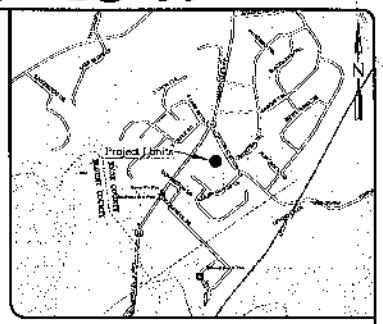
2-B-20-UR

Final Plat of the Resubdivision Lot 56 of Barineau Hills, Phase II

Being All of Lot 56, Barineau Hills, Phase II ~ Instrument No. 201909180019641
A Parcel of Land Lying in the 9th Civil District of Knox County, Tennessee



AREA STATEMENT

LOT 56R1 CONTAINS 16,929 SQUARE FEET OR 0.38 ACRES, MORE OR LESS.

LOT 56R2 CONTAINS 38,153 SQUARE FEET OR 0.88 ACRES, MORE OR LESS.

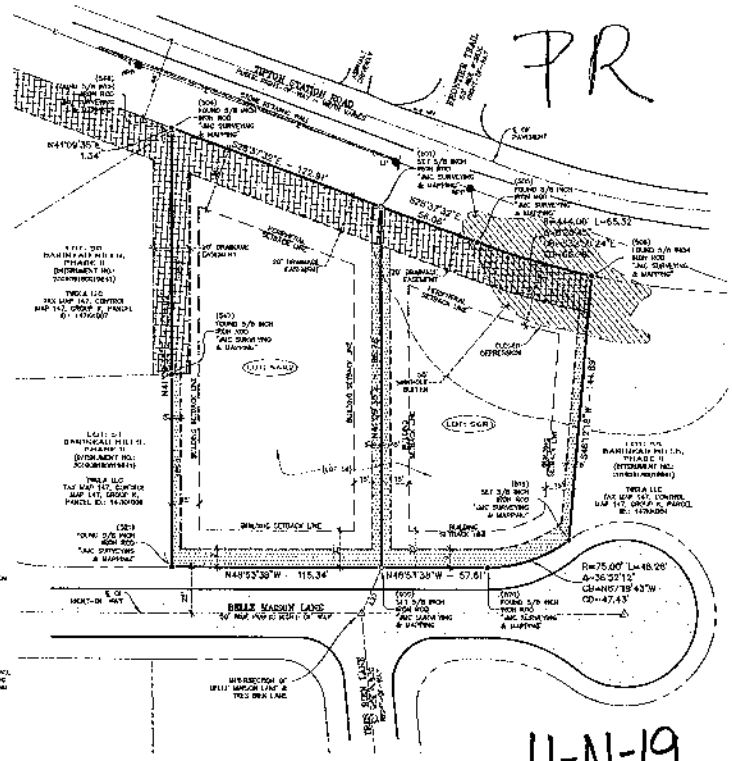
THIS PLAT SUBDIVIDES 1.07 ACRES OR 46,777 SQUARE FEET INTO 2 LOTS.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

(XX/000)	-IMC POINT NUMBER
△	-CALCULATED POINT (SET/FOUND)
	-WOOD POWER POLE
	-LIGHT POST
	-GUY WIRE
	-OVERHEAD UTILITY LINE
	-EASEMENT LINE
	-DRAINAGE AND UTILITY EASEMENT



PR

11-N-19

Planning Services

11/13/19

CERTIFICATE OF OWNERSHIP AND DEDICATION

THAT, WE, LARRY G. WRIGHT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FORVER AND WITHOUT CLAIM FOR DAMAGES. WE ARE THE OWNER(S) OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT OF WAY AND/OR EQUIT EASEMENT AS SHOWN ON THIS PLAT.

OWNER(S) PRINTED NAME: _____

SIGNATURE(S): _____

DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM – MINOR SUBDIVISION

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF THE PUBLIC SANITARY SEWER AND (REQUIRED) 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 SEWER 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 APPROVAL OF PUBLIC WATER SYSTEM – MINOR SUBDIVISION

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF THE 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

OWNER DEDICATION FOR PUBLIC SEWER AND WATER SERVICE – MINOR SUBDIVISION

I, WE, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON 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

ZONING

ZONING DISTRICT(S) IN WHICH THE LAND WITHIN SUBDIVISION IS LOCATED 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

KNOX COUNTY TRUSTEE:

_____

SIGNATURE DATE

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: _____

CERTIFICATION BY THE 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

ELECTRONIC STAMP 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 13-3-402 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 OR KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND SHOWN ON THE PLAT.

SIGNED _____

DATE _____

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE RELEVANT TO THE NORTH AMERICAN DATUM OF 1983, (NAD 83, EPOCH 2002.0), TENNESSEE GEODETIC REFERENCE NETWORK AND FURTHER REFERENCED TO THE KNOXVILLE GEOGRAPHIC INFORMATION SYSTEM NETWORK.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999368.
3. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND THE GROSS MANUAL TRACE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE, OTHER UTILITIES MAY EXIST AND NOT BE SHOWN. THE SURVEYOR MAKES NO GUARANTEE TO EXPENSES OR BURIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
4. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY AND RIGHT-OF-WAY INFORMATION WAS PROVIDED BY THE CLIENT. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, OR OTHER ENCUMBRANCES NOT SHOWN IN THE DEED OF RECORD.
5. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY INCLUDE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION PROVIDED BY CLIENT. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY WHICH NOT PREVIOUSLY BE KNOWN TO THIS FIRM.
6. EACH LOT SHOWN HEREON IS SUBJECT TO DRAINAGE AND UTILITY EASEMENTS AS FOLLOWS:
   5' WIDE ALONG INTERIOR LOT LINES
   10' WIDE ALONG FRONTAGE LOT LINES AND ROAD RIGHTS-OF-WAY LINES
7. THE SURVEY SHOWN HEREON WAS COMPLETED IN ONE FIELD VISIT BY THE UNDERSIGNED SURVEYOR BETWEEN JUNE 26, 2017, AND NOVEMBER 13, 2019. FIELD WORK WAS COMPLETED ON JUNE 26, 2019.
8. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. SEE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES AS RECORDED IN INSTRUMENT NO.: 201909180019641.
9. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE ON REVIEW, REFER TO METROPOLITAN PLANNING COMMISSION'S (MPC) 7-SE-17-C AND 7-B-17-UR.
10. A GEOTECHNICAL REVIEW OF THE SINK HOLE AREA WAS CONDUCTED BY GEOTECHNICS, LLC. ON JUNE 15 AND 16, 2019. SINK REPORT DATED JUNE 25, 2019 OF WERE EVIDENCE REGARDING THE FOR STABILITY OF THE 50' BUFFER AND SINKHOLE. BASED THE FOLLOWING RECOMMENDED CONCLUSION: "IN OUR PROFESSIONAL OPINION, THE PROPOSED DEVELOPMENT LOCATED WITHIN THE 50-FOOT BUFFER ZONE, WILL NOT HAVE AN ADVERSE RISK OF SINKHOLE DEVELOPMENT THAN IN THE ABSENCE OF THE BUFFER ZONE."
11. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47093C0243F AND HAS AN EFFECTIVE DATE OF MAY 2, 2006.
12. THE PROPERTY SHOWN HEREON IS ZONED "PR" (PLANNED HORIZONTAL) BUILDING SETBACKS MAY BE AS FOLLOWS:
    FRONT _____ 30' REAR _____ 35' SIDES _____ 10' PERIMETER _____ 35'
    PARKING SETBACK MAY VARY BUILDING ALTERATIONS MAY BE CONSIDERED BY
13. MAIL OWNER AND PROPERTY ADDRESS:
    TWILA LLC
    [illegible]
    [illegible]
    KNOXVILLE, TENNESSEE 37918
14. THIS SURVEY IS CERTIFIED TO THE FOLLOWING:
    TWILA LLC
    LARRY G. WRIGHT

SURVEYOR'S CERTIFICATION

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A TENNESSEE REGISTERED LAND SURVEYOR)

I HEREBY CERTIFY THAT THE FINAL PLAT OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY SUPERVISION AND THAT SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE TENNESSEE STATE BOARD OF LICENSING FOR LAND SURVEYORS IN CHAPTER 0820-03, STANDARDS OF PRACTICE. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE. THE SURVEY IS BASED ON BOUNDARY LINE PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.

I FURTHER CERTIFY THAT THE SURVEY CONTROL SHOWN AND UTILIZED FOR THIS SURVEY WAS PROCURED USING REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM MEASUREMENTS, WHICH MEET (RKN-03-0710) AND THE CURRENT MINIMUM STANDARDS FOR A CATEGORY "A" SURVEY.

I FURTHER CERTIFY THAT THE BOUNDARY SURVEYING AND CONVENTIONAL TRAVERSING MEET THE CURRENT MINIMUM STANDARDS FOR A CATEGORY "A" SURVEY. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:10,000 AS SHOWN HEREON.

NOVEMBER 13, 2019
DATE OF SIGNATURE

PRELIMINARY – FOR REVIEW ONLY
NOVEMBER 13, 2019

JOSEPH W. CHEVIN
TENNESSEE REGISTERED LAND SURVEYOR
LICENSED NO. 1999

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Alabama Certificate No. CA-908-LS

FINAL PLAT OF
THE RESUBDIVISION OF
LOT 56 BARINEAU HILLS, PHASE II
9TH CIVIL DISTRICT OF KNOX COUNTY
KNOXVILLE, TENNESSEE

Scale:	Date:	File & Drawing No.
1"=40'	11/2019	19-1050-01
Drawn By: C.A.M.	Checked By: J.M.C.	Sheet 1 of 1

Drawing Path and Name: Y:\MILL-HEADS\CADDATA\PROJECTS\2019-1050-01 Larry Wright - Re-Subdivision of Lot 56 Barineau Hills\Wright - Barineau Hills Re-Subdivision Final of Lot 56.DWG

Field Book(s): 220,214

Page(s): 5-6,16-17