

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 FURTHER OWNERS) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENTS AS SHOWN ON THIS PLAT

OWNER(S) _____

PRINTED NAME: JENKINS BUILDERS, INC. _____

SIGNATURE(S): _____

DATE: _____

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

SIGNED: _____ CITY TAX CLERK _____ DATE _____

SIGNED: _____ KNOX COUNTY TRUSTEE _____ 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 ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

SIGNED: _____

DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISION

I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC WATER SYSTEM AND THE PUBLIC WATER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER _____

AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____

ZONING
ZONING SHOWN ON OFFICIAL MAP _____

BY: _____ 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

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISION

I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC SANITARY SEWER SYSTEM AND THE PUBLIC SANITARY SEWER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER _____

AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED.

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 BOND OR OTHER SECURITY THAT IS POSTED TO GUARANTEE THE COMPLETION OF STREETS AND RELATED IMPROVEMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR _____

TENNESSEE LICENSE NO. _____ DATE: _____

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 ENSURE 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: _____

DEPARTMENT: _____ TITLE: _____

GUARANTEE OF COMPLETION OF STORMWATER FACILITIES.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO ENSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED

THE _____ DAY OF _____, 20____.

SIGNED: _____ DATE: _____

DEPARTMENT: _____ TITLE: _____

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 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, 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: _____

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL:

1) REDUCE THE MINIMUM STREET FRONTAGE FROM 23 FT TO 23 FT FOR LOTS 2, 5, 8, 11, 14, 17, 20, 23, 26, 29, 49 AND 54.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1) REDUCE PRIVATE STREET RIGHT-OF-WAY FROM 50 FT TO 40 FT

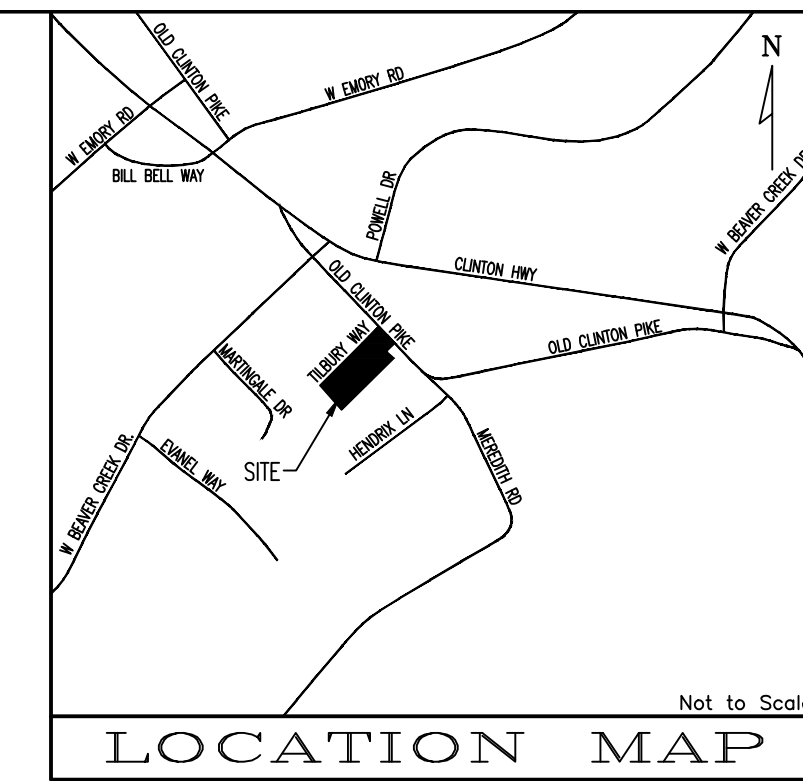
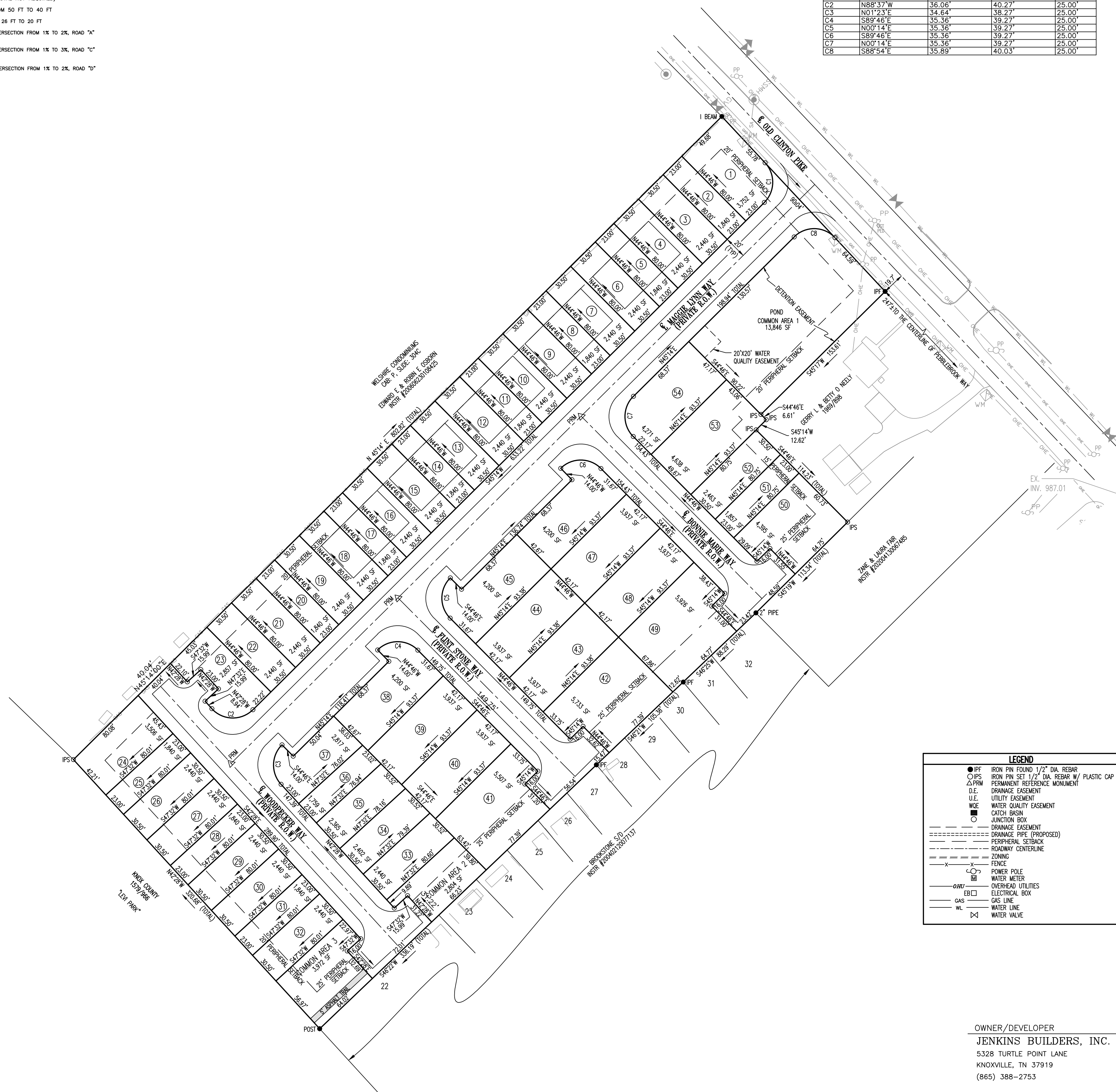
2) REDUCE PRIVATE STREET PAVEMENT WIDTH FROM 26 FT TO 20 FT

3) INCREASE THE MAXIMUM ROAD GRADE AT AN INTERSECTION FROM 1% TO 2%, ROAD "A" AT CLINTON PIKE

4) INCREASE THE MAXIMUM ROAD GRADE AT AN INTERSECTION FROM 1% TO 3%, ROAD "C" AT ROAD "A"

5) INCREASE THE MAXIMUM ROAD GRADE AT AN INTERSECTION FROM 1% TO 2%, ROAD "D" AT ROAD "A"

Table with 5 columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Contains data for curves C1 through C8.



NOTES:

- 1. IRON PINS FOUND (PF) SHOWN ON PLAT. ALL OTHERS SET BY BHM&P, UNLESS NOTED OTHERWISE ON PLAT.
2. THERE SHALL BE A (10) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAYS, THERE SHALL BE A (5) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES. (NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED).
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY IS ZONED PR <12 DU/AC.
5. THIS PROPERTY CONTAINS APPROXIMATELY 5.595 ACRES SUBDIVIDED INTO 54 LOTS WITH 3 COMMON AREA LOTS CONTAINING 8,122 SF.
6. BUILDING SETBACK LINES WILL BE AS FOLLOWS: FRONT.....20' SIDES.....5' (O' UNDER BUILDINGS) REAR.....15' PERIPHERAL SETBACKS OF 15', 20' & 25'. SEE PLAN FOR LOCATION
7. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE ON REVIEW PLAN, REFER TO THE METROPOLITAN PLANNING COMMISSION FILES 2-5A-24-C & 2-A-24-DP.
8. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR.#.
9. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THEIR PROPERTY. THE COVENANTS FOR MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR. #.
10. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
11. ALL ROADWAYS ARE PRIVATE RIGHT OF WAYS AND WILL NOT BE MAINTAINED BY KNOX COUNTY. THE PRIVATE RIGHT OF WAY WILL BECOME PART OF THE COMMON AREA AND CONVEYED TO THE HOME OWNERS ASSOCIATION. THE PRIVATE RIGHT OF WAY WILL ALSO FUNCTION AS A UTILITY EASEMENT. THE PRIVATE RIGHT OF WAY IS ESTABLISHED AND RECORDED AS INSTR#
12. VEHICULAR ACCESS IS LIMITED TO INTERIOR ROADS ONLY.
13. THE PROPERTY IS CURRENTLY ZONED PR, WHICH PER THE CURRENT ZONING ORDINANCE, ALLOWS LESS THAN A FIVE (5) FOOT MINIMUM BUILDING SETBACK ALONG THE INTERIOR BOUNDARY LINES. PER SUBDIVISION REGULATION 3.11.A.2, THE STANDARD UTILITY AND DRAINAGE EASEMENTS DEDICATION IS NOT REQUIRED AND THE PLAT DOES NOT DEDICATE SAID EASEMENTS ALONG THOSE LOT LINES. ADDITIONAL STANDARD UTILITY AND DRAINAGE EASEMENTS THAT ARE REQUIRED SHALL BE DEDICATED AS STATED/SHOWN HEREON UNLESS NOTED OTHERWISE.
14. SIGHT DISTANCE AT THE INTERSECTION OF MAGGIE LYNN WAY AND OLD CLINTON PIKE IS IN EXCESS OF 300 FEET IN BOTH DIRECTIONS AS DEFINED IN THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.

LEGEND section containing symbols for iron pins, easements, utility lines, and other features.



CERTIFICATE OF CATEGORY 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 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 LICENSE NO. _____ DATE: _____

OWNER/DEVELOPER
JENKINS BUILDERS, INC.
5328 TURTLE POINT LANE
KNOXVILLE, TN 37919
(865) 388-2753

FINAL PLAT FOR NEELY LANDING

TAX MAP 67 PARCELS 147, 148.01 & 148.02
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

SCALE: 1"=50' DATE: JULY 19, 2024

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
emgii@bhn-p.com

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