

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: Raj Cheema Signature(s): _____ Date: _____

Owner(s) Printed Name: Braden Family Properties LLC Signature(s): _____ Date: _____

State of _____, County of _____

On this _____ day of _____, 20__

Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this the day and year above

Written _____ Notary

My Commission expires _____ "Seal"

State of _____, County of _____

On this _____ day of _____, 20__

State of _____, County of _____

On this _____ day of _____, 20__

Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this the day and year above

Written _____ Notary

My Commission expires _____ "Seal"

State of _____, County of _____

On this _____ 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 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. 2029 Date: _____

Certification 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. 2029 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 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 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 lot(s) and to pay for the installation of the required connections.

Utility Provider _____

Authorized Signature for Utility Date _____

Owner Certification for Public Sewer and Water Service - Minor Subdivisions

(I, 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 Name: Raj Cheema Signature(s): _____ Date: _____

Owner(s) Printed Name: Braden Family Properties LLC 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-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____ 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 _____ Tennessee License No. _____

Date: _____

LEGEND

These standard symbols will be found in the drawing.

☉ FIRE HYDRANT

⊕ WATER VALVE

⊕ UTILITY POLE

⊕ SEWER MANHOLE

⊕ WATER METER

● IRON ROD SET [IR(S)]

● IRON ROD FOUND [IR(F)]

— OVERHEAD ELECTRIC LINES

— CENTERLINE OF RIGHT-OF-WAY

— GAS LINE

— FENCE LINE

— LOT LINES

— BOUNDARY LINES

NOTES:

- 1. IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
2. THE REQUIRED 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). 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. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE(5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
3. TOTAL NUMBER OF ONE LOT, TOTAL ACREAGE 5,584 SF OR 0.128 AC.
4. PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PORTIONS OF EXISTING LOTS INTO ONE LOT.
5. PROPERTY IS ZONED RN-2. SEE CITY OF KNOXVILLE ZONING FOR USE AND SETBACKS.
6. CITY OF KNOXVILLE B.Z.A. VARIANCE (10-C-22-VA) GRANTED ON OCTOBER 18th, 2022 TO DECREASE THE MINIMUM LOT WIDTH FROM 50 FEET TO 40 FEET ON AN EXISTING LOT FOR A NEW SINGLE-FAMILY DWELLING IN THE RN-2 ZONING DISTRICT.
7. THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING BOUNDARY CONFLICTS.
8. PLANNING VARIANCE FOR LOT BEING TRANSFER AFTER THE ADOPTION OF THE PLANNING COMMISSION REGULATIONS AS ADOPTED.

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the _____ day of _____, 20__

Engineering Director _____

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: _____

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: _____

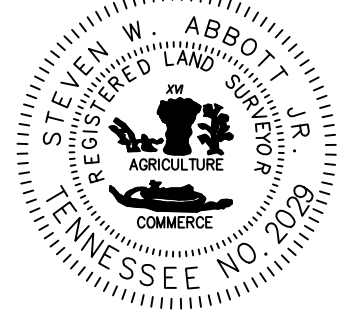


FILE# 2-SB-23-F

Certification of Category and Accuracy of Survey

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. That this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Surveyor _____ Tennessee Certificate No. _____



COUNTERSIGNED KNOX COUNTY PROPERTY ASSESSOR

BY _____

INSTRUMENT NO. _____

OWNER
RAJ PAUL CHEEMA
BRADEN FAMILY PROPERTIES, LLC
649 RUNNING BROOK DR
STRAWBERRY PLAINS, TN 37871
PHONE: (865) 696-7343



FINAL PLAT OF:

RESUB. OF P/O LOT 164 & 165
BLOCK 19 OF HAZEN'S ADDITION S/D

Second Civil District of Knox County, Knoxville, TN.

LOCATION; EAST GLENWOOD AVENUE
DEED REFERENCE: 202111150039975
TAX ID MAP 082JW013
PLAT: P.C. A, SLIDE 165A
(189104170000000)

WARD: 15th CITY BLOCK: 15422

SCALE: 1" = 20'

DRAWING NUMBER: 329222

DRAWN BY: SWA DATE: 02/28/22

REVISION: 11/16/22

SURVEYOR

ABBOTT LAND SURVEYING, LLC
STEVEN W. ABBOTT JR, RLS
1109 E. WOODSHIRE DR
KNOXVILLE, TN 37922
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Email: survmap@tds.net