

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, 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: Ben Bentley, Executive Director/CEO K.C.D.C.

Signature(s) _____ Date: _____

CERTIFICATE OF NOTARY

State of TENNESSEE, County of KNOX
On this _____ day of _____, 2021

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 day and year above.

Written _____ Notary _____

My Commission expires _____, 20 _____

CERTIFICATE OF FINAL PLAT - ALL INDICATED MARKER, 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 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 amended, 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 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, and benchmarks upon completion of the subdivision.

REGISTERED LAND SURVEYOR: ROBERT D. SANDERS JR.
TENNESSEE LICENSE No.: 1889
DATE: _____

CERTIFICATION OF 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: ROBERT D. SANDERS JR.
TENNESSEE LICENSE No.: 1889
DATE: _____

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE-MINOR SUBDIVISION

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: Ben Bentley, Executive Director/CEO K.C.D.C.

Signature _____ 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: _____

ZONING

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows.

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 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: _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Knoxville Department of Engineering hereby approves this plat on this

the _____ day of _____, 2021

Engineering Director _____

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEMS - 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 that availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

KNOXVILLE UTILITY BOARD
Utility Provider _____

Authorized Signature for Utility _____ Date _____

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISION

This is to certify that the subdivision shown hereon is approved subject to the installation of public water systems, 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 that availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

KNOXVILLE UTILITY BOARD
Utility Provider _____

Authorized Signature for Utility _____ Date _____

NOTES

- 1. 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.
2. PARCELS NUMBERS SHOWN AS THIS (00) REFER TO TAX MAP 69, INSERT "H", GROUP "E", KNOX COUNTY, TENNESSEE. SUBJECT PARCEL ID: 069HE003.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. 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 MAP 47093C0139G, DATED 8/5/2013.
5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
6. 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.
7. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROCK).
8. THIS PLAT DEDICATES UTILITY AND DRAINAGE EASEMENTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-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.
9. SURVEY FIELD DATA COLLECTED ON 11/18/2021.
10. PURPOSE OF PLAT: TO REMOVE A UTILITY AND DRAINAGE EASEMENT, AND TO ESTABLISH SEVEN (7) WATER QUALITY EASEMENTS, TWO (2) DRAINAGE EASEMENTS, AND TWO (2) DETENTION EASEMENTS.
11. DEED REFERENCE(S): INST. No. 202112090046459
12. PLAT REFERENCE(S): P.C. N. SLIDE 289C
13. SURVEYOR: ROBERT D. SANDERS JR. 6515 NIGHTINGALE LANE KNOXVILLE, TN 37909 (865) 970-0003
14. SUBJECT PROPERTY IS CURRENTLY ZONED "RN-5"; GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT. FOR ACCURATE INFORMATION CONCERNING ZONING SETBACK REQUIREMENTS & OTHER RESTRICTIONS CONTACT KNOXVILLE/ KNOX COUNTY PLANNING SERVICES: 865-215-2500.
15. OWNERS: KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION. 901 N. BROADWAY KNOXVILLE, TN 37917 865-403-1100
16. TOTAL ACREAGE: 2.36 ACRES INTO ONE (1) LOT.

LEGEND

Table with 2 columns: SYMBOL and DESCRIPTION. Includes symbols for PARCEL NO, LOT NO, IRON ROD, IRON PIPE, P.K. NAIL, CONCRETE MON, PROPERTY LINE, FENCE LINE, CONTOUR LINE, OVERHEAD POWER LINE, SANITARY SEWER LINE, STORM SEWER LINE, GAS LINE, WATER LINE, TELEPHONE MANHOLE, TELEPHONE RISER, TELEPHONE PEDESTAL, ELECTRIC RISER, ELECTRIC METER, TRAFFIC SIGNAL POST, UTILITY POLE, GUY WIRE, UTILITY POLE W/ LIGHT, SANITARY SEWER MANHOLE, CURB INLET, CATCH BASIN, CLEANOUT, FIRE HYDRANT, WATER METER, WATER VALVE, IRRIGATION CONTROL VALVE, GAS METER, GAS VALVE, SIGN POST, BOLLARD, CONCRETE.

OWNER'S RESPONSIBILITY NOTE

The property owner(s) is (are) responsible for maintaining stormwater facilities on this property. See Covenants, Document recorded with the Register of Deeds as Instrument No.:

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L75 with their respective bearings and distances.

Table with 2 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C7 with their respective measurements.

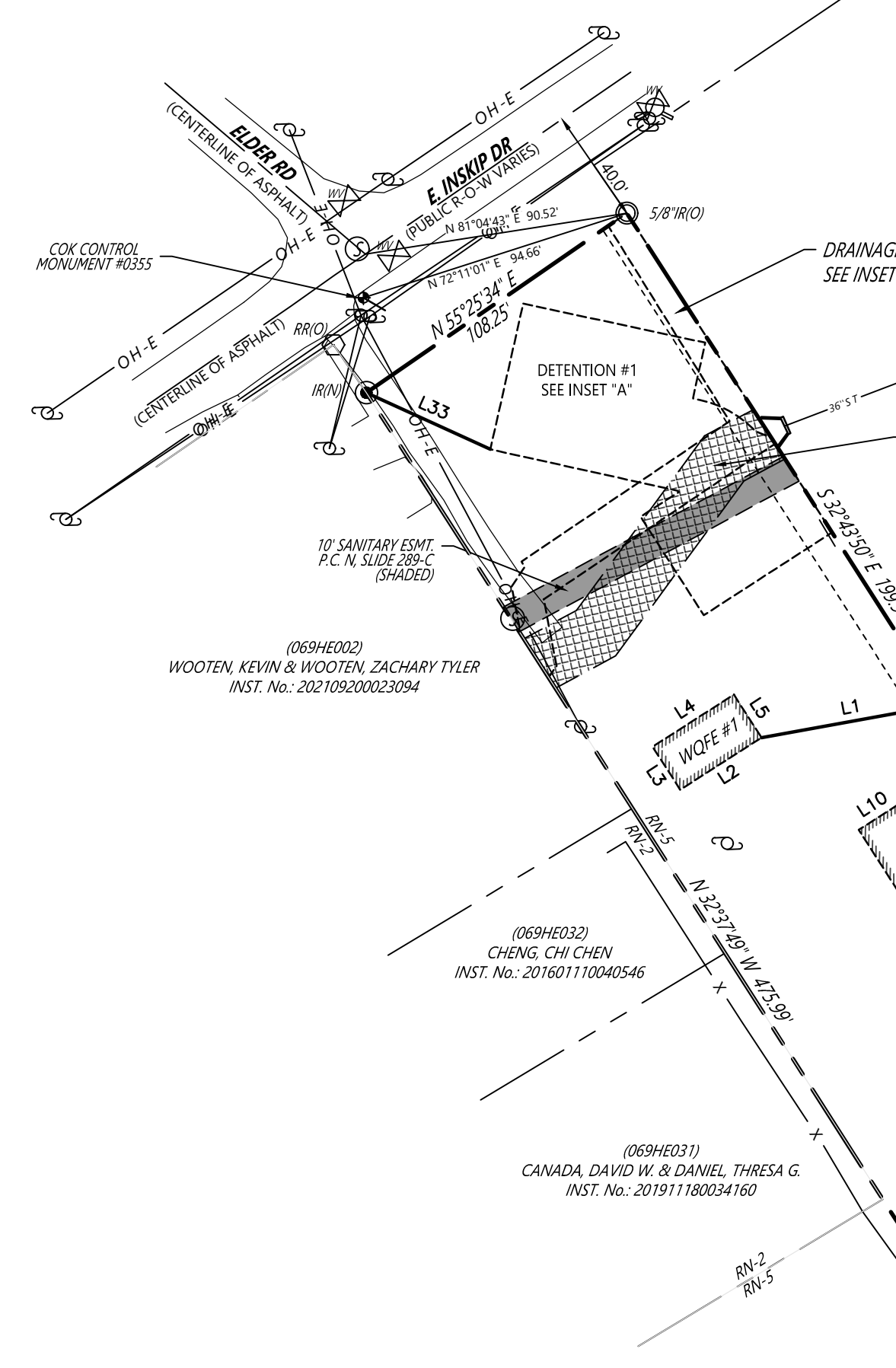
Table with 2 columns: WQFE #, AREA (SQ. FEET), LINES. Lists water quality flow easements WQFE #1 through #7 with their areas and associated lines.

Table with 2 columns: DETENTION #, AREA (SQ. FEET), LINES, CURVES. Lists detention basins DETENTION #1 through #2 with their areas, lines, and curves.

Table with 2 columns: DRAINAGE #, AREA (SQ. FEET), LINES. Lists drainage easements DRAINAGE #1 through #4 with their areas and lines.

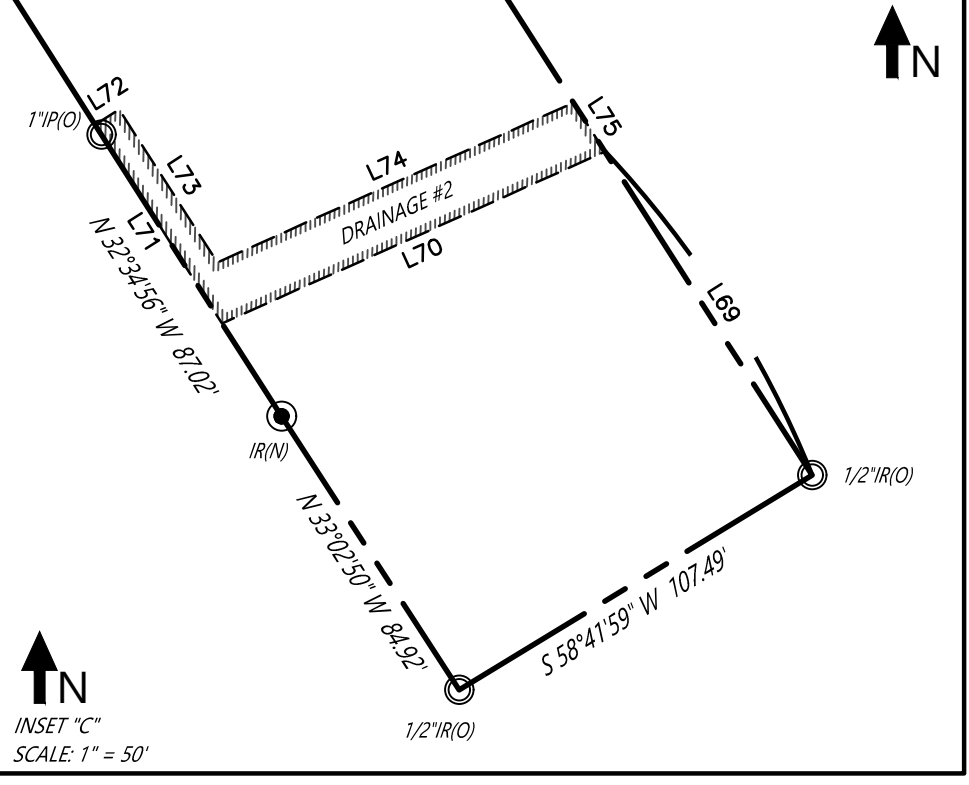
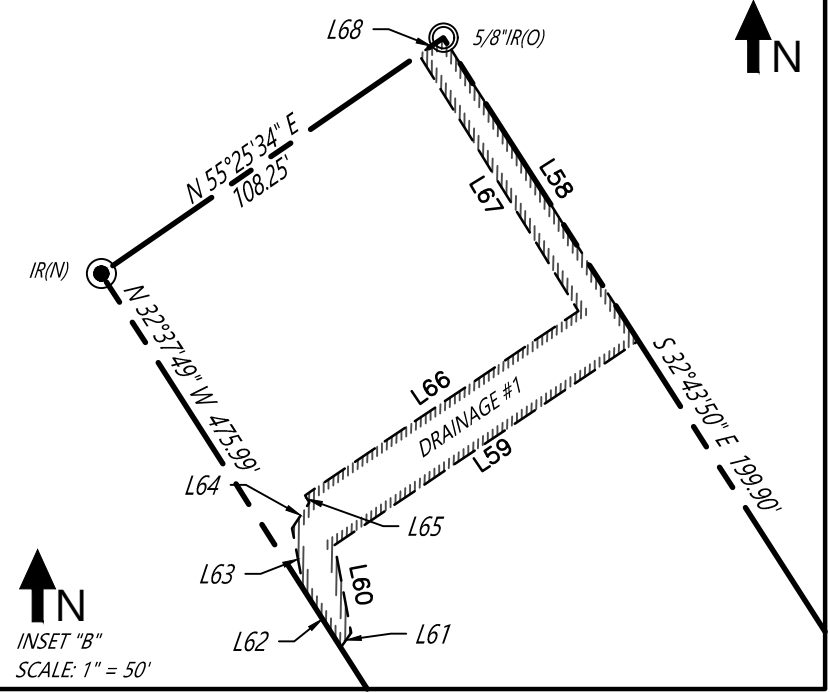
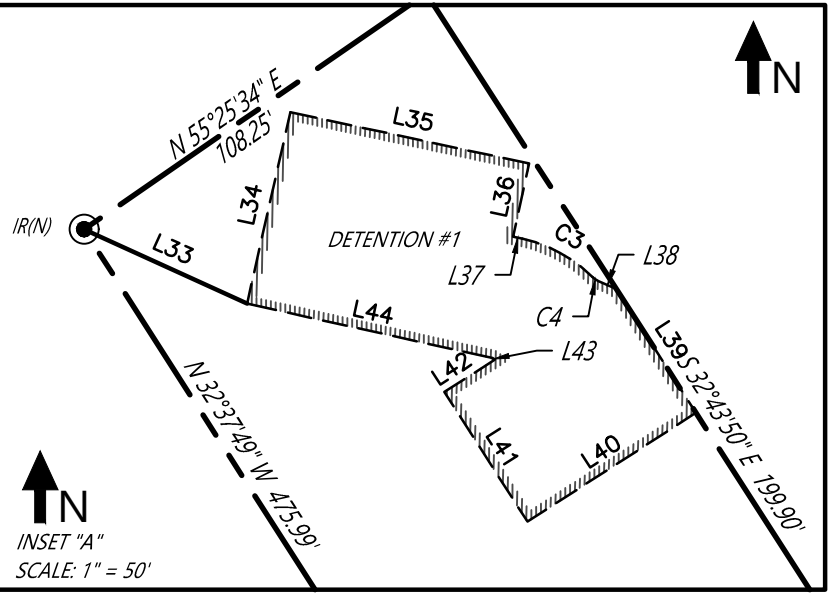
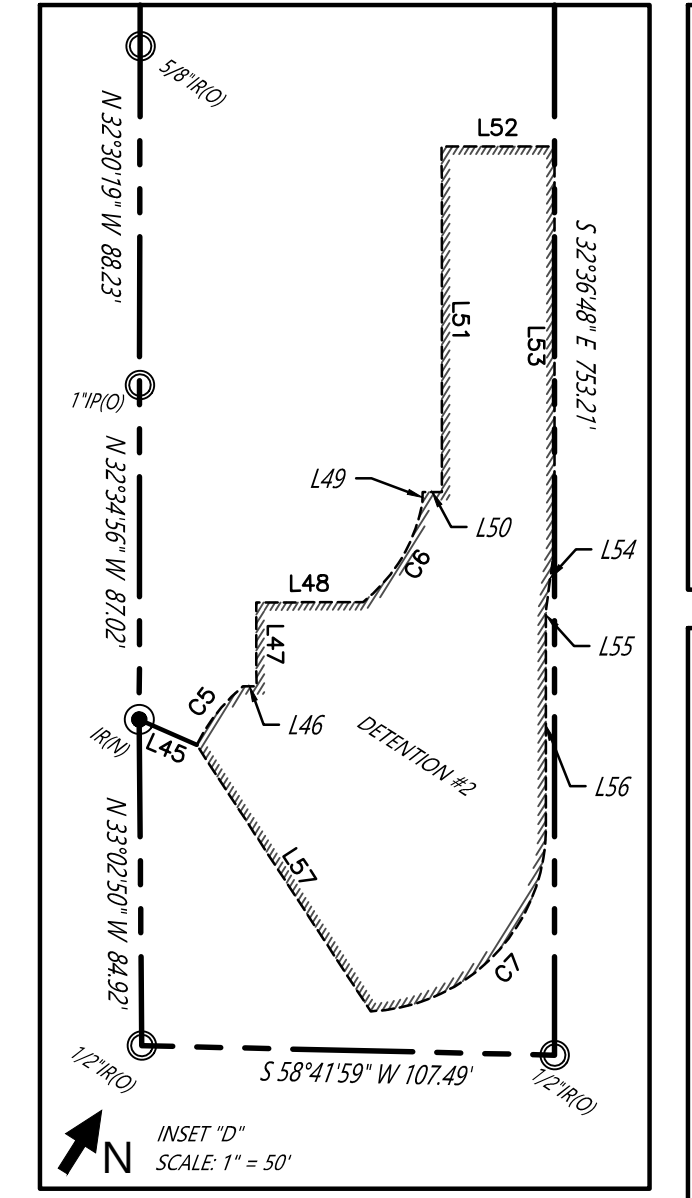
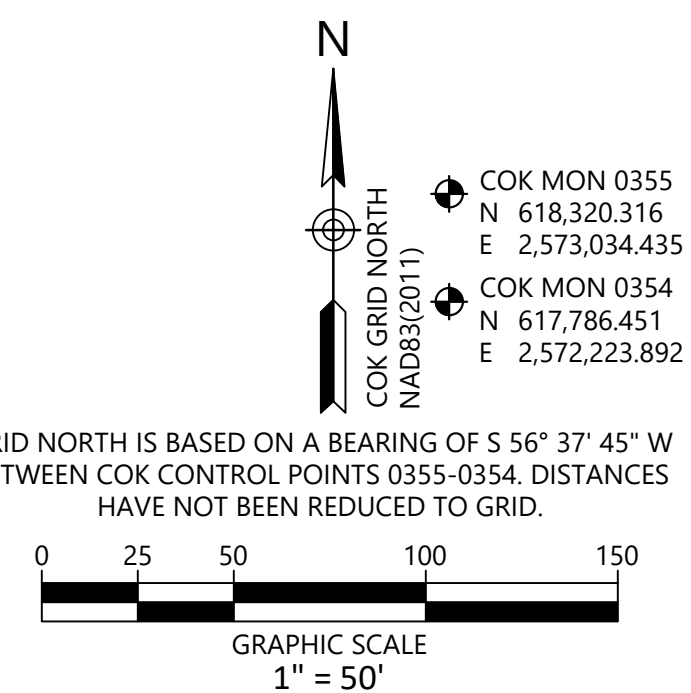
Table with 2 columns: OWNER CERTIFICATION ON RELEASE OF EASEMENTS, LINES, CURVES. Lists easements with their lines and curves.

Table with 2 columns: OWNER'S PRINTED NAME, SIGNATURE(S), DATE. Lists owner information and signature lines.



BLANKET TRAVERSABLE ACCESS EASEMENT DEDICATION

By executing this document the owners hereby dedicate a floating/blanket traversable access easement across the subject property to all stormwater facilities located on site for the City, its agents and employees to enter upon the property to inspect, monitor, repair, replace, and maintain as the City deems necessary. It is understood that reasonable care shall be taken by the easement holder to utilize standard thoroughfares for easement use, whenever possible, to limit impact on site. Property owners or lessee shall not construct, install or place any structure, object, tree or vegetation that would materially interfere, obstruct, or impede the use of a minimum 20 foot wide traversable access area, from a public right-of-way to said stormwater facilities, at all times.



VARIANCE NOTE

THE STANDARD UTILITY AND DRAINAGE EASEMENT ALONG THE NORTH EASTERN BOUNDARY HAS BEEN REDUCED FROM TEN (10) FEET TO ZERO (0) FEET AS PER VARIANCE NO.:

PLANNING SERVICES # 3-SC-22-F FINAL PLAT

FINAL PLAT OF INSKIP FLATS; RESUBDIVISION OF THE WILLIAM M. THOMAS SUBDIVISION 7TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE 38TH WARD CITY OF KNOXVILLE, TENNESSEE CITY BLOCK 38800

PROJECT NUMBER 5143-20-031A DRAWING NUMBER

S1.0



SOUTHEAST CAPITAL, LLC 4713 CRIPPEN ROAD KNOXVILLE, TN 37918

Table with 2 columns: NO., DATE. Lists dates 2/22/2022 and 2/9/2022.

Table with 2 columns: NO., DESCRIPTION. Lists descriptions like PER KNOX PLANNING & I.S. and PER KNOX PLANNING & I.S. ORIGINAL ISSUE.

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