

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: _____ Date: _____
Signature(s): _____

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: _____

OWNER CERTIFICATION OF 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: _____
Signature(s): _____
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: _____

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 Addressing Guidelines and Procedures, and these regulations.

Signed: _____ Date: _____

PLANNING STAFF 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 Signed: _____ Date: _____

COUNTY-RELEASE OF EASEMENTS

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along all boundary/lot lines.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Table with 2 columns: Party Name and Signature/Date. Parties include Electric: Knoxville Utility Board, Engineering and Public Works, Gas: Knoxville Utility Board, Water: Knoxville Utility Board, Sewer: Knoxville Utility Board, Telephone: XFinity, Cable Television: XFinity.

OWNER CERTIFICATION ON RELEASE OF EASEMENTS

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: _____
Signature(s): _____
Date: _____

CERTIFICATION OF ACCURACY OF SURVEY

I hereby certify that this is a Category I 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: LEAH M. METCALF (SEE STAMP & SIGNATURE BELOW)
TENNESSEE LICENSE No.: 3430
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 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: LEAH M. METCALF
TENNESSEE LICENSE No.: 3430
DATE: _____

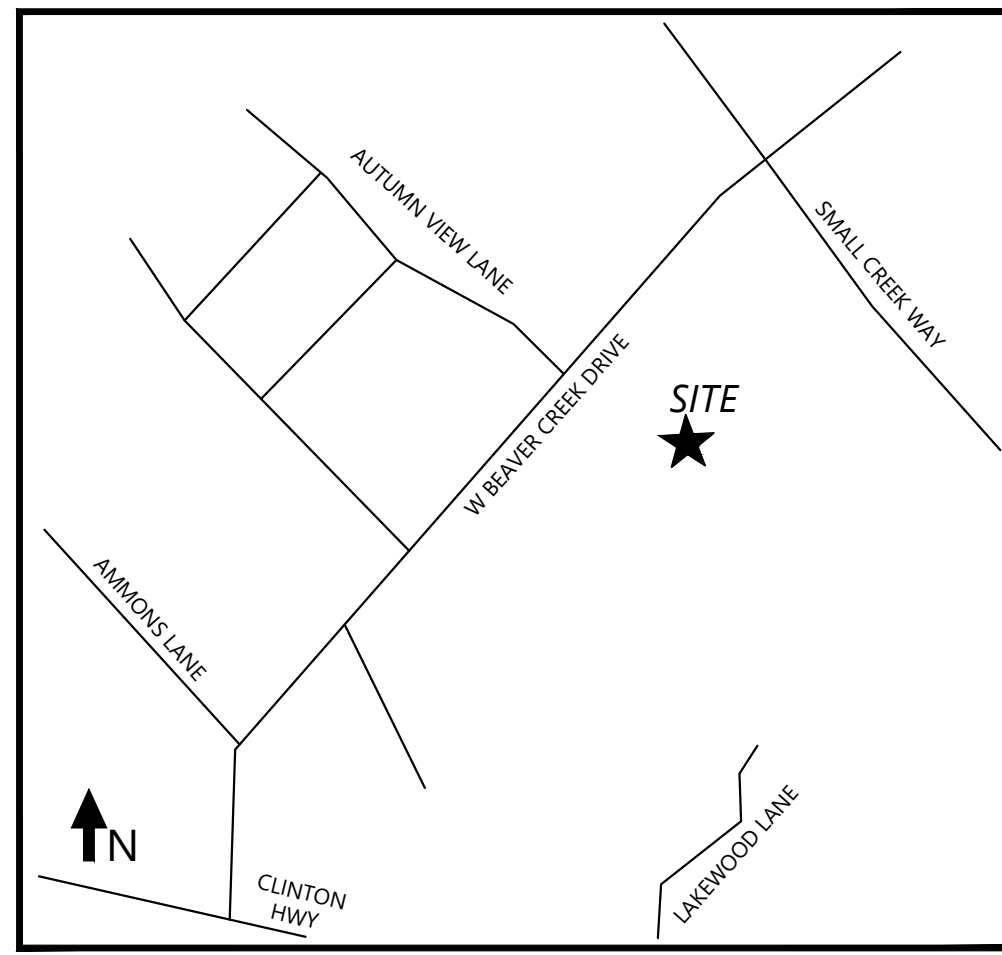
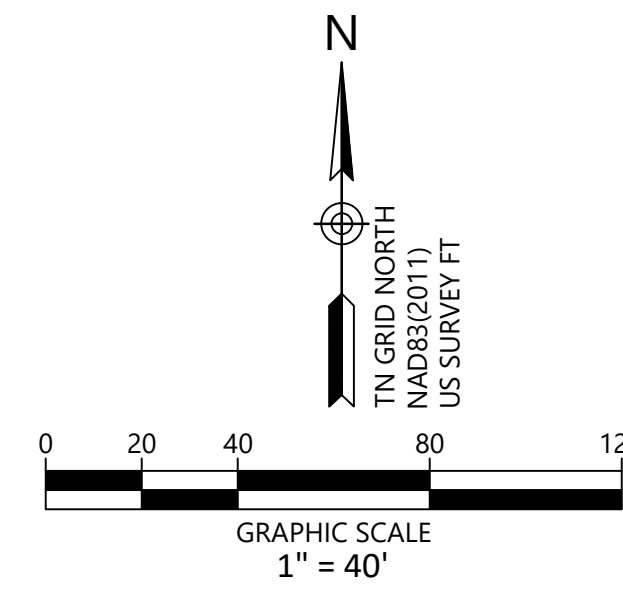
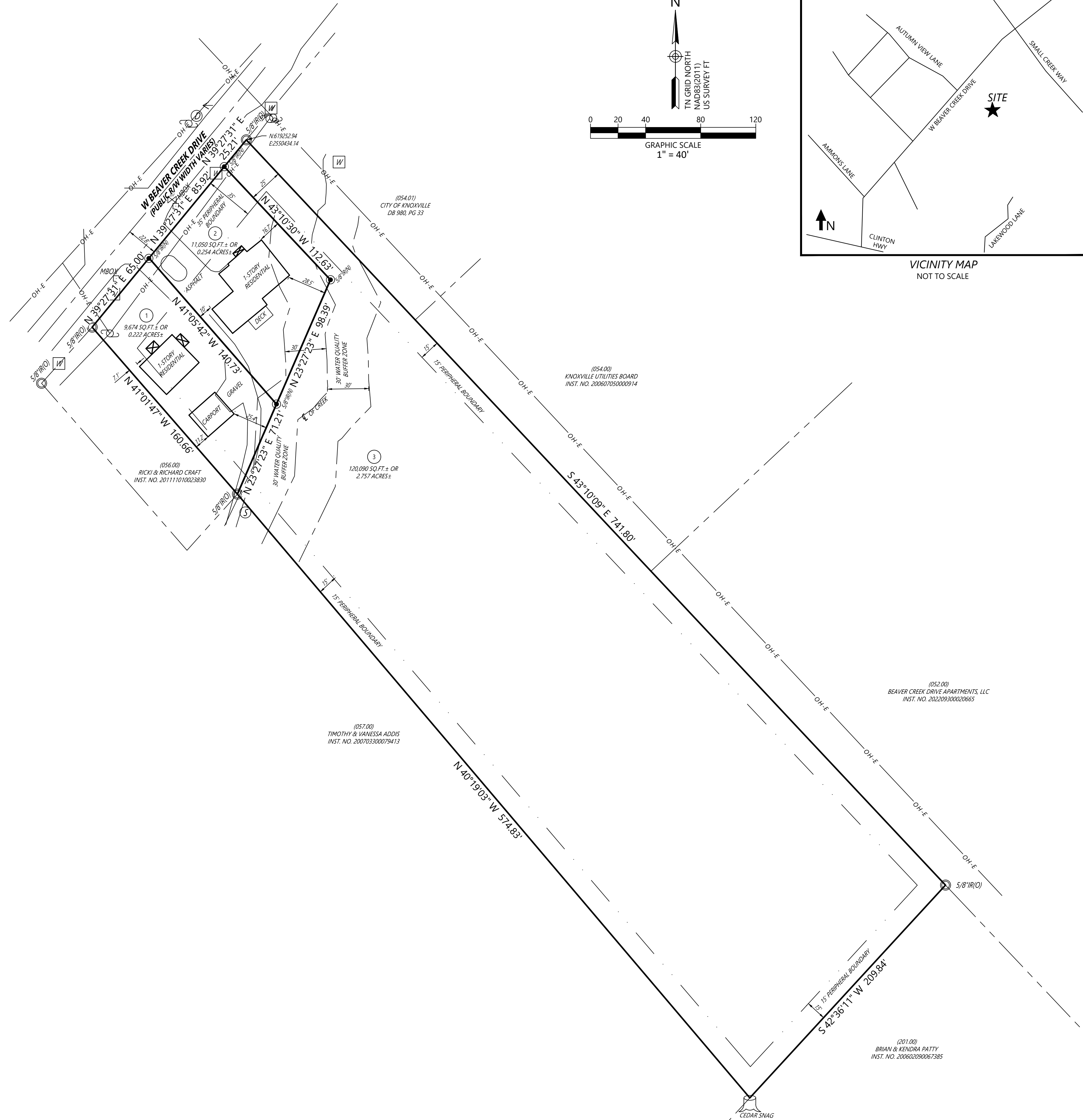
NOTES

- 1.1. PURPOSE OF PLAT: SUBDIVIDE LOT INTO THREE (3) LOTS. 1.1.1. TOTAL ACREAGE: 140,814 SQ. FT. OR 3.233 ACRES±.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 067 KNOX COUNTY, TENNESSEE.
3. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
4. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4.1. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN NOVEMBER 25, 2024, UTILIZING TOPCON HIPER VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0120F, DATED 05/02/2007.
6. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
7. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
8. SUBJECT PROPERTY IS CURRENTLY ZONED "PR": PLANNED RESIDENTIAL. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.
9. REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS. 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.
10. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROCK).
10.1. DEED REFERENCE(S): INSTRUMENT NO. 201711150030756
11. SURVEY FIELD DATA COLLECTED ON NOVEMBER 25, 2024.
12. SURVEYOR: LEAH M. METCALF 7016 MAIZE DRIVE KNOXVILLE, TN 37918 865-248-2424
13. OWNER(S): TIM & VANESSA ADDIS 2520 W BEAVER CREEK DRIVE POWELL, TN 37849 865-556-7057

NOTE (LOT 1): 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 OTHER DEVELOPMENT APPROVALS.

LEGEND

Legend table with symbols for PARCEL NO, LOT NO, IRON ROD (OLD), 5/8" IRON ROD (SET), ADJOINER PROPERTY LINE, PROPERTY LINE, OVERHEAD POWER LINE, ELECTRIC METER, UTILITY POLE, GUY ANCHOR, STORM MANHOLE, WATER METER, GAS METER, GAS VALVE, MAILBOX, WATER VALVE, SANITARY SEWER MANHOLE.



TIM ADDIS 2520 W BEAVER CREEK DRIVE POWELL, TN 37849 865-556-7057

Table with columns: NO., DATE, BY, CHK, APV. Description column is empty.

SUBDIVISION OF ADDIS PROPERTY TAX MAP 067, PARCEL 055.00 KNOXVILLE, KNOX COUNTY, TENNESSEE

Table with columns: DATE, PROJECT NUMBER, SHEET NUMBER. Values: DATE: FEBRUARY 27, 2025; PROJECT NUMBER: 241118; SHEET NUMBER: 1 OF 1.

FILE # 3-A-25-DP