

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 THE SHARPE 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 PLAN.

OWNER(S) **DAVID TRANTANELLA**

SIGNATURE(S): \_\_\_\_\_

DATE: \_\_\_\_\_

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: \_\_\_\_\_

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISION

I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC WATER SYSTEM AND THE PUBLIC WATER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER \_\_\_\_\_

AUTHORIZED SIGNATURE FOR UTILITY \_\_\_\_\_ DATE \_\_\_\_\_

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: \_\_\_\_\_ CITY TAX CLERK \_\_\_\_\_ DATE \_\_\_\_\_

SIGNED: \_\_\_\_\_ KNOX COUNTY TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

ZONING

ZONING SHOWN ON OFFICIAL MAP \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAN ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENGINEERING DIRECTOR \_\_\_\_\_

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ TITLE: \_\_\_\_\_

GUARANTEE OF COMPLETION OF STORMWATER FACILITIES.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ TITLE: \_\_\_\_\_

CERTIFICATION OF FINAL PLAN - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED.

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 PLAN 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 REMOVED, 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 PLAN. THE BOND OR OTHER SECURITY THAT IS POSTED TO GUARANTEE THE COMPLETION OF STREETS AND RELATED IMPROVEMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR \_\_\_\_\_

TENNESSEE LICENSE NO. \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAN

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING ORDINANCES, DECREES, AND RESOLUTIONS OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAN 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 PLAN 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 PLAN.

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISION

I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC SANITARY SEWER SYSTEM AND THE PUBLIC SANITARY SEWER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER \_\_\_\_\_

AUTHORIZED SIGNATURE FOR UTILITY \_\_\_\_\_ DATE \_\_\_\_\_

LEGEND table with symbols for iron pins, monuments, curves, points, easements, utility lines, etc.

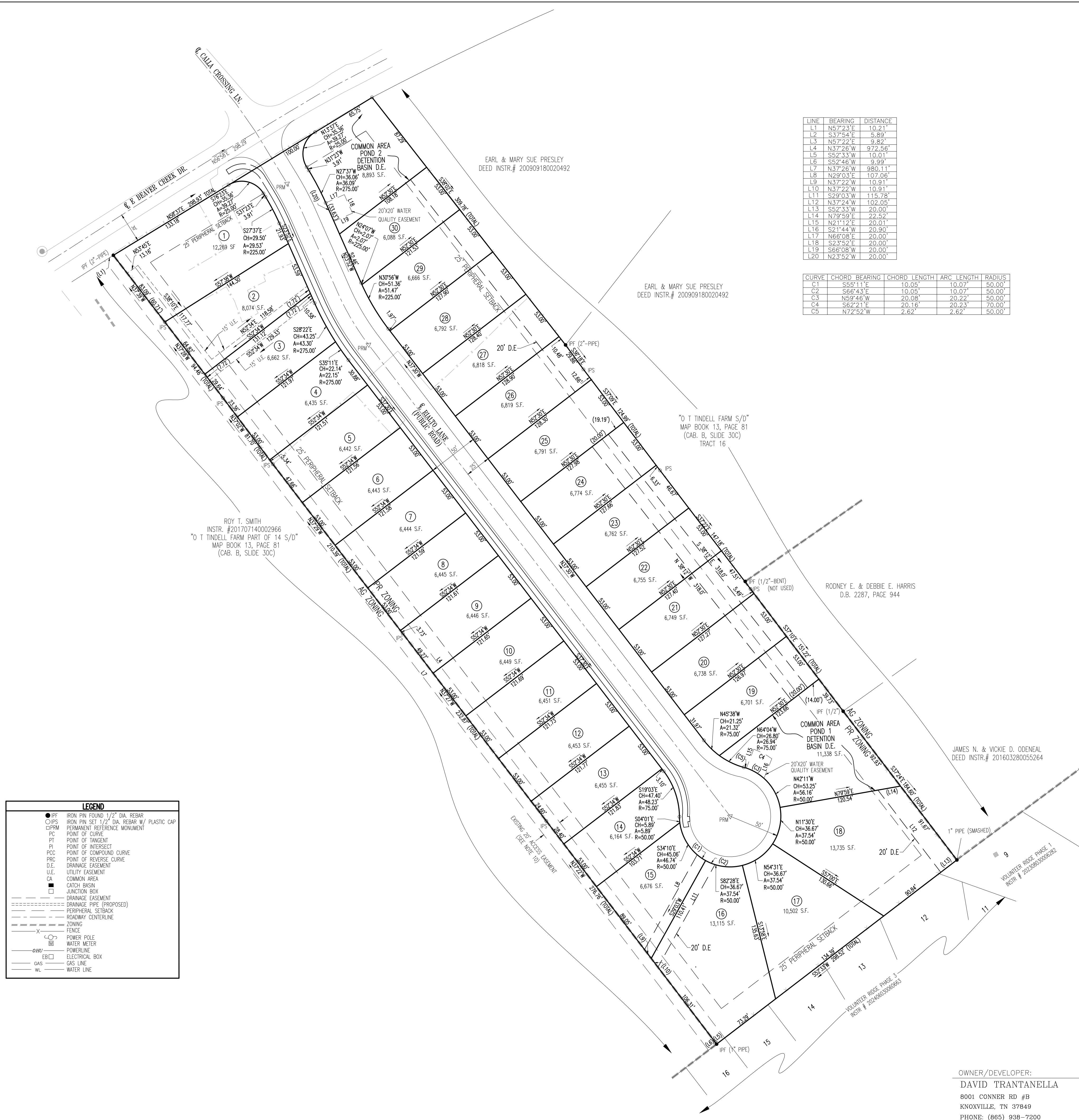
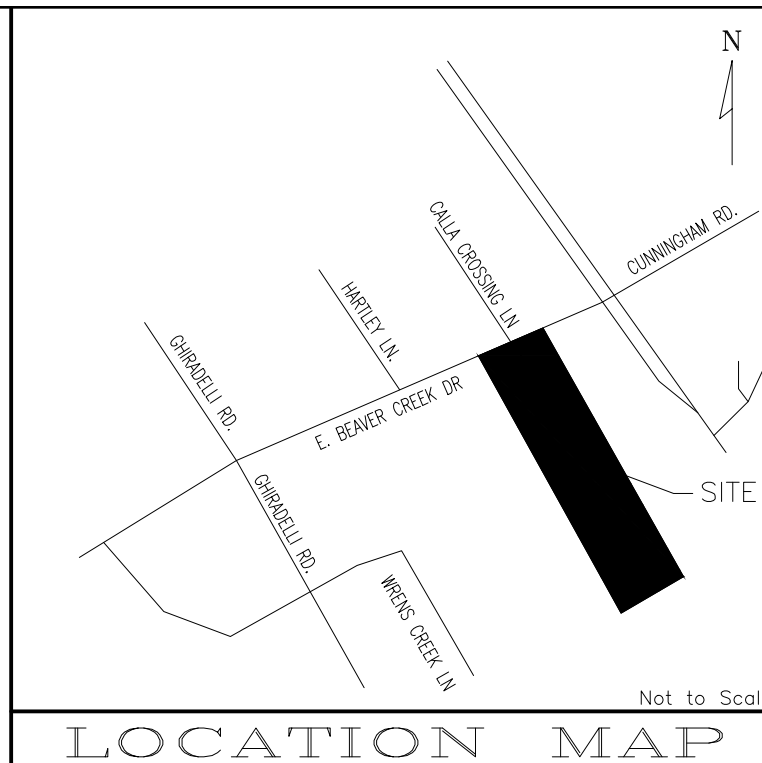


Table with columns: LINE, BEARING, DISTANCE. Lists line data for the subdivision.

Table with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Lists curve data for the subdivision.



- NOTES: 1. IRON PINS FOUND (IPF) SHOWN ON PLAN... 2. UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN FEET (10') IN WIDTH... 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED... 4. THIS PROPERTY IS ZONED PR. 5. THIS SUBDIVISION CONTAINS 6.610 ACRES AND IS SUBDIVIDED INTO 30 LOTS, 2 COMMON AREAS, AND PUBLIC RIGHT-OF-WAY. 6. BUILDING SETBACK LINES WILL BE AS FOLLOWS: FRONT... 20' SIDES... 5' REAR... 15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK) 7. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING FILES 1-SE-23-C & 1-D-23-07. 8. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR.# 9. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THEIR PROPERTY. THE COVENANTS FOR MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR.# 10. EXISTING 20' ACCESS EASEMENT WAS ESTABLISHED BY PREVIOUS PLAT ENTITLED "O T TINDELL FARM" AND RECORDED IN MAP BOOK 13 PAGE 81 (CABINET "B", SLIDE 30C). 11. THE PURPOSE OF THIS PLAN IS TO CREATE A 30 LOT SUBDIVISION. 12. ALL LOTS WILL HAVE ACCESS TO INTERIOR ROAD SYSTEM ONLY. 13. VARIANCE APPROVED BY KNOXVILLE-KNOX COUNTY PLANNING AT THEIR JANUARY 12TH 2023 MEETING REDUCING THE VERTICAL CURVE LENGTH ON ROAD A AT STATION 0+80 FROM 229.5' TO 140.0' (K VALUE FROM 25 TO 15.3) 14. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 7/2/2022



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND 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: \_\_\_\_\_

FINAL PLAT OF RIALTO S/D A RESUBDIVISION OF TRACT 15, O.T. TINDELL FARM TAX MAP 47 PARCEL 233 DISTRICT 6, KNOX COUNTY, TENNESSEE

SCALE: 1"=50' DATE: NOVEMBER 25, 2024

OWNER/DEVELOPER: DAVID TRANTANELLA 8001 CONNER RD #B KNOXVILLE, TN 37849 PHONE: (865) 938-7200

BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE (865) 588-6472 FAX (865) 588-6473 email@bhn-p.com