

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) the owner(s) in fee simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

OWNER(s) Printed Name: **(W ALEX CANTRELL LIVING TRUST (RICK CANTRELL))**

Signature: _____ Date: _____ 20____

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: **(W ALEX CANTRELL LIVING TRUST (RICK CANTRELL))**

Date: _____ 20____

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.

HPUD

Utility Provider _____

Authorized Signature for Utility _____ Date _____

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.

HPUD

Utility Provider _____

Authorized Signature for Utility _____ Date _____

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 standards and specifications and have been officially accepted as built by the appropriate official(s).

Signed: _____ Date: _____

Dept: _____ Title: _____

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 2nd day of February, 2025.

Registered Land Surveyor *Mark C. Tucker*

Tennessee License No. 1996 Date: **8/18/2025**



Certification of Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

I hereby certify that this 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 *Mark C. Tucker*

Tennessee License No. 1996 Date: **8/18/2025**

Certification 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 *Mark C. Tucker*

Tennessee License No. 1996 Date: **8/18/2025**

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: _____ Date: _____

Zoning

Zoning Shown on Official Map _____ Date: _____

By _____

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: _____

Knox County Department of Engineering and Public Works

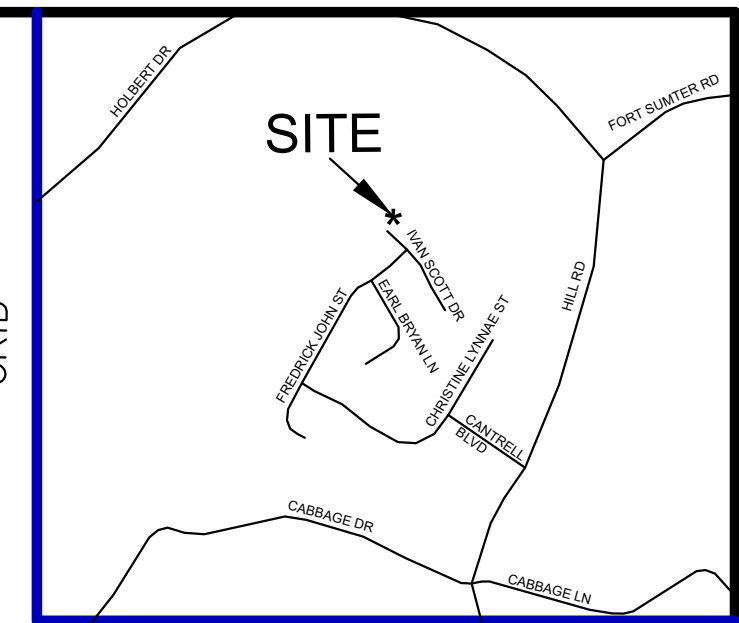
The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20____

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 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: _____



LOCATION MAP NTS

LEGEND

- EIP EXISTING IRON PIN FOUND
- ⊗ IPS IRON PIN SET (5/8" REBAR W/CAP)
- WM WATER METER
- WV WATER VALVE
- ⊙ MANHOLE
- CATCH BASIN
- ∞ CLEANOUT
- x — FENCE
- SA — SANITARY SEWERLINE

The Boundary of this tract was surveyed using GNSS equipment using Carlson BRx-7 multi-frequency receivers in real time kinematic, base-rover mode. Redundant observations confirmed a positional precision of 0.03 or less. The GNSS survey work was conducted on February 20th 2025. Control was established on a new point using the TDOT network, no fixed stations were used. Final coordinates were computed in the North American Datum of 1983 Tennessee State Plane Coordinates, using Geoid 2012B and a combined (grid to ground) scale factor of 1.0000

GPS EQUIPMENT USED: CARLSON BRX7
 DATUM: NAD83(2011) NAVD 88
 GEOID: CONTINENTAL US NGS 2012B
 UNITS: U.S. SURVEY FEET

SURVEY CONTROL ESTABLISHED
 USING TDOT VRS NETWORK

NOTES:

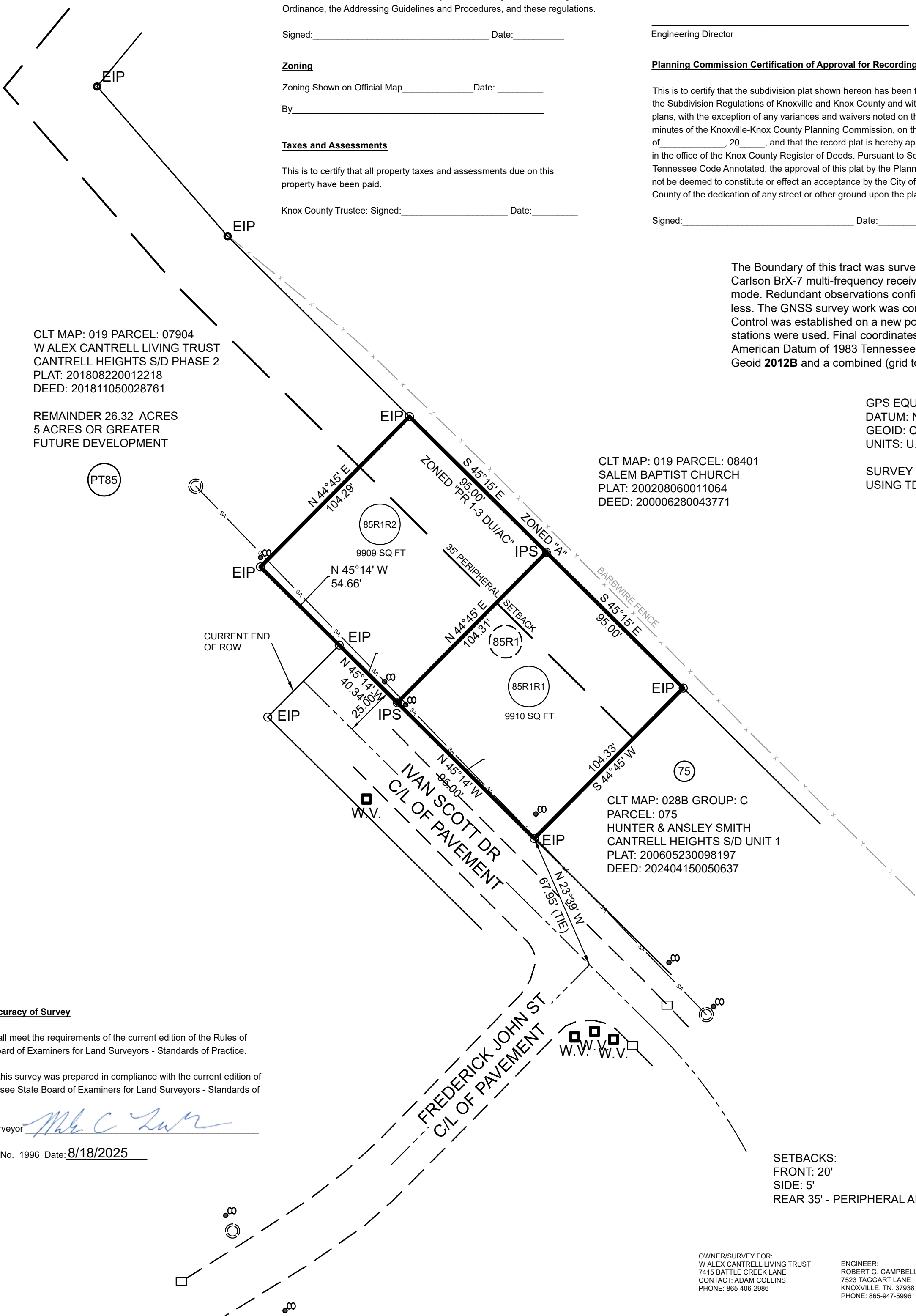
- 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
- 2) STANDARD UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 3) ALL PINS ARE 5/8" UNLESS SHOWN DIFFERENTLY.
- 4) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM LOT 85R1 RESUBDIVISION OF PART OF LOT 85 CANTRELL HEIGHTS SUBDIVISION PHASE 2.
- 5) FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 6-SC-05-C AND 6-F-05-UR.
- 6) VARIANCE APPROVED AT THE SEPTEMBER 11TH 2025 KNOXVILLE-KNOX COUNTY PLANNING MEETING FOR STUB ROAD (IVAN SCOTT DR) TO SERVE TWO LOTS WITHOUT CUL-DE-SAC.

CLT MAP: 019 PARCEL: 07904
 W ALEX CANTRELL LIVING TRUST
 CANTRELL HEIGHTS S/D PHASE 2
 PLAT: 201808220012218
 DEED: 201811050028761

REMAINDER 26.32 ACRES
 5 ACRES OR GREATER
 FUTURE DEVELOPMENT

CLT MAP: 019 PARCEL: 08401
 SALEM BAPTIST CHURCH
 PLAT: 200208060011064
 DEED: 200006280043771

CLT MAP: 028B GROUP: C
 PARCEL: 075
 HUNTER & ANSLEY SMITH
 CANTRELL HEIGHTS S/D UNIT 1
 PLAT: 200605230098197
 DEED: 202404150050637



SETBACKS:
 FRONT: 20'
 SIDE: 5'
 REAR 35' - PERIPHERAL APPLIES

OWNER/SURVEY FOR:
 W ALEX CANTRELL LIVING TRUST
 7415 BATTLE CREEK LANE
 CONTACT: ADAM COLLINS
 PHONE: 865-406-2986

ENGINEER:
 ROBERT G. CAMPBELL & ASSOC., L.P.
 7523 TAGGART LANE
 KNOXVILLE, TN. 37938
 PHONE: 865-947-5996

CLT MAP: 019 PARCEL: 07908
 PLAT REFERENCE: 202506030063926
 DEED REFERENCE: 201811050028761

NUMBER OF LOTS: 2
 TOTAL AREA: 0.45 ACRES
 19819 SF
 PROPERTY ZONED: PR 1-3 DU/AC

KNOX PLANNING FILE #9-SB-25-F

RESUBDIVISION OF LOT 85R1 OF CANTRELL HEIGHTS SUBDIVISION PHASE 2		
DIST NO. SIX KNOX CO., TN.	SCALE 1"=40'	DRAWN BY DED
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 07/08/2025	PROJECT NUMBER 25112	