

NAD 83  
TN GRID NORTH

PRELIMINARY

KENNETH SIMPSON & SCOTT LEE  
MAP 019 PARCEL 009.00  
PLAT INST. NO. 200000322-0018945



AREA STATEMENT

THIS PLAT SERVES TO DIVIDE FORMER TRACT 2 (11.303 ACRES MORE OR LESS) INTO LOTS 2R-1 & 2R-2, TRACT 3 (11.993 ACRES MORE OR LESS) INTO LOTS 3R-1 & 3R-2, AND TRACT 4 (9.522 ACRES MORE OR LESS) INTO LOT 4R-1, 4R-2, & 4R-3. (A COMBINED TOTAL OF 32.655 ACRES MORE OR LESS.)

LOT 2R-1 CONTAINS 2.885 ACRES MORE OR LESS.  
LOT 2R-2 CONTAINS 4.253 ACRES MORE OR LESS.  
LOT 3R-1 CONTAINS 2.318 ACRES MORE OR LESS.  
LOT 3R-2 CONTAINS 1.637 ACRES MORE OR LESS.  
LOT 4R-1 CONTAINS 1.530 ACRES MORE OR LESS.  
LOT 4R-2 CONTAINS 1.534 ACRES MORE OR LESS.  
LOT 4R-3 CONTAINS 1.536 ACRES MORE OR LESS.  
LOT 8 CONTAINS 16.962 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: \_\_\_\_\_

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

Certification of Approval of Public Sanitary Sewer System - Major 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 - Major 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 \_\_\_\_\_

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) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

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: \_\_\_\_\_

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

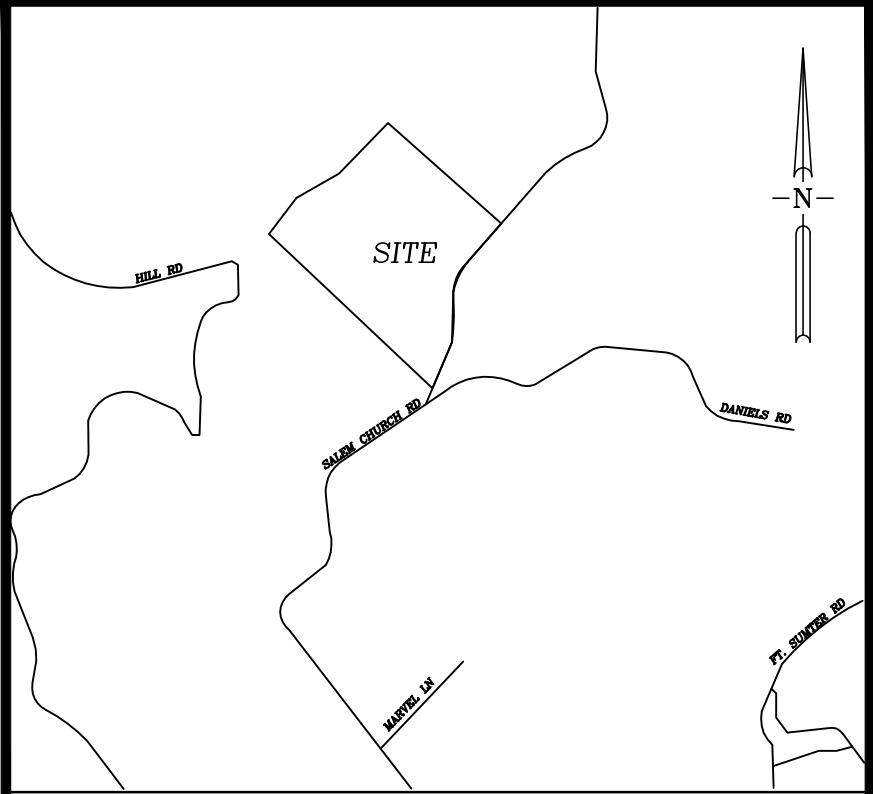
My Commission expires \_\_\_\_\_ Seal

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: \_\_\_\_\_



LOCATION MAP - NOT TO SCALE

SURVEYOR'S NOTES

- THE SURVEY SHOWN HEREON WAS PRODUCED USING RTK GPS POSITIONAL DATA OBSERVED BETWEEN MARCH 21-MAY 31, 2022, UTILIZING A COMBINATION OF CARLSON BRX7 AND A TRIMBLE R-12 DUAL FREQUENCY RECEIVER AND AUTONOMOUS BASE, LOCATED NEAR THE SUBJECT PARCEL. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
- FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:  
AUTONOMOUS GNSS BASE, LATITUDE N35°07'45.751", LONGITUDE W83°56'13.911".
- BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE GRID NORTH, DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM 1983 (NAD 83).
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88) GEOID 18.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.0000000000.
- 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.
- 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.
- 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.
- 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.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 47093C0035F, EFFECTIVE DATE MAY 2, 2007.
- SUBJECT PROPERTY IS ZONED "A" AGRICULTURE AND THE CURRENT BUILDING SETBACK ARE FRONT 40', SIDE 10' AND REAR 35', PER KNOX COUNTY ZONING OFFICE.
- SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.04.J.5)
- A 10' DRAINAGE AND UTILITY EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS & PRIVATE RIGHTS OF WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS. ADDITIONALLY A 5' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG BOTH SIDES OF ALL INTERIOR 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.

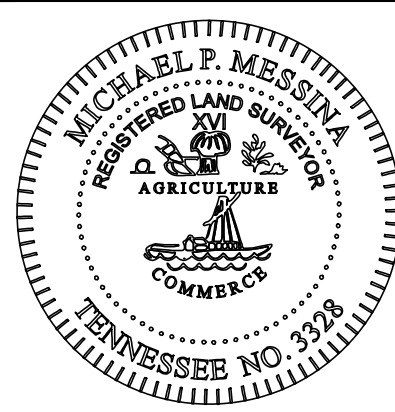
8/2/2022

DATE OF SIGNATURE

MICHAEL P. MESSINA JR. TN. #3328

LEGEND

- + = "T-POST" FOUND
- ⊙ = "IRS" IRON ROD & CAP SET
- = COMPUTED POINT
- ⊙ = 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
- - - = OVERHEAD WIRE
- - - = SETBACK LINE
- = EASEMENT AREA



(865) 607-0131  
info@truelines.com  
WWW.TRULINES.COM

REFERENCES: DEED INST. NO. 20150402-0053347/ PLAT INST. NO. 20000322-0018944

PARCEL ID: 011 105.11, 011 105.10, 011 105.07

JOB NO: 202214094/

8-SB-22-C

DRAFTED BY: J.T. HAUN

DATE: 5/31/2022

SCALE: 1" = 100'

CONCEPT PLAN FOR:  
LINDA HOWARD SUBDIVISION - LOTS 1-8

SHOWING A SURVEY REQUESTED BY LINDA HOWARD

CIVIL DISTRICT #8, COUNTY OF KNOX, STATE OF TENNESSEE

SHEET 1

OF 1