

Guarantee of completion of drainage systems.

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion and stabilization of all drainage systems as shown on drainage plans which were approved the day of _____, 20____, within a period not to exceed one year from date of approval.

Signed: _____ Date: _____
Dept.: _____ Title: _____

Guarantee of completion of streets and related improvements.

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference monuments, benchmarks and iron pins in this subdivision in accordance with required standards and specifications within a period not to exceed one year from date of approval of the final plat.

Signed: _____ Date: _____
Dept.: _____ Title: _____

Certification of Category and Accuracy of Survey.

I hereby certify that this is a Category "IV" survey and the ratio of precision of the unadjusted survey is not less than 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: _____

Ownership. The certification of ownership and general dedication shall be as follows:

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: PETE McCLAIN Signature(s): _____
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 herein 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: _____

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, IDLTA, ANGLE. Contains curve data for lots 207-210 and 211-214.

Table with columns: LINE, BEARING, DISTANCE. Lists bearings and distances for lots 230-239.

Legend
WB WARRANTY DEED BOOK
PG PAGE
PP LIGHT POLE
UP UTILITY POLE
1/2 IN IRON PIN SET (DENOATED MOORE #1406)
EIP IRON ROD OLD
PERMANENT REF. POINTS
POINT NOT SET

GLOBAL POSITIONING SYSTEM (GPS) DATA

Percent of Survey Conducted with GPS: 100%
GPS Manufacturer and Model: Hemisphere, S631 GNSS RTK
GPS Survey Type (dual frequency receivers): RTK
Relative Position Accuracy: Meets or Exceeds +/- 0.06' + 100PPM
Solution Date : 06/06/2023
Tennessee State Plane
USA/NAD83/ TNNAD83

NOTES:

- 1. IRON PINS FOUND OR SET AT ALL CORNERS UNLESS NOTED ON PLAT.
2. GRID NORTH IS BASED UPON TNNAD 83, DISTANCES HAVE NOT BEEN REDUCED TO GRID.
3. BEING ALL OF TAX MAP 074 PARCEL 002.05 WARRANTY DEED BOOK 20200617 PAGE 0084564 RECORDED IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
4. NO TITLE OPINION WAS PROVIDED FOR THIS SURVEY, THEREFORE EASEMENTS, RIGHT OF WAYS AND SETBACKS NOT SHOWN MAY EXIST.
5. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORDED DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH.
6. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT THE EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON SAID SURVEY SHOWN HERE-ON.
7. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDED BUT NOT LIMITED TO SOIL GEOLOGICAL CONDITIONS PHYSICAL, DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MARKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITIONS FOR UNDERGROUND UTILITY LOCATION CALL 811.
8. DRAINAGE AND UTILITY EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENT OF 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.
9. THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 47093C0188F, DATED MAY 02, 2007.
10. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING REGULATIONS FOR ZONE: PR(1-2.5 DU/AC) SETBACKS: FRONT 20' SIDE 5' REAR 15'
11. SEE VARIANCES AND CONDITIONS OF APPROVAL PLEASE SEE APPROVED CONCEPT PLAN 10-SA-19-C AND USE ON REVIEW PLAN 7-C-17-UR.
12. LOTS WILL BE ACCESSED BY INTERIOR STREET SYSTEMS ONLY.
13. SIGHT DISTANCES ON ALL INTERSECTIONS WITH PUBLIC ROADS MEET SUBDIVISION REGULATIONS
14. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORM WATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORM WATER FACILITIES IS RECORDED AS INSTRUMENT #XXXXXXXXXX
15. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT #XXXXXXXXXX

TOTAL AREA
361641 Sq. Feet
8.3021 Acres
(TOTAL INCLUDING ROAD R.O.W. AND LOTS)
TOTAL 33 BUILDING LOTS

CARTER RIDGE UNIT 1 SUBDIVISION
INST: 200602130068085



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 _____ 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 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.
Utility Provider: _____
Authorized Signature for Utility: _____ 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.
Utility Provider: _____
Authorized Signature for Utility: _____ Date: _____

Taxes and Assessments. Certification that taxes and assessments have been paid shall be as follows:
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: _____

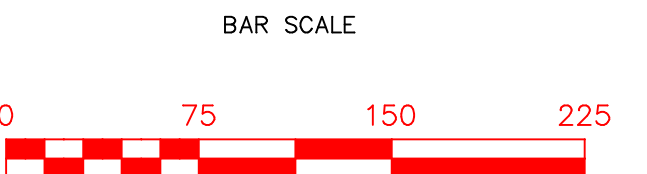
Zoning.
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
Zoning Shown on Official Map: _____
Date: _____
By: _____

6. 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 Administrative Rules of the Planning Commission, and these regulations.
Signed: _____
Date: _____

SURVEY PERFORMED BY:
W.J. MOORE AND ASSOCIATES
192 CABOT LANE
ROCKWOOD, TENNESSEE 37854
PHONE: (865) 354-2236

SURVEY for OWNER
OAKLAND LLC.
2724 HAWK HAVEN LN.
KNOXVILLE, TENNESSEE 37931
856-719-4342

Table with columns: DATE, PROJECT #, FILE PHASES, NO., DATE, DESCRIPTION OF REVISION. Shows revision history for the survey.



FINAL PLAT OF CARTER RIDGE-
PHASE V LOTS 248 TO 269
AND LOT 311 TO 321
TAX MAP 074 PARCELS 002.05
8TH CIVIL DISTRICT OF KNOX COUNTY TENNESSEE

