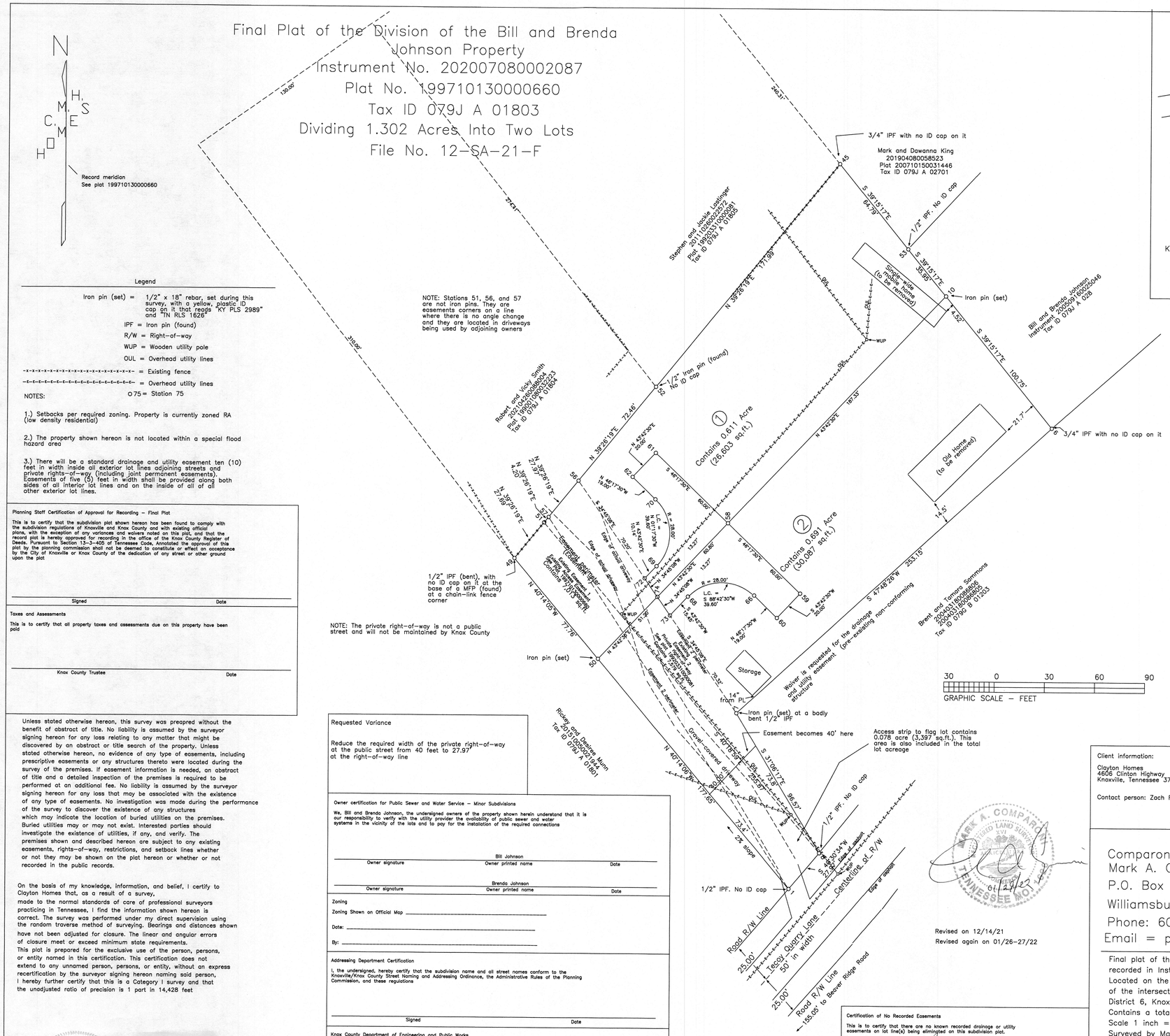
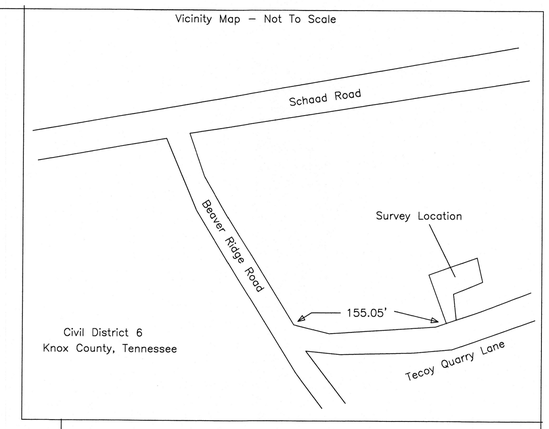
Final Plat of the Division of the Bill and Brenda Johnson Property
Instrument No. 202007080002087
Plat No. 199710130000660
Tax ID 079J A 01803
Dividing 1.302 Acres Into Two Lots
File No. 12-SA-21-F





Legend

Iron pin (set) =	1/2" x 18" rebar, set during this survey, with a yellow, plastic ID cap on it that reads "KY PLS 2989" and "TN RLS 1626"
IPF =	Iron pin (found)
R/W =	Right-of-way
WUP =	Wooden utility pole
OUL =	Overhead utility lines
-x-x-x-x-x-x-x-x-x-x-x-x-x- =	Existing fence
-E-E-E-E-E-E-E-E-E-E-E-E-E- =	Overhead utility lines
O 75 =	Station 75

NOTES:

1.) Setbacks per required zoning. Property is currently zoned RA (low density residential)

2.) The property shown hereon is not located within a special flood hazard area

3.) There will be a standard drainage and utility easement ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way (including joint permanent easements). Easements of five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all of all other exterior lot lines.

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

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid

Knox County Trustee Date

Unless stated otherwise hereon, this survey was preapred without the benefit of abstract of title. No liability is assumed by the surveyor signing hereon for any loss relating to any matter that might be discovered by an abstract or title search of the property. Unless stated otherwise hereon, no evidence of any type of easements, including prescriptive easements or any structures thereto were located during the survey of the premises. If easement information is needed, an abstract of title and a detailed inspection of the premises is required to be performed at an additional fee. No liability is assumed by the surveyor signing hereon for any loss that may be associated with the existence of any type of easements. No investigation was made during the performance of the survey to discover the existence of any structures which may indicate the location of buried utilities on the premises. Buried utilities may or may not exist. Interested parties should investigate the existence of utilities, if any, and verify. The premises shown and described hereon are subject to any existing easements, rights-of-way, restrictions, and setback lines whether or not they may be shown on the plat hereon or whether or not recorded in the public records.

On the basis of my knowledge, information, and belief, I certify to Clayton Homes that, as a result of a survey, made to the normal standards of care of professional surveyors practicing in Tennessee, I find the information shown hereon is correct. The survey was performed under my direct supervision using the random traverse method of surveying. Bearings and distances shown have not been adjusted for closure. The linear and angular errors of closure meet or exceed minimum state requirements. This plat is prepared for the exclusive use of the person, persons, or entity named in this certification. This certification does not extend to any unnamed person, persons, or entity, without an express recertification by the surveyor signing hereon naming said person, I hereby further certify that this is a Category I survey and that the unadjusted ratio of precision is 1 part in 14,428 feet

Surveyor's Signature Tenn. Reg. No. 1626 Date 01/29/22

Requested Variance

Reduce the required width of the private right-of-way at the public street from 40 feet to 27.97' at the right-of-way line

Owner certification for Public Sewer and Water Service – Minor Subdivisions

We, Bill and Brenda Johnson, the undersigned owners 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 lots and to pay for the installation of the required connections

Bill Johnson
Owner signature Owner printed name Date

Brenda Johnson
Owner signature Owner printed name 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/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations

Signed 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 _____, 2021

Engineering Director Date

Certificate of Ownership and General Dedication

We, Bill and Brenda Johnson, the undersigned owners of the property shown herein, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Bill Johnson
Owner signature Owner printed name Date

Brenda Johnson
Owner signature Owner printed name 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 Subdivisions 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 4th Day of August, 2021

Registered Land Surveyor 1626 Tennessee License No. 01/29/2022 Date

Certification of the Accuracy of Survey

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 1626 Tennessee License No. 01/29/2022 Date

Certification of Approval of Public Sanitary Sewer System – Minor Subdivisions

This is to certify that the subdivision shown hereon 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 lots and to pay for the installation of the required connections

Utility Provider Authorized Signature for Utility Date

Certification of the Approval of Public Water System – Minor Subdivisions

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 lots and to pay for the installation of the required connections

Utility Provider Authorized Signature for Utility Date

Certification of No Recorded Easements

This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor Tn. Lic. No. 1626 Date 01/29/22

Revised on 12/14/21
Revised again on 01/26-27/22

Client information:	Owner information:
Clayton Homes 4606 Clinton Highway Knoxville, Tennessee 37912 Contact person: Zach Roberts	Bill and Brenda Johnson 6521 Tecoy Quarry Road Knoxville, Tennessee 37921

Comparoni & Associates Since 1994'

Comparoni & Associates Surveying
Mark A. Comparoni, Tn. R.L.S. No. 1626
P.O. Box 577
Williamsburg, Kentucky 40769
Phone: 606-499-2089 Fax: 606-261-2141
Email = petemark@netzero.net

Final plat of the division of the Bill and Brenda Johnson property
recorded in Instrument No. 202007080002087
Located on the northwest side of Tecoy Quarry Lane, 155.05 feet northeast of the intersection of Tecoy Quarry Lane and Beaver Ridge Road, Civil District 6, Knox County, Tennessee
Contains a total of 1.302 acres
Scale 1 inch = 30 feet
Surveyed by Mark A. Comparoni, Tn. R.L.S. No. 1626
Surveyed on 08/04/2021
Drawn by Mark A. Comparoni, Tn. R.L.S. No. 1626
Drawn on 08/04-05/2021
Survey was requested by Zach Roberts of Clayton Homes in Knoxville, Tennessee
Job number 21-175-99-107
File name JOHTUR.*

File