

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: Definity Investments 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"

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: Definity Investments 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 or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: _____ Date: _____

City of Knoxville Department of Engineering

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

Engineering Director _____

Planning Staff 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 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: _____

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.

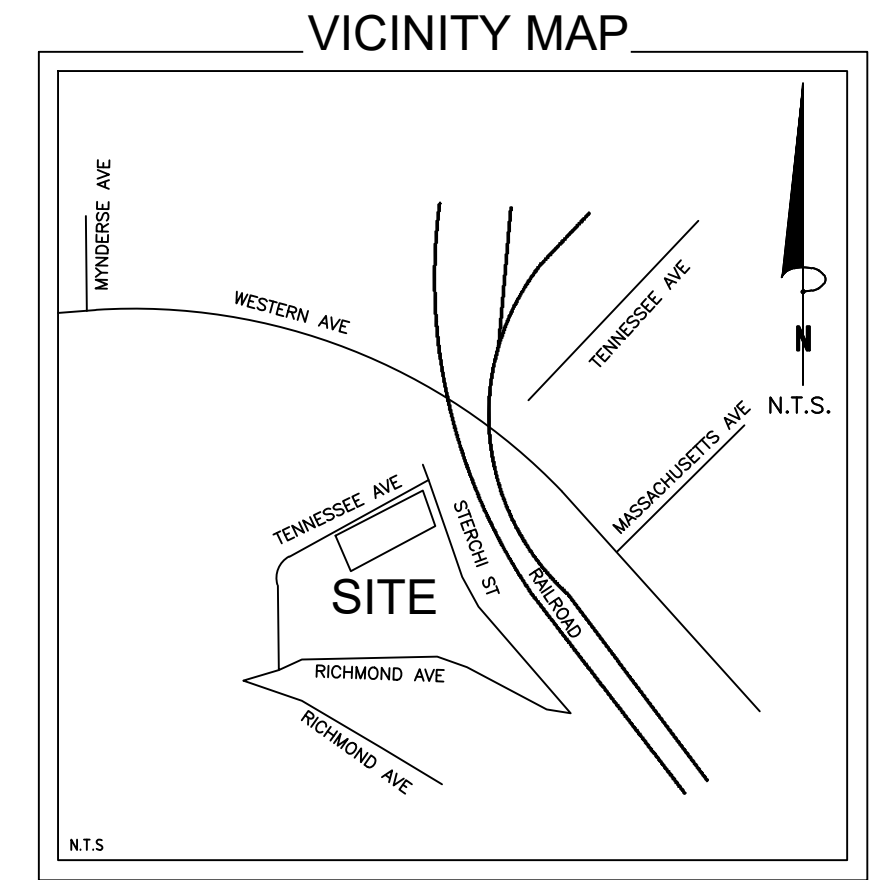
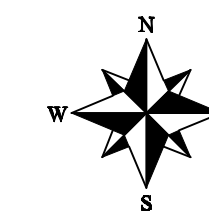
Registered Land Surveyor _____

Tennessee License No. _____ Date _____

3-SH-25-C submitted 1/27/25

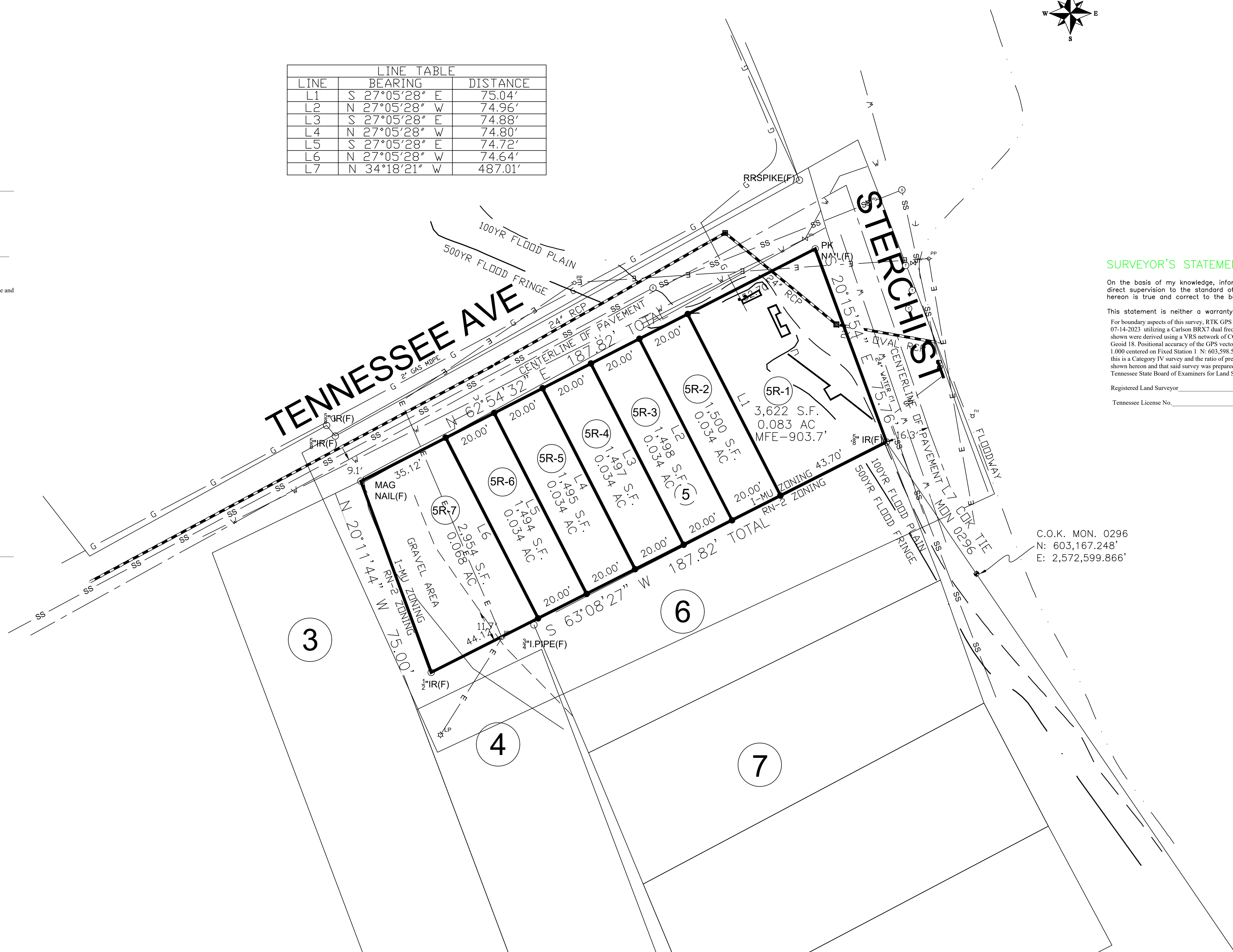
GRID NORTH is based on a bearing of S 55° 28' 27" E from City Control Point #0296 to #1614. Distances have not been reduced to grid.

GRID NORTH NAD83(2011)



PLANNING FILE#

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 27°05'28" E | 75.04' |
| L2 | N 27°05'28" W | 74.96' |
| L3 | S 27°05'28" E | 74.88' |
| L4 | N 27°05'28" W | 74.80' |
| L5 | S 27°05'28" E | 74.72' |
| L6 | N 27°05'28" W | 74.64' |
| L7 | N 34°18'21" W | 487.01' |



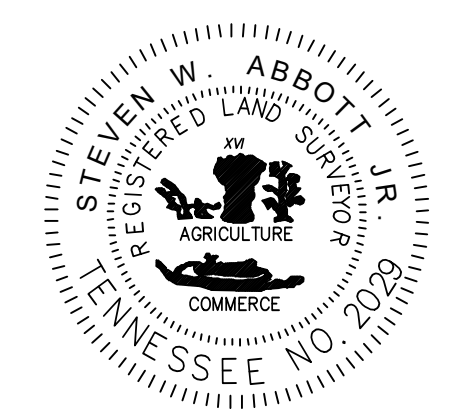
SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Tennessee and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

For boundary aspects of this survey, RTK GPS positional data was observed on/between the dates of 07-14-2023 utilizing a Carlson BRX7 dual frequency receivers. The grid coordinates of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010). Geoid 18. Positional accuracy of the GPS vectors does not exceed: H 0.05', V 0.10' Combined Grid Factor: 1.000 centered on Fixed Station 1 N: 603,598.533' E: 2,572,390.107' as shown hereon. I hereby certify that this is a Category IV 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 _____
Tennessee License No. _____ Date: _____



C.O.K. MON. 0296
N: 603,167.248'
E: 2,572,599.866'

LEGEND

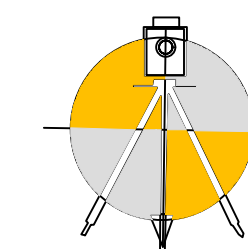
- These standard symbols will be found in the drawing:
- LINE BEING REMOVED
 - WATER LINE
 - OVERHEAD ELECTRIC LINE
 - SEWER LINE
 - GAS LINE
 - W WATER MANHOLE
 - S SEWER MANHOLE
 - PP UTILITY POLE
 - ◀ WATER VALVE
 - 5/8" IRON ROD SET

NOTES:

1. PURPOSE OF THIS PLAT IS TO RESUBDIVIDE INTO 7 LOTS OF RECORD.
2. IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
3. TOTAL NUMBER OF 7 LOTS, TOTAL ACREAGE 14,060 SQUARE FEET OR 0.323 ACRES.
4. THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN(10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES AND 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.
5. PROPERTY IS ZONED I-MU. SEE CITY OF KNOXVILLE FOR SETBACKS AND USE.
6. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEMA SPECIAL FLOOD HAZARD RATE MAP 47093C0277G AND FOUND THAT A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA(S) AE & X. EFFECTIVE DATE AUGUST 5th, 2015.



OWNER PARCEL 11
DEFINITY INVESTMENTS LLC
1327 W. BAXTER AVENUE
KNOXVILLE, TN 37921
PHONE: (865) 548-5023



ABBOTT LAND SURVEYING LLC
STEVEN W. ABBOTT JR., RLS
1109 E. WOODSHIRE DRIVE
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
EMAIL: survmap@tds.net

RESUB. OF RICHMOND HEIGHTS S/D
LOTS 5

ADDRESS TENNESSEE AVE
DISTRICT 5th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37934
LOT NO. 5 RICHMOND HEIGHTS S/D

WARD 23rd CITY BLOCK 23281
MAP CAB. P.C. A, SLIDE 204D
TAX MAP ID 094AJ019
WARRANTY DEED BK. 20230440056950
DATE PREPARED 11/25/24

DRAWN BY SWA SCALE 1" = 20' FILE NO. 38704

