

VICINITY MAP

TN HARN (2010.00)
 Positional accuracy CM
 GPS field procedure: RTK
 Date of Survey: 06/18/2024
 Datum/Epoch: NAVD83 (TN HARN)
 Published/Fixed-control use: Locally created for relative positioning
 Control: Onsite established for relative positioning
 LAT: 36.06568803° N
 LONG: 83.80782681° W
 Geoid Model: g2018u7 (GEOID99)
 Equipment: EMLID REACH 2 Plus
 Portion of survey GPS used: ALL
 Relative positional Accuracy: <0.1'
 GPS Scale: 1.00008776
 GPS Scale Point: Northing - 637,720.71
 Easting - 2,616,397.72

Line #	Length	Direction
L11	10.00'	S41°36'08"W
L12	64.72'	N50°43'40"W
L13	58.45'	N60°43'42"W
L14	33.44'	N18°48'06"W
L15	58.90'	N01°59'33"E
L16	49.79'	N17°37'25"W
L17	11.72'	N41°04'59"E

Line #	Length	Direction
L1	189.07'	S41°36'08"W
L2	10.19'	S49°05'25"E
L3	55.82'	S51°01'24"E
L4	55.47'	S60°43'42"E
L5	27.78'	S18°48'06"E
L6	58.87'	S01°59'33"W
L7	57.53'	S17°38'21"E
L8	44.07'	S17°38'21"E
L9	216.77'	S38°00'47"E
L10	100.55'	S47°22'27"W

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: Thomas Dahl Signature: _____ Date: _____
 Owner: Hannah Dahl Signature: _____ Date: _____

Certification of Approval of Subsurface Sewage Disposal Systems

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code Annotated, and the regulations promulgated thereto.

Knox County Health Department _____ Date: _____

Certification of Public Water System - Minor Subdivision

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: _____

Owners Certification for Public Sewer and Water Services - Minor Subdivision

(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 Names: _____
 Signature(s): _____
 Date: _____
 Zoning: _____
 Zoning Shown on Official Map: _____
 Date: _____
 By: _____

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: _____

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: _____

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

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set.

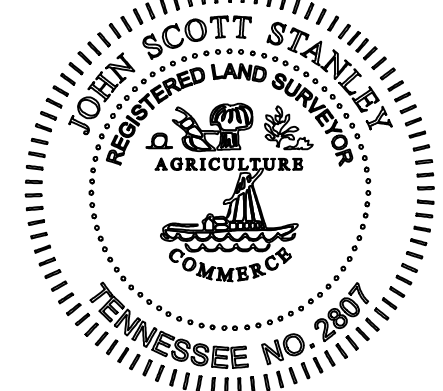
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. 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. 2807 Date: _____

● MONUMENTS (FOUND)	----- BOUNDARY LINE
○ MONUMENTS (SET)	----- OLD LOT LINE
⊕ UTILITY POLE	----- CENTER LINE ROAD
⊗ TREE	----- ADJOINING LOT LINES
□ BUILDING	----- CHAIN LINK FENCE
	----- WOODEN FENCE
	----- BARBED WIRE FENCE
	----- ELECTRICAL (OVERHEAD)

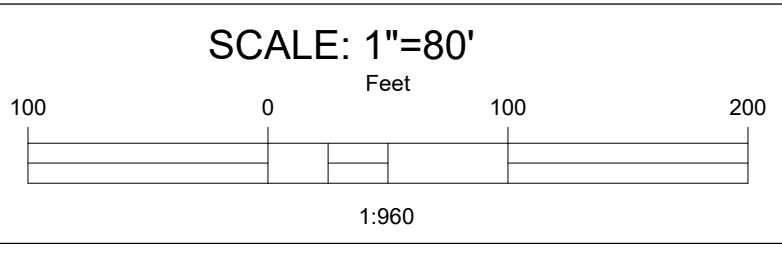
Planning Commission Certification of Approval for Recording - Final Plat
 This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers 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: _____

Certificate of the 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
 Tennessee License No. 2807 Date: _____



FILE # 11-SA-24-F

- Notes:
- Zoned A - General Agricultural
 - Setback per required zoning
 - 471,564 SqFt / 10.83 Acres into 1 lot & 1 exempt tract/Remo.
 - This tract is exempt from the subdivision per Section 2.11 of the Subdivision Regulations.
 - Utility and Drainage Easements shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way (including Joint Permanent) 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.
 - This survey was done in accordance to the State of Tennessee Minimum Standards of Practice, (and should be considered **retracement survey**)
 - All set pins consist of 1/4" rebar.
 - The existing 10' right of way per Map Cab. H Slide 52D. The new easement agreement is recorded as Instru: _____
 - The approval of this plat does not increase any zoning non-conformities for the existing structures on the property nor does it change the non-conforming status of the existing structures. Documentation as to the legal status of the structures or variances from the Board of Zoning Appeals may be required at some time later for permit applications or development approvals.
 - The purpose of this plat is to create a new 1 acre parcel for the existing house closest to Millertown Pike.
 - The construction of any additional dwellings on Lot 1 or the Exempt Tract will require that the existing ROW be improved to meet the current access standards required by Section 3.03 of the Subdivision Regulations.



OWNERS
 Hannah Dahl & Thomas Dahl
 8015 Millertown Pike
 Knoxville, TN 37924
 (865) 306-2898

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

RESUBDIVISION OF PART OF THE PLAT
 OF THE PROPERTY OF JERRY WOOD JR.
 DEED INSTRUMENT 20220929-0020171
 PLAT INSTRUMENT 201307310007698
 PARCEL ID-051 017
 EIGHTH CIVIL DISTRICT
 KNOX COUNTY
 26 AUGUST 2024

PROJECT NUMBER: MFK202410501 REV: - BY: Michael Shaddle
 FILE NAME: Millertown-R4.dwg DATE: Monday, November 4, 2024