

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

Gregory Dee Signature: _____ 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: _____
Signature(s): _____
Date: _____

Certification of Public Sanitary Sewer System – Minor Subdivision

This is to certify that the subdivision shown hereon is approved subject to the installation of public of sanitary sewer, 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 Public Water System – Minor Subdivision

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: _____

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 _____

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: _____

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: _____

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: _____

Planning Staff 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 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 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 _____, 20____.

Registered Land Surveyor _____
Tennessee License No. _____
Date: _____

Certificate of Survey Accuracy

I hereby certify that to the best of my knowledge and belief this a true and accurate survey of the property shown hereon, that this is a Class 1 Boundary Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000

Registered Land Surveyor _____
Tennessee License No. 2807 Date: _____

TN HARN(2010.00)
Positional accuracy CM
GPS field procedure: RTK
Date of Survey: mon/dd/2024
Datum /Epoch: NAVD88 (TN HARN)
Published/Fixed-control use: Locally created for relative positioning
Control: Onsite established for relative positioning
LAT: 35.96532954° N
LONG: -84.17951695° W
Geoid Model: g2018u7 (GEOID99)
Equipment: EMLID REACH 2 Plus
Portion of survey GPS used: ALL
Relative positional Accuracy: <0.1'
GPS Scale: 1.0000xxxx
GPS Scale Point: Northing - 552,xxx
Easting - 2,xxx,xxx

NORTH IS BASED ON
TENNESSEE STATE GRID (4100)

±44' TO INTERSECTION
OF GEORGE LIGHT ROAD
& SOLWAY ROAD

THIS IS NOT A BUILDABLE
LOT UNLESS COMBINED
WITH ADJACENT PROPERTY
AND A DEVELOPMENT PLAN
IS APPROVED

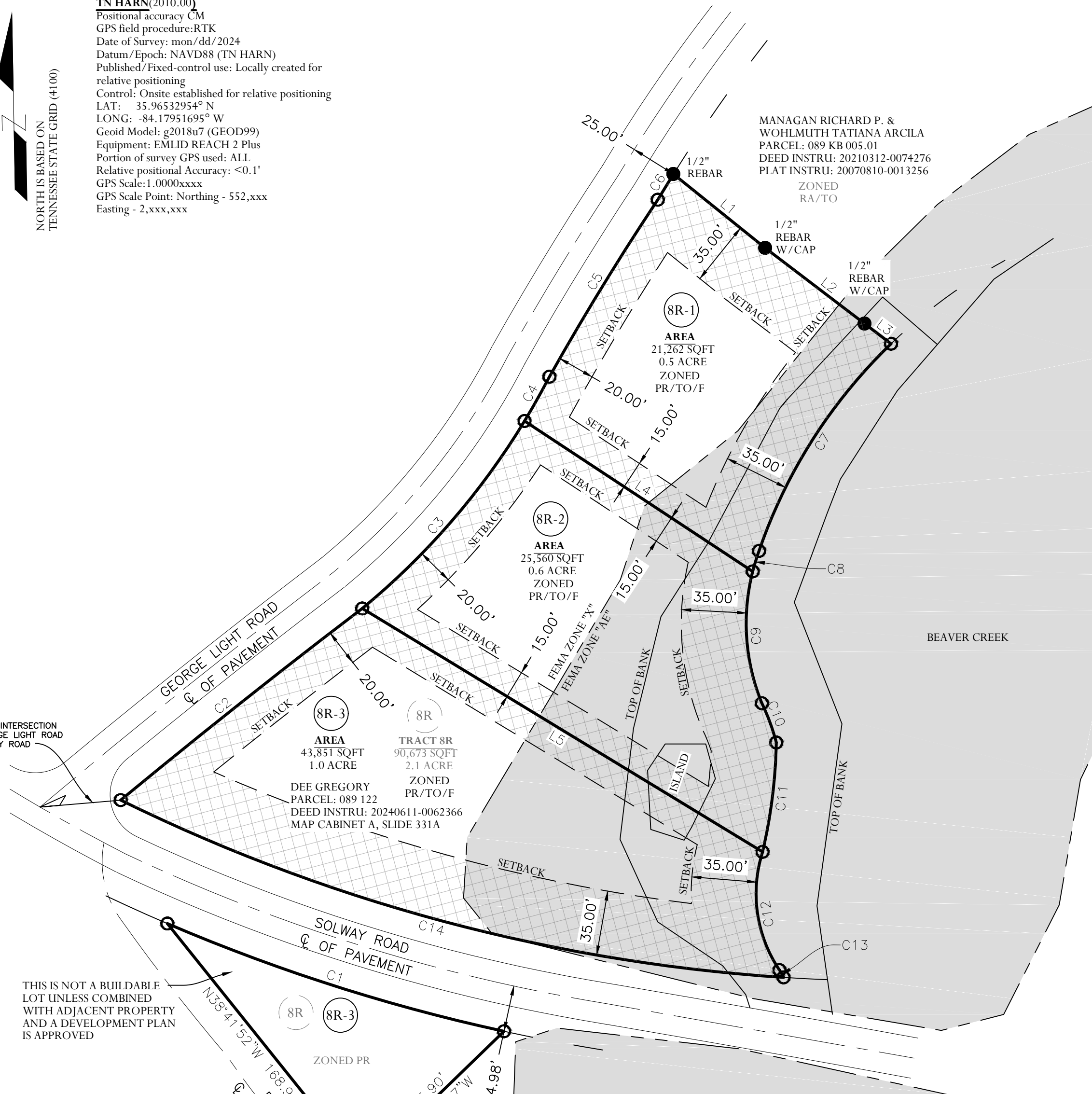
HARDIN VALLEY FARMS LLC
PARCEL: 089 119
DEED INSTRU: 20200302-0057778

Additional Notes:

- This Plat designates PR Zoning- 3 - Single Family Lots
- Setback per required zoning:
Front Yard: The minimum shall be thirty (20) feet.

Rear Yard: The minimum shall be thirty-five (35) feet.

Side Yard: Fifteen (15) feet for interior lot lines
Thirty-five (35) feet for peripheral boundary lines



Line Table		
Line #	Length	Direction
L1	63.59'	S51°09'36"E
L2	67.41'	S52°42'37"E
L3	18.01'	S52°42'37"E
L4	147.47'	S56°36'01"E
L5	252.85'	S58°42'04"E

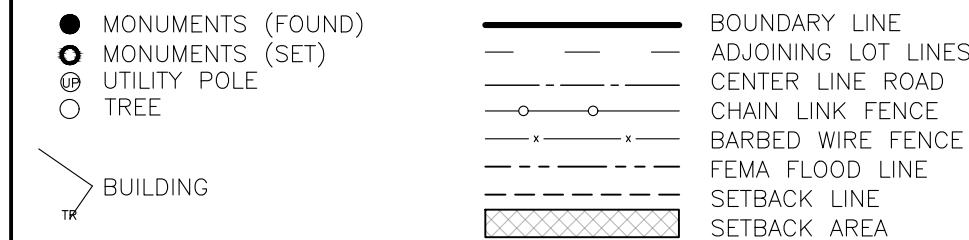
Curve Table (Chord Distance & Bearing)				
Curve #	CHORD DIST	BEARING	RADIUS	SEGMENT LENGTH
C1	190.74	S72°15'07"E	1,002.2	191.025
C2	166.40	N51°33'55"E	4,156.6	166.406
C3	133.81	N40°53'45"E	399.6	134.443
C4	27.45	N29°17'23"E	399.6	27.454
C5	111.98	N31°28'00"E	1,518.9	112.004
C6	16.22	N31°29'44"E	840.8	16.225
C7	132.60	S32°30'15"W	282.8	133.844
C8	11.56	S17°09'45"W	113.9	11.568
C9	71.30	S03°58'47"E	113.9	72.514
C10	22.59	S20°12'27"E	118.6	22.628
C11	59.44	S07°09'40"W	280.2	59.556
C12	64.47	S08°08'17"E	73.7	66.723
C13	4.47	S29°18'20"E	46.5	4.476
C14	370.27	N75°01'41"W	952.2	372.642

FILE # 11-G-24-DP

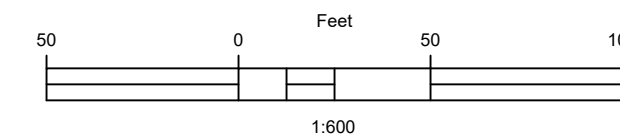


VICINITY MAP

THE RESUBDIVISION OF
TRACT 8
OF THE AB MCKAMEY FARM
DEED INSTRUMENT 20240611-0062366
PARCEL ID. 089 122
SIXTH CIVIL DISTRICT
KNOX COUNTY
4 NOVEMBER 2024



SCALE: 1"=50'



Notes:

- Deed Instr: 20240611-0062366
- Map Cabinet A, Slide 331A
- Zoned PR - Planned Residential
- Setback per required zoning
- Total Area: 90,673 SqFt / 2.1 Acres into 3 lots
- Zone "X" & "AE" per FEMA Map 47093C0233G, effective date: 8/05/2013
- Utility Easement per Deed Instr: 2005012-00057767 as recorded in Knox County Register of Deeds Office
- These required utility and drainage easements shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way, including previously approved Joint Permanent Easements (JPEs). 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. [Sub Reg Section 3.11.A.1]
- This survey was done in accordance to the State of Tennessee Minimum Standards of Practice.
- All set pins consist of 1/2" rebar.
- Limits of Disturbance (LOD) for each lot is 5,100 sqft.
- Minimum Floor Elevation (MFE) is as follows:
Lots 8R2 & 8R3 is 863.00'
Lot 8R-1 is 864.00'

OWNER
Dee Gregory
5725 Ball Road
Knoxville, TN 37931
(865)556-0096

LAND SURVEYOR
John Scott Stanley
619 Glen Willow Drive
Knoxville TN, 37934
(865) 675-0175

PROJECT NUMBER: GLK20240606 REV: - BY: Carol Miller
FILE NAME: George Light Rd Plat Knox Co R4.dwg DATE: Tuesday, November 5, 2024

