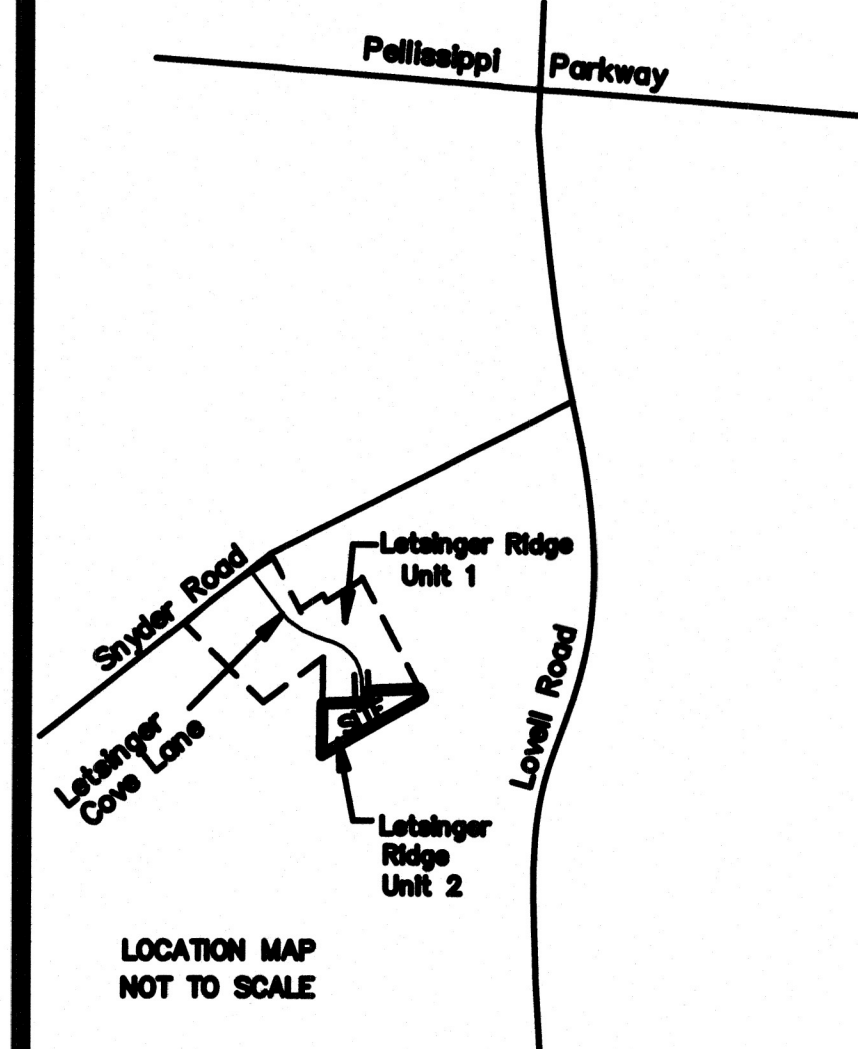




Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities 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 sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____

Authorized Signature for Utility _____ Date _____

Certification 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 estate 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: Scott Smith Signature(s) _____

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 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 _____ day of _____, 20____.

Registered Land Surveyor _____

Tennessee Certificate No. _____

Date: _____

Certification of Category and Accuracy of Survey

I hereby certify that this is a category _____ survey and the ratio of precision of the unadjusted survey is not less than 1:_____ 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 _____

Tennessee Certificate No. _____

Date: _____

NOTES:

- CLT MAP 018G, GROUP I, PARCEL 014.
- NO. OF LOTS - 3.
- AREA SUBDIVIDED - 0.906 ACRES (39,475 SQ.FT.)
- IRON PINS AT ALL CORNERS "E" EXISTING, "S" SET. ALL PINS SET UNLESS NOTED OTHERWISE.
- 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE LOT LINES, 5' INSIDE ALL INTERIOR LOT LINES AND OTHER EXTERIOR LOT LINES.
- THIS PROPERTY IS ZONED PR.
- 7.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED.
- BUILDING SETBACKS: FRONT - 20'
SIDE - 5'
REAR - 15'
PERIPHERAL - 25'
- PROPERTY RECORDING DATA - 20150324 0051088
- BEARINGS REFERENCED TO HUNTER ESTATES, RECORDING REFERENCE 20060109 0058701, SHOWING A 02-19-2004 MAGNETIC.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 8-SB-14-C AND 8-K-14-UR.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED ON APRIL 20, AS INSTRUMENT #20160420-0060592.
- KNOX COUNTY NOTICE OF COVERAGE NO. TNQ #050054.
- HOMEOWNERS ASSOCIATION DOCUMENTS ADDRESSING MAINTENANCE ARE RECORDED AT INST. NO. 20160427-0062162.
- ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
- FOR APPROVED SUBDIVISION VARIANCES REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING FILES 8-SB-23-F.

Owner Certification for Public Sewer and Water Service

(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: _____

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: _____

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 _____

Authorized Signature for Utility _____ 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: _____

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: _____

Inspection of Completed Streets and Related Improvements

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and have been officially accepted as built by the appropriate official(s).

Signed _____

Date: _____

Dept. _____

Title _____

Jeremy & Cary T. Busby
D.B.20100601-0074879

Hunter Estates
Plat Ref. 20060109 0058701

Anthony J. & Audra Colatzi
D.B.20211222-0049852

Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signed _____ Date: _____

Signed _____ Date: _____

Guarantee of Completion of Storm Water Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____, 20____.

Signed _____ Date: _____

Dept. _____ Title _____

Inspection of Completed Storm Water Facilities

I, the undersigned, hereby certify this subdivision has been inspected and the stormwater facilities have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and are fully stabilized and have been officially accepted as built by the appropriate official(s).

Signed _____ Date: _____

Dept. _____ Title _____

LEGEND

Property line and iron pins.
"E" indicates existing iron pin,
"S" indicates iron pin set.

Building Setback Line, distance as indicated

Easement lines as noted

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 _____

Ronald L. & Brenda O. Pinner
CLT 118, Parcel 040.03
D.B. 1671. Pg. 958

Area of drainage easmt. in Lot 8
4,100 S.F.

Detention Basin
Drainage Easement
See Notes #12 & #14

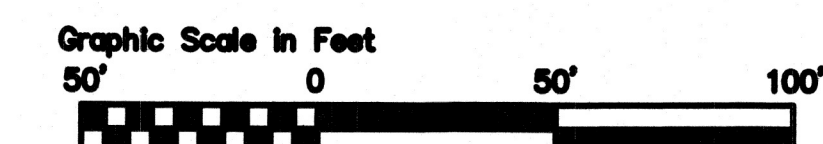
Peak Land Company Rentals, LLC
CLT 118, Parcel 049.01
D.B. 20220627-0096527

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 Subdivisions 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 this the _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knoxville-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: _____



KNOX PLANNING FILE NO. 8-SB-23-F

FINAL PLAT OF THE RE-SUBDIVISION
OF LOT 9 OF

**LETINGER RIDGE
UNIT 2**

CLT MAP 118I, GROUP G, PARCEL 014

DISTRICT 6 - KNOX CO., TENN.

SCALE: 1"=50' JUNE 19, 2023

OWNER:
Knox TL Lot Acquisition LLC
405 MONTEBROOK LANE
KNOXVILLE, TN. 37919
PH. (865) 538-1112

SURVEYOR:
JIM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN 37804
PH. 406-7324

