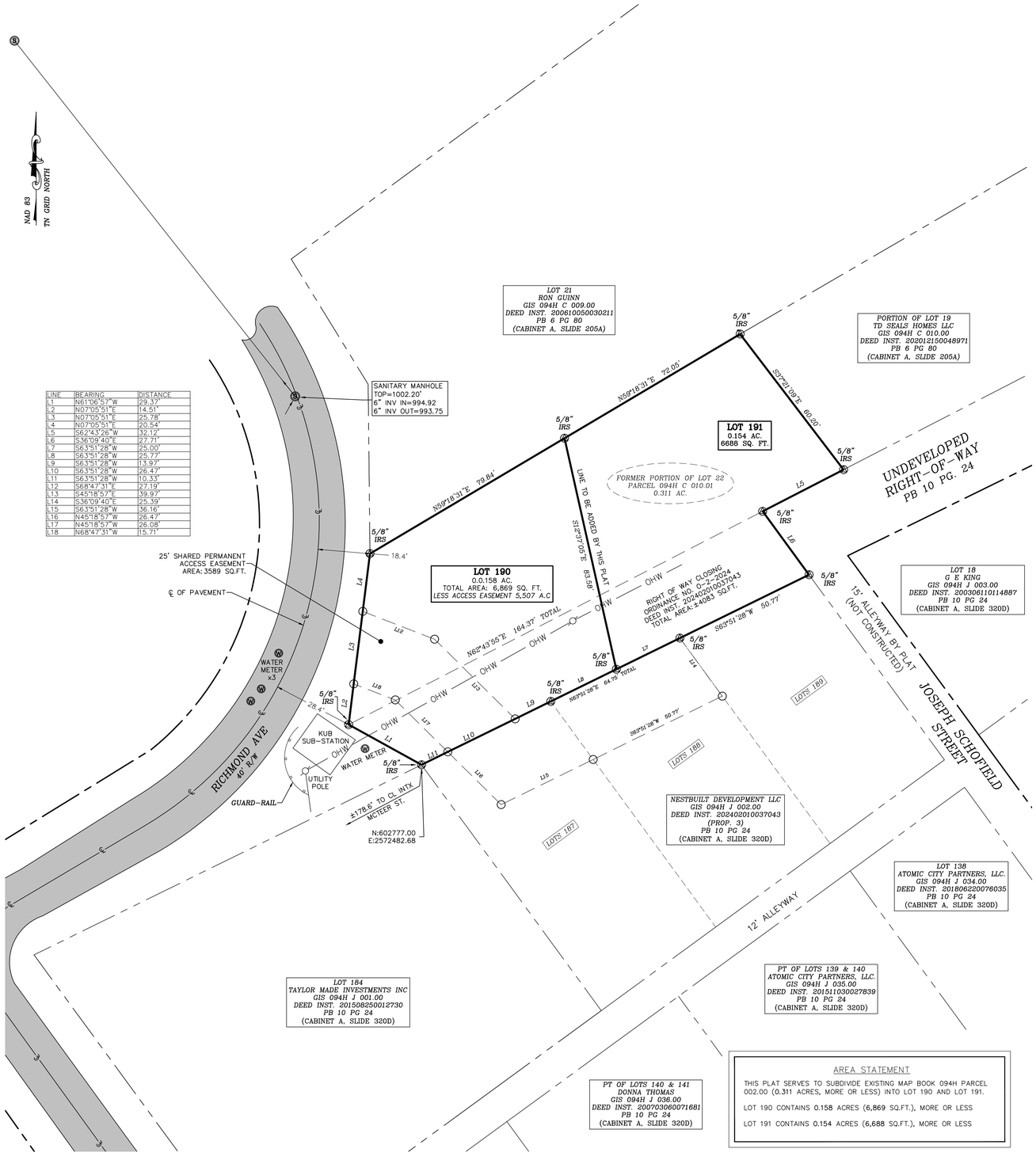
FILE NUMBER: 3-SB-24-F



LINE	BEARING	DISTANCE
L1	N61°06'57"W	29.37'
L2	N07°05'51"E	14.51'
L3	N07°05'51"E	25.78'
L4	N07°05'51"E	20.54'
L5	S62°43'26"W	32.12'
L6	S36°09'40"E	27.71'
L7	S63°51'28"W	25.00'
L8	S63°51'28"W	25.77'
L9	S63°51'28"W	13.97'
L10	S63°51'28"W	26.47'
L11	S63°51'28"W	10.33'
L12	S68°47'31"E	27.19'
L13	S45°18'57"E	39.97'
L14	S36°09'40"E	25.39'
L15	S63°51'28"W	36.16'
L16	N45°18'57"W	26.47'
L17	N45°18'57"W	26.08'
L18	N68°47'31"W	15.71'

AREA STATEMENT

THIS PLAT SERVES TO SUBDIVIDE EXISTING MAP BOOK 094H PARCEL 002.00 (0.311 ACRES, MORE OR LESS) INTO LOT 190 AND LOT 191.

LOT 190 CONTAINS 0.158 ACRES (6,869 SQ.FT.), MORE OR LESS

LOT 191 CONTAINS 0.154 ACRES (6,688 SQ.FT.), MORE OR LESS

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: _____

Signature(s): _____

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: _____

Signature(s): _____

Date: _____

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 through 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.

_____
Knox County Health Department

_____
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

_____
Tennessee License No.

_____
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._____

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

TAXES AND ASSESSMENTS

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

_____
City Tax Clerk

_____
Date

_____
Knox County Trustee

_____
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: _____

PLANNING COMMISION CERTIFICATION 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

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

CITY OF KNOXVILLE ENGINEERING DEPARTMENT

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

_____
Engineering Director

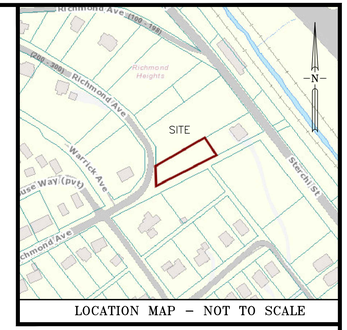
NOTARY CERTIFICATION

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: _____



LOCATION MAP - NOT TO SCALE

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON MARCH 16, 2023, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS: TDOT DISTRICT 15 CORS ARP, PID: DJ9540, LAT.: N36°00'08.23511", LON.: W83°46'13.95236"
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS)
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 12B.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.0000975986.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE 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 OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 47093C0277G, EFFECTIVE DATE AUGUST 5, 2013.
11. SUBJECT PROPERTY IS ZONED RN-2 AND THE CURRENT BUILDING SETBACK ARE PER CITY OF KNOXVILLE ZONING OFFICE.
12. THE CONTRACTOR AND/OR HOMEOWNER IS RESPONSIBLE FOR VERIFYING FLOOR ELEVATIONS AND HOME LOCATION, AS SHOWN HEREON. ANY DISCREPANCY MUST BE REPORTED BEFORE CONSTRUCTION BEGINS. THE SURVEYOR ASSUMES NO RESPONSIBILITY AFTER CONSTRUCTION BEGINS.
13. SOURCE OF CONTOUR OVERLAY SHOWN HEREON IS DERIVED FROM "TN GIS" WEBSITE FROM LIDAR DATA COLLECTED IN 2016.
14. 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.
15. SUBJECT LOTS MEET THE REQUIRED SIGHT DISTANCE REGULATIONS OF AT LEAST 250' IN EITHER DIRECTION BASED ON FIELD ASSESSMENT COMPLETED ON MARCH 5, 2024, AS REQUIRED BY THE KNOX COUNTY SUBDIVISION REGULATION REQUIREMENT SECTION 3.04.J.6.A. THEREFORE SIGHT DISTANCE EASEMENTS WILL NOT BE REQUIRED FOR THE LOTS.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

3/22/2024
DATE OF SIGNATURE

M. Messina
MICHAEL P. MESSINA JR. TN. #3328

LEGEND

- △ = "IRS" IRON ROD & CAP SET
- ○ = UTILITY POLE
- Ⓦ = WATER METER
- ——— = BOUNDARY/PROPERTY LINE
- ——— — — ——— = ADJOINING PROPERTY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- ——— — — ——— = RIGHT OF WAY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- ——— OHW ——— = OVERHEAD WIRE
- = EASEMENT AREA
- = PROP SUBDIVISION LINE

0 20 40 60

MICHAEL P. MESSINA
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 3328

TrueLine Land Surveying, LLC
P.O. Box 32242
Knoxville, TN 37930

TRUELINE
LAND SURVEYING

(865) 607-0131
info@truelinels.com
WWW.TRUELINELS.COM

REFERENCES: DEED INST. 202402010036964
PB 6 PG 80 (CABINET A, SLIDE 205A)

PARCEL ID: 094H C 010.01

JOB NO: 202314892

DRAFTED BY: P.D. SANCHEZ

DATE: 3/16/2023 - REVISED 3/26/2024

SCALE: 1" = 20'

OWNER CONTACT INFORMATION

NESTBUILT DEVELOPMENT LLC
243 HILLCREST DRIVE
CARYVILLE, TN. 37714
PHONE: 423-827-2944

FINAL PLAT OF:

LOTS 190 & 191 OF S.L. NANCE'S RESUBDIVISION OF THE OVERBROOK ADDITION TO KNOXVILLE, A RESUBDIVISION OF A PORTION OF LOT 22 OF RICHMOND HEIGHTS

SHOWING A SURVEY REQUESTED BY ANDREW BYRD

CITY BLOCK 23286, WARD 23, CIVIL DISTRICT 8, COUNTY OF KNOX, STATE OF TENNESSEE

SHEET 1
OF 1