

THIS SURVEY WAS PREPARED USING A COMBINATION OF RTK GNSS AND CONVENTIONAL TOTAL STATION DATA COLLECTION.

- 1) GNSS RECEIVER: CARLSON BRx7 BASE/ROVER REFERENCED TO NAD83 STATE PLANE COORDINATES USING THE TDOT CORRS NETWORK
A) REAL-TIME KINEMATIC GNSS OBSERVATIONS USED
B) MINIMUM POSITIONAL ACCURACY = 0.07' (95% CONFIDENCE / 2σ)
C) HORIZONTAL DATUM = NAD83(2011) EPOCH 2010.00 TENNESSEE (EPSG:32136)
D) VERTICAL DATUM = NAVD88
E) GEOID MODEL = CONTINENTALUS\_NGS2018
F) COMBINED SCALE FACTOR = 1.0000000
G) REFERENCE STATION = LOCAL BRx7 BASE LOCALIZED USING TDOT CORRS MODELED CORRECTIONS
H) OBSERVATIONS MADE ON 4/29/2024, 5/30/2024, & 6/3/2024
2) TOTAL STATION: SOKKIA DX-205AC+
3) ALL DISTANCES & AREAS SHOWN ARE GRID MEASUREMENTS

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: BOBBY C. SMELCER

Signature(s):

Date:

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 \_\_\_\_\_

Certification of the Accuracy of Survey

I hereby certify that I have surveyed the land boundaries and easements shown herein in accordance with the accuracy requirements for a Category IV survey and that the minimum positional accuracy is not less than 0.07' (95% confidence - 2σ). I further certify that this survey adheres to the guidelines set forth in the current Tennessee Land Surveyors Standards of Practice.

Signature: \_\_\_\_\_

Printed Name: Jacob Forster - TN RLS 3500

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 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 \_\_\_\_\_ day of June, 2024.

Registered Land Surveyor: Jacob P. Forster

Tennessee License No.: 3500

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

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: \_\_\_\_\_

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Engineering Director

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: \_\_\_\_\_

Certification of Approval of Public Sanitary Sewer System:

Minor Subdivisions

This is to certify that the subdivision shown herein 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 Approval of Public Water System:

Minor Subdivisions

This is to certify that the subdivision shown herein 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 \_\_\_\_\_

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: BOBBY C. SMELCER

CODY CASE

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

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

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 TRAVERSE IS 1:10,000 FOR TOTAL STATION MEASUREMENTS. GNSS MEASUREMENT PRECISION IS A MINIMUM OF 0.07' AT THE 95% RELATIVE POSITIONAL ACCURACY CONFIDENCE INTERVAL.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER DOCUMENTS FURNISHED BY THE ATTORNEY AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTS OTHER THAN THOSE SHOWN AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JACOB FORSTER, TN RLS 3500



NO EASEMENTS TO RELEASE: RLS CERTIFICATION

This is to certify that there are not recorded drainage easements or utility easements on the lot line(s) being eliminated on this Subdivision plat.

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

Surveyor Signature \_\_\_\_\_

Zoning

Zoning Shown on Official Map: RN-2, HP OVERLAY

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

By: \_\_\_\_\_

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown herein 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 \_\_\_\_\_ 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: \_\_\_\_\_

PARCEL 1091 A 021.01 SMELCER, B. C. QC INST. # 201704170063058 BLOUNT AVE BAPTIST CHURCH PROPERTY, LOT 2 PLAT INST. # 201308270014262

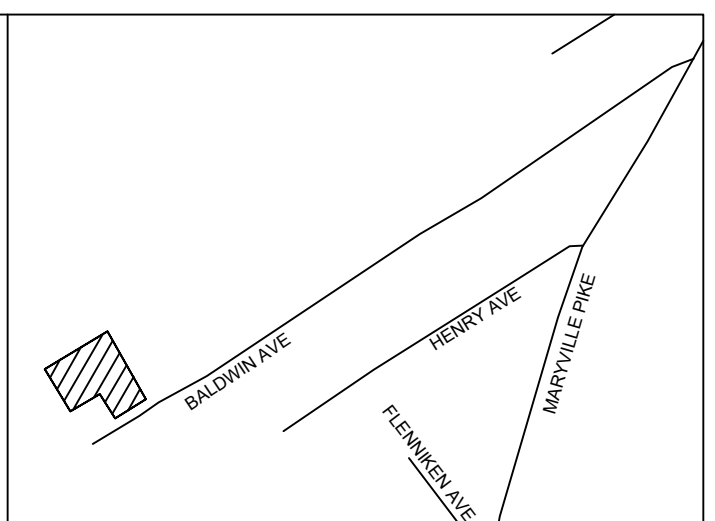
VARIANCE NOTE: A VARIANCE TO REDUCE THE WIDTH OF A FLAG TEM OF A FLAG LOT FROM 25' TO 20' WAS APPROVED ON NOVEMBER 14, 2024 BY THE PLANNING COMMISSION. (SUBDIVISION REGULATIONS 3.03.B.1).

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

MAP NUMBER: 47093C0283G COMMUNITY: CITY OF KNOXVILLE NUMBER: 476434 PANEL: 0283 OF 430 SUFFIX: G

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 to L4.

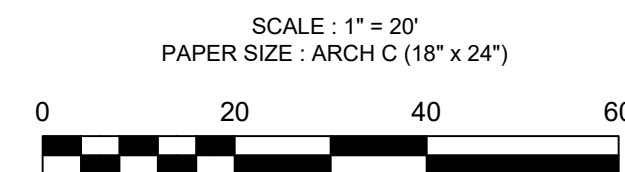


LOCATION MAP (NOT TO SCALE)

- Legend for symbols: 1/2" rebar found, 1/2" x 24" rebar set, calculated point, sanitary sewer manhole, sanitary sewer cleanout, water valve, electrical transformer, fire hydrant, hvac condenser, utility pole, guy wire anchor, water meter.

- Legend for lines: boundary line, non-surveyed property line, centerline of road, building setbacks, utility & drainage easements, fencing, sanitary sewer centerline.

- NOTES: 1) PROPERTY IS CURRENTLY ZONED RN-2, HP OVERLAY. 2) COORDINATES SHOWN ON THIS MAP ARE FOR THE CONVENIENCE OF FUTURE SURVEYORS AND SHOULD NOT BE CONSIDERED AS PRIMARY EVIDENCE FOR REMONUMENTATION PURPOSES. 3) THE LAND SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND OBVIOUS BY INSPECTION OF THE PREMISES, INCLUDING, BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND FACILITIES, PIPELINES OR BURIED CABLES UNLESS SPECIFICALLY SHOWN ON THIS MAP, AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. 4) THE LAND SURVEYOR MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO ITS FINDINGS, RECOMMENDATIONS, OPINIONS, OR PROFESSIONAL ADVICE EXCEPT THAT ITS SERVICES WERE PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PROFESSIONAL PRACTICE IN EFFECT AT THE TIME OF PERFORMANCE. 5) THIS DOCUMENT IS PROTECTED BY US COPYRIGHT LAW AND ALL RIGHTS ARE RESERVED BY ETN SURVEYING LLC. 6) THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCELS 1091 G 002.00, 1091 H 017.00, AND 1091 H 016.00 INTO TWO LOTS. THE TOTAL AREA INVOLVED IN THIS SUBDIVISION IS 0.411 ACRES (17903 SQ. FT.) 7) BUILDING SETBACKS ARE PER CURRENT ZONING REGULATIONS. FRONT 25' SIDES 5' ONE SIDE, 20' TOTAL REAR 25' 8) PURSUANT TO SUBDIVISION REGULATION 2.13-B, "IF A PLAT IS SUBMITTED THAT INCLUDES A PORTION OF A LOT FROM A PREVIOUSLY RECORDED PLAT AND THE BALANCE OF THE LOT IS UNDER SEPARATE OWNERSHIP, AND THE LOT WAS TRANSFERRED BY DEED PRIOR TO ADOPTION OF THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS (JULY 8, 1971), THEN A VARIANCE WILL NOT BE REQUIRED FOR PLAT APPROVAL WITHOUT THE BENEFIT OF A SURVEY FOR THE BALANCE OF THE LOT." THE FIRST DEED PRIOR TO JULY 8, 1971 FOR EACH PARCEL IS LISTED BELOW. A) PARCEL 1091 G 002.00 WD INST. 196308100000006 B) PARCEL 1091 H 017.00 WD INST. 194409110000018 C) PARCEL 1091 H 016.00 WD INST. 197106150008083



OWNERS: BOBBY C. SMELCER 3316 SEVIER AVE KNOXVILLE, TN 37920 (865) 250-3924 CODY CASE 721 BALDWIN AVE KNOXVILLE, TN 37920 865-684-7343

DOOLEY ST (PARCELS 1091 G 002.00 & 1091 H 017.00) BALDWIN AVE (PARCEL 1091 H 016.00) CITY OF KNOXVILLE, 25TH WARD, CITY BLOCKS 25373 & 25374 DISTRICT 9, KNOX COUNTY, STATE OF TENNESSEE QC INST. # 201611300034542 & 201611300034547 (SMELCER, B. C.) QC INST. # 202301130039703 (CASE, C.) J. A. UMBARGER PROPERTY, LOTS PARTIAL 8 & 26 PLAT INST. # 191506210000000

PLANNING FILE # 10-SA-24-F FINAL PLAT FOR RESUBDIVISION OF PORTIONS OF LOTS 8 & 26 OF THE J. A. UMBARGER PROPERTY BY ETN SURVEYING LLC 865-235-1878 INFO@ETNSURVEYING.COM

Table with 4 columns: JOB#, DRAWN, DATE, REVIEWED BY. Values: JOB# 20240407, DRAWN: CAY, DATE: 06/06/2024, REVIEWED BY: JPF, ALL RIGHTS RESERVED.