

**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.

MARBLE CITY INVESTMENTS, LLC  
Owner(s) Printed Name

Signature(s) \_\_\_\_\_ Date \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

**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 \_\_\_\_\_, 2024.

Registered Land Surveyor Bryan M. J. Madonia  
Tennessee License No. 1501 Date: \_\_\_\_\_

**Certification of Category and Accuracy**

I hereby certify that this is a category \_\_\_\_\_ survey. 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 accordance with current edition of the Rules of Tennessee State Board of Standards for Land Surveyors-Standards of Practice.

Registered Land Surveyor Bryan M. J. Madonia  
Tennessee License No. 1501 Date: 22 FEBRUARY 2024

**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.

KUB Authorized Signature \_\_\_\_\_ 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.

KUB Authorized Signature \_\_\_\_\_ 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.

MARBLE CITY INVESTMENTS, LLC  
Owner(s) Printed Name

Signature(s) \_\_\_\_\_ Date \_\_\_\_\_

Zoning  
Zoning Shown on Official Map \_\_\_\_\_

Signature(s) \_\_\_\_\_ Date \_\_\_\_\_

**City of Knoxville Department of Engineering**

The Knoxville Department of Engineering hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Engineering Director \_\_\_\_\_ 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 \_\_\_\_\_

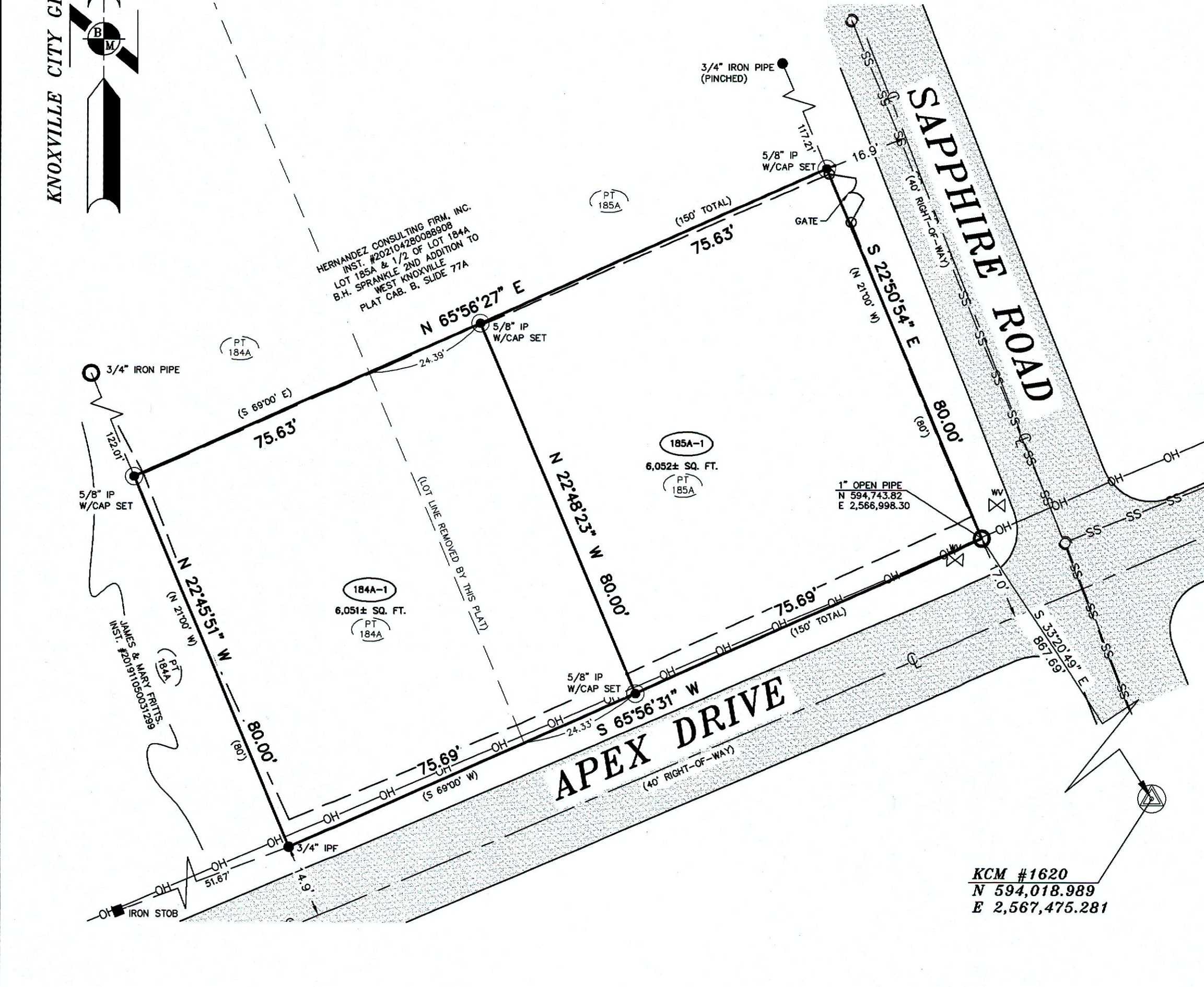
**Addressing Department Certification**

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.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**FINAL PLAT OF RESUBDIVISION OF  
A PORTION OF LOTS 184A & 185A OF B.H. SPRANKLE'S  
2ND ADDITION TO WEST KNOXVILLE**

BEING LOCATED ON CLT MAP 107, INSERT F, GROUP B AND BEING REPRESENTED AS PARCEL 015  
SITUATED WITHIN THE FIFTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE  
WITHIN THE 50TH WARD OF THE CITY OF KNOXVILLE, TENNESSEE  
CITY BLOCK #50630



**NOTES:**

- RECORD INFORMATION AS FOLLOWS:  
PARCEL 015-MARBLE CITY INVESTMENTS, INC.  
DEED-INSTRUMENT #202106010098718.  
PLAT CABINET B, SLIDE 77-A, SEE ALSO PLAT CABINET A, SLIDE 313B.  
ALL OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE PARCEL INTO TWO NEW LOTS.
- "KNOXVILLE CITY GRID" NORTH BASED ON A BEARING OF N 61°08'48" E FROM CITY CONTROL MONUMENT "1620" MAINTAINING COORDINATES OF N 594,018.989, E 2,567,475.281 TO CITY CONTROL MONUMENT "1617" MAINTAINING COORDINATES OF N 595,069.924, E 2,569,382.724. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES. HORIZONTAL DATUM BEING NAD 83 (2011/PA 11/MA 11).
- GNSS INFORMATION  
DOT REFERENCE STATION: TN17 (E:2,559,999.03' N:544,772.91')  
RTK GNSS EQUIPMENT: CARLSON BRX7 & LEICA GS18  
COORDINATES SHOWN HEREON: U.S. SURVEY FEET  
DATE(S) OF OBSERVATION: 17 JULY 2023, 29 SEPTEMBER 2023 & 20 DECEMBER 2023  
EPOCH: 2010, VERTICAL DATUM/GEOID: NAD 83 (CORS 2011)  
COMBINED SCALE FACTOR AT SITE: 0.999907951479  
GNSS POSITIONAL QUALITY: H(0.08") V(0.16")
- SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).
- IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
- FEMA ZONE DESIGNATION: ZONE "X" (OTHER AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)  
FEMA FIRM: 47093C0278G  
EFFECTIVE DATE: 05 AUGUST 2013
- PROPERTY IS ZONED "RN-2" (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD) REQUIRING THE FOLLOWING SETBACKS FOR RESIDENTIAL USES:  
FRONT-TWENTY (20) FEET  
SIDE-FIVE (5) FEET, OR 15% OF LOT WIDTH, WHICHEVER IS LESS (15) FEET COMBINED  
REAR-TWENTY-FIVE (25) FEET  
CORNER SIDE-TWELVE (12) FEET  
SUBJECT PROPERTY IS SITUATED PARTIALLY WITHIN THE HILLSIDE PROTECTION OVERLAY AREA.
- A STANDARD UTILITY AND DRAINAGE EASEMENT ALONG LOT LINES IN A SUBDIVISION SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS:  
THESE REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS), 5 FEET WIDE UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT UNDER BUILDINGS.
- THE WELDED WIRE FENCE ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND HERNANDEZ CONSULTING FIRM, INC. PROPERTY LIES ENTIRELY ON THE SUBJECT PROPERTY.
- THE CHAIN LINK FENCE ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND HERNANDEZ CONSULTING FIRM, INC. PROPERTY LIES ENTIRELY ON THE SUBJECT PROPERTY.
- THE CHAIN LINK FENCE ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND JAMES & MARY FRITTS PROPERTY LIES ENTIRELY ON THE SUBJECT PROPERTY.
- THE CHAIN LINK FENCE ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND SAPPHIRE ROAD MEANDERS ALONG THE COMMON LINE A MAXIMUM DISTANCE OF 0.4' FOR A LENGTH OF 28.8', BUT OTHERWISE EXISTS WHOLLY ON THE SUBJECT PROPERTY.
- THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.

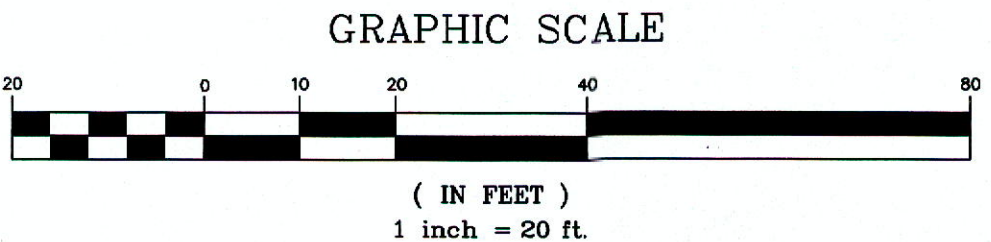
KCM #1620  
N 594,018.989  
E 2,567,475.281

**PLANNING FILE #3-SC-24-F**

**VARIANCES:**

- A VARIANCE WAS APPROVED BY THE KNOXVILLE/KNOX COUNTY PLANNING COMMISSION ON 07 MARCH 2024 TO ALLOW APPROVAL OF THIS PLAT WITHOUT THE BENEFIT OF SURVEY FOR THE REMAINING BALANCE OF THE REMAINING PORTIONS OF LOTS 184A AND 185A THAT ARE TITLED TO OTHER ENTITIES.

	AREA BEFORE:	AREA AFTER:
PARCEL 015	12,103± SQ. FT. 0.28± ACRES	LOT 184A-1 6,051± SQ. FT. 0.14± ACRES
		LOT 185A-1 6,052± SQ. FT. 0.14± ACRES
TOTAL	12,103± SQ. FT. 0.28± ACRES	TOTAL 12,103± SQ. FT. 0.28± ACRES



**Certification of No Recorded Easements**

This is to certify that there are no recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_ Date: \_\_\_\_\_

**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 Knoxville 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.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**LEGEND**

- 3/4" IRON PIN FOUND
- 5/8" IRON PIN W/CAP SET
- IRON PIPE FOUND (SIZE NOTE)
- ② LOT NUMBERS
- FOUND CALLS
- RECORD CALLS
- SANITARY SEWER MANHOLE
- ⊗ WATER VALVE
- OH — OVERHEAD UTILITY LINE
- SS — SANITARY SEWER LINE
- CHAIN LINK FENCE
- WEDGED WIRE FENCE
- ▨ ASPHALT

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**BENCHMARK ASSOCIATES, INC.**  
Land Planners • Land Surveyors  
10308 Hardin Valley Road  
Knoxville, Tennessee 37932  
Phone (865) 692-4090  
Facsimile (865) 692-4091

**FINAL PLAT OF RESUBDIVISION OF  
A PORTION OF LOTS 184A & 185A OF  
B.H. SPRANKLE'S 2ND ADDITION TO WEST KNOXVILLE**  
SITE ADDRESS:  
SAPPHIRE ROAD  
KNOXVILLE, TENNESSEE 37919

**FINAL PLAT**  
DATE: 2 FEBRUARY 2024  
SCALE: 1" = 20'  
DRAWN BY: LGAS  
FILE NAME: 23066-RESUB  
BM PROJECT NO.: 23066  
**1 of 1**

P:\23066\23066-RESUB.BLM.DWG LAST UPDATED BY LINDA SMITH ON: 2/22/2024 11:10 AM PLOTTED BY LINDA SMITH ON: 2/22/2024 11:11 AM