

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: _____
DEPT: _____
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 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: _____

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 AND THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: _____
DATE: _____

TAXES AND ASSESSMENTS CERTIFICATION

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

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: _____

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: _____

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.

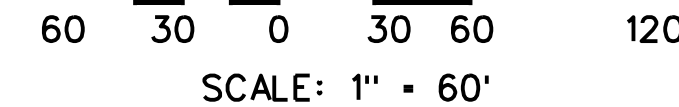
WEST KNOX UTILITY DISTRICT
UTILITY PROVIDER
AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS
THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

WEST KNOX UTILITY DISTRICT
UTILITY PROVIDER
AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____

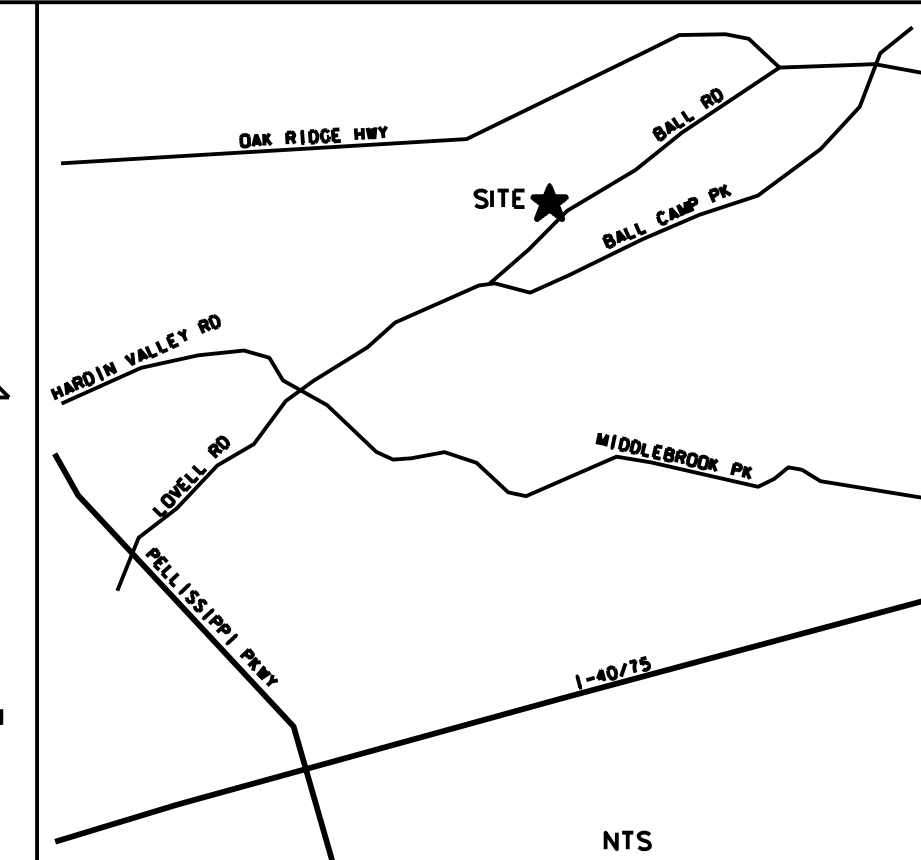
CERTIFICATION BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

ALL FINAL PLATS WITHIN KNOX COUNTY SHALL BE CERTIFIED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS PRIOR TO FINAL CERTIFICATION BY THE PLANNING COMMISSION AND SHALL BE INCLUDED ON THE PLAT AS FOLLOWS:
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 _____



SCALE: 1" = 60'



VICINITY MAP



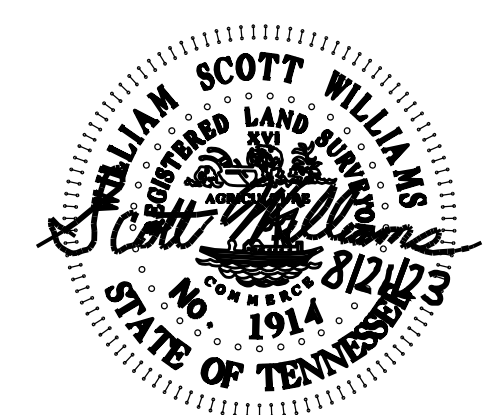
Curve Table (LENGTHS IN FEET) with columns for Name, Radius, Arc Length, Chord Length, and Chord Direction.

MONUMENT SCHEDULE table listing monument types (MNH#1, MNH#2, MNH#3) and their corresponding PK NAIL, EPC, and EPC# values.

(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

- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE 39 LOTS, 2 COMMON AREAS, EASEMENTS, AND DEDICATE RIGHT-OF-WAY OUT OF AN UNPLATTED PROPERTY.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE.
3. THIS PROPERTY IS ZONED PR IN KNOX COUNTY WITH DENSITY UP TO 3 DWELLING UNITS/ACRE. APPROVED SETBACKS ARE: FRONT - 20', SIDE - 5', REAR - 15', PERIPHERAL - 25' WHERE APPROVED / 35' OTHERWISE.
4. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. THERE SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS OF TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS AND FIVE (5) FEET IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
5. THIS PROPERTY LIES IN ZONE (X) AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAPS 4714C0305F AND 47093C0252F, EFFECTIVE DATE MAY 2, 2007.
6. TOTAL AREA OF THIS SURVEY: 39 LOTS, 2 COMMON AREAS, EASEMENTS, AND RIGHT-OF-WAY DEDICATION OF 20,5847 ACRES.
7. DEED REFERENCE: INST.NO. 20221101-0026576.
8. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 10/14/2022 UTILIZING A TOPCON HIPER SR DUAL FREQUENCY RECEIVER ON THE TDOIT GNSS NETWORK (CORS TN10) AND ARE REFERENCED TO NAD 83 (2011) (NO TRANS), GEOID 2018. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED HORIZONTAL (0.02').
9. ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
10. THIS SURVEYOR CERTIFIES THAT THE SITE DISTANCE AT THE NEW INTERSECTION WITH BALL ROAD MEETS THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS (SEC. 3.04.J.).
11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 5-SC-23-C, 9-SC-22-C, 5-C-23-OP, AND 9-C-22-OP, APPROVED ON 5/10/2023 AND 9/7/2022.
12. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT # _____

LEGEND table with symbols for Monument Found (Old), Iron Pin Found (Old), 1/2" Iron Pin Set (New), Easement, Fence, Centerline Pavement & R.O.W., Utility or Power Pole, Sanitary Sewer Manhole, Sanitary Sewer, Water, Overhead Electric, Boundary Lines, Adjacent Parcel Lines, Building Setback, P.U.D.E. Public Utility & Drainage Easement, New Lot No., Future Fire Hydrant, Wetland Area.



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 PLAN 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 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 WHICH IS POSTED TO GUARANTEE THE COMPLETION OF STREETS AND RELATED IMPROVEMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, AND BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

W.D. SMITHS REVISED 2ND SUBDIVISION ON BALL RD PLAT BOOK 25 PAGE 48
W.D. SMITHS REVISED 2ND SUBDIVISION ON BALL RD PLAT BOOK 25 PAGE 48
REGISTERED LAND SURVEYOR DATE 8/21/23
TENNESSEE CERTIFICATE NO. 1914

CERTIFICATION OF ACCURACY
I CERTIFY THAT THIS IS A CATEGORY IV SURVEY (REMOTE SENSING SURVEY) AND THE PRECISION OF SURVEY MEETS THE CURRENT STANDARDS AND APPLICATIONS SET BY RULE 0820-03-.07(5). THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.
THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A HOMEOWNERS' ASSOCIATION RECORDED IN INSTRUMENT # _____
OWNER: WORLEY BUILDERS, INC.
PO BOX 71028
KNOXVILLE, TN 37938
OFFICE: 865.922.2600

THE FINAL PLAT OF:
SPARKS MEADOW S/D
BALL ROAD, TENNESSEE
CLT MAP 091 PARCEL 077.09
6TH CIVIL DISTRICT
DATE: AUGUST 21, 2023

W. SCOTT WILLIAMS & ASSOCIATES logo and contact information: 4538 Annelise Way, Knoxville, Tennessee 37921, P & F (865) 692-9689, E-MAIL: survey@scotwilliams.com, CONSULTING CIVIL ENGINEERING LAND SURVEYING

STEVE C. STEINKE PLAT BOOK 60L PAGE 26

LOT 4
W.D. SMITHS REVISED 2ND SUBDIVISION ON BALL RD PLAT BOOK 25 PAGE 48

LOT 5
W.D. SMITHS REVISED 2ND SUBDIVISION ON BALL RD PLAT BOOK 25 PAGE 48