C9	72.50'	69.04'	S4°33'51"	66.46'	S 21°52'57" W
C10	41.00'	38.81'	S41°3'56"	37.38'	S 22°02'55" W



CALL TABLE

Course	Bearing	Distance
L1	S 23°44'13" E	42.45'
L2	S 50°43'18" E	27.60'
L3	S 79°54'17" W	32.94'
L4	N 50°43'18" W	12.15'
L5	N 23°44'13" W	29.34'
L6	S 79°54'17" W	37.58'

JOE P. WORLEY
B. 2220, PG. 306

DEBORAH J. MOLES
201703220057733

JOHN A. WHITAKER
200709200024757

CLOSURE COMPLETED
DATE 8/13/20 By *Elin*

NO EASEMENTS TO RELEASE; RLS CERTIFICATION

THIS IS TO CERTIFY THAT THERE ARE NOT RECORDED DRAINAGE OR UTILITY EASEMENTS ON LOT LINES BEING ELIMINATED ON THIS SUBDIVISION PLAT.

SIGNATURE: *Rodney F. Martin* DATE: 07/23/20

NOTE:
THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMPLIANCE FOR 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.

NOTES:

- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA. SEE COMMUNITY PANEL 47093C0294F, EFFECTIVE DATE: 5/2/07.
- UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS OF WAY AND 5 (FIVE) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- SETBACKS ARE 40' FRONT; 10' SIDES; 10' REAR; 5' REAR FOR ACCESSORY BLDG.
- SUBJECT TO THE FINDINGS OF A TITLE SEARCH, EXISTING UTILITIES, RECORDED RESTRICTIONS OR EASEMENTS, AND ALL PERTINENT ITEMS ON RECORDED PLAT.
- PROPERTY ZONED A.
- ALL CORNERS THAT ARE MARKED BY IRON RODS (SET) ARE 1/2" DIA. W/CAP (RLS 1426)
- BEING PART OF LOT 3 OF THE JORDAN PROPERTY SUBD. INS. NO. 200010300029682
- OWNER: TAB KIRBY JORDAN, / 8030 JACKIE JORDAN WAY / KNOXVILLE, TN. 37920 PHONE: 865 414-0223
- THE PERMANENT PRIVATE EASEMENT IS FOR INGRESS, EGRESS, & UTILITIES.
- VARIANCE REQUEST TO REDUCE THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS ACCESS STANDARDS FOR ADDING AN ADDITIONAL LOT TO AN EXISTING JPE AND ALLOW JPE TO STAY AT ITS EXISTING CONDITION GRANTED BY MPC AUGUST 13, 2020.
- JACKIE JORDAN WAY (JPE) IS SHOWN ON THE FINAL PLAT OF THE JORDAN PROPERTY, OF RECORD IN INSTRUMENT NO. 200010300029682, AND THERE IS A MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT NO. 200010270029456, BOTH IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. THE MAINTENANCE AGREEMENT WILL BE AMENDED TO ADD THE EXTENSION OF JACKIE JORDAN WAY (JPE) AND TO INCLUDE LOT 3R.
- JACKIE JORDAN WAY (JPE) INCLUDING THE EXTENSION IS A PRIVATE RIGHT OF WAY AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
- JACKIE JORDAN WAY (JPE) INCLUDING THE EXTENSION WILL ALSO FUNCTION AS A UTILITY EASEMENT.
- ADDRESS(ES) WILL BE ASSIGNED AFTER THE FINAL PLAT IS RECORDED AND A BUILDING PERMIT IS REQUESTED. A SITE PLAN AND/OR A FLOOR PLAN MAY BE REQUIRED. ADDRESSING FEE WILL APPLY TO 5 OR MORE ADDRESS ASSIGNMENTS. UNRESOLVED ADDRESSING ISSUES MAY DELAY BUILDING PERMITS.
- THE PRIVATE RIGHT OF WAY IS NAMED "JACKIE JORDAN WAY" AND THE STREET SIGN IS IN PLACE.
- DEVELOPER MUST CONTACT THE POST OFFICE TO ESTABLISH MAIL SERVICE AT 865 538-4528.

READY TO CERTIFY

8-SB-20-F