

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: DAVID IREYS & MARIA IREYS

Signature(s): _____ Signature(s): _____
Date: _____ 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 Category and 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 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 _____
Tennessee License No. _____
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: _____

Taxes and Assessments. Certification that taxes and assessments have been paid shall be as follows:

This is to certify that all property taxes and assessments due on this property have been paid.
Knox County Trustee: 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 _____

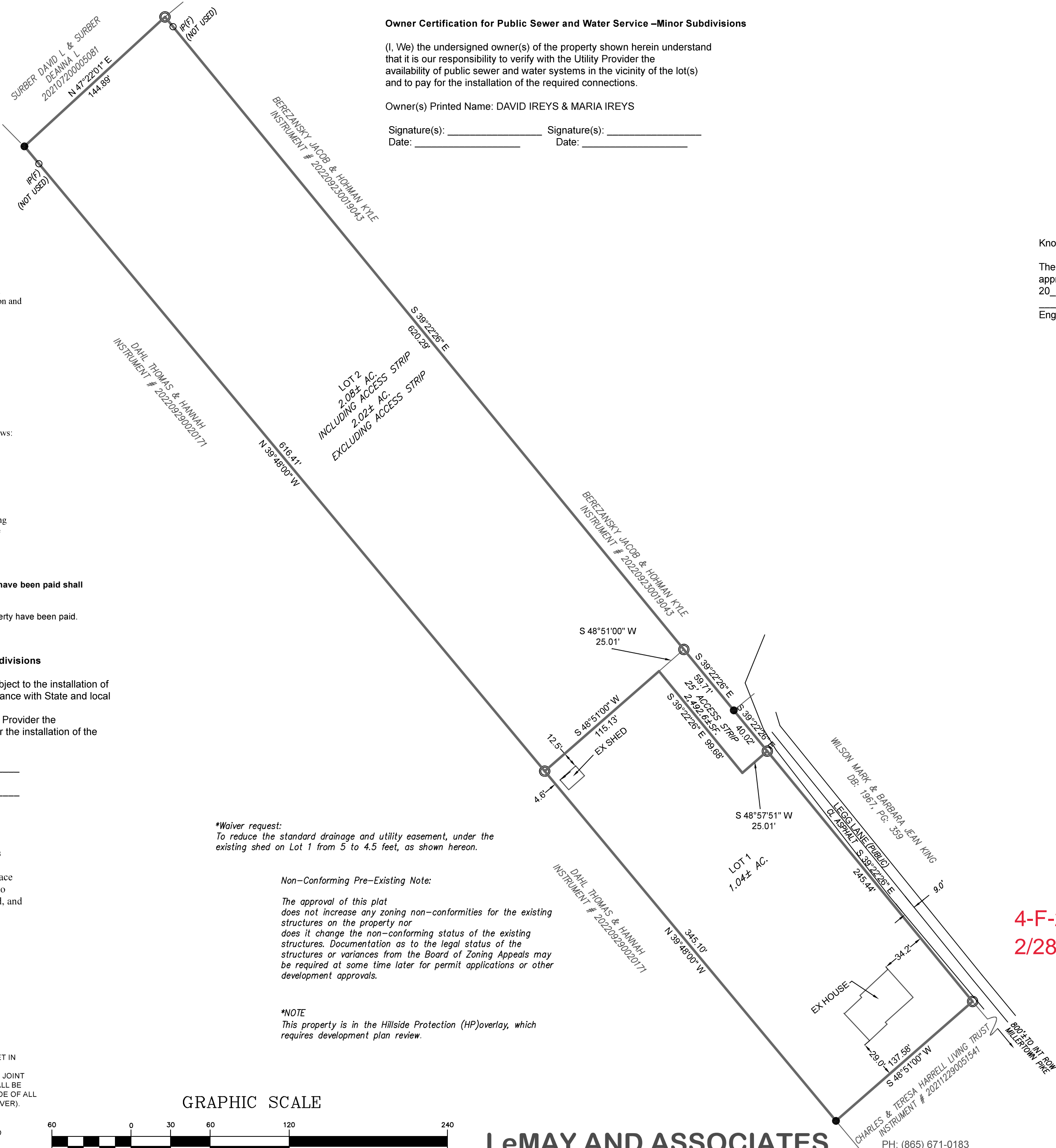
Certification of Approval of Subsurface Sewage Disposal Systems

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 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.

Knox County Health Department _____
Date: _____

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THE 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 PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPES). 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 (EXCEPT AS MODIFIED BY THE SUBDIVISION WAIVER).
- DEED REFERENCE: INSTRUMENT # 202204010075699
- PROPERTY SHOWN ON MAP 41 PARCEL 174
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL LOTS: 2
- TOTAL AREA: 3.12 ±ACRES
- PROPERTY ZONED: A
- NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.

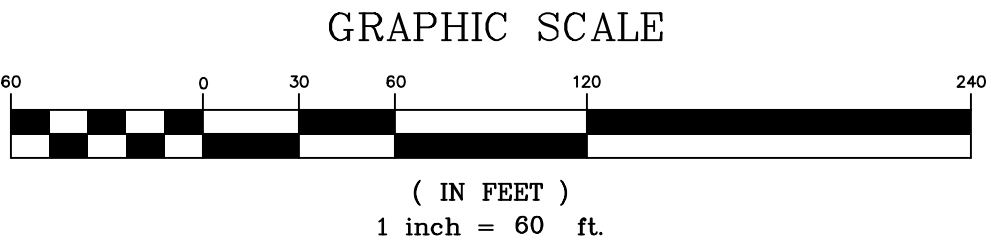


*Waiver request:
To reduce the standard drainage and utility easement, under the existing shed on Lot 1 from 5 to 4.5 feet, as shown hereon.

Non-Conforming Pre-Existing Note:

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.

*NOTE
This property is in the Hillside Protection (HP) overlay, which requires development plan review.



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: _____

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.

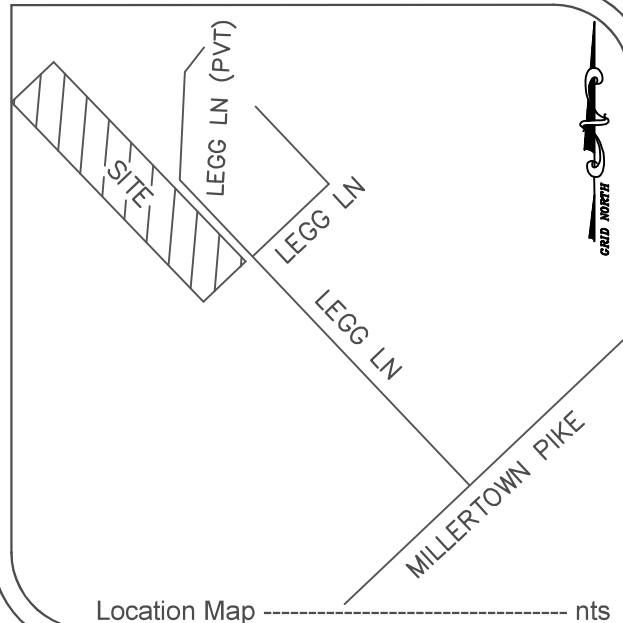
Owner(s) Printed Name: DAVID IREYS & MARIA IREYS

Signature(s): _____ Signature(s): _____
Date: _____ Date: _____

Knox County Property Assessor

Signature: _____

Date: _____



LEGEND

- IP(O) IRON PIN (OLD)
- ⊙ IP(S) IRON PIN (SET)
- IP(F) IRON PIN (FOUND) -NOT USED (UNKNOWN ORIGIN)

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20 ____

Engineering Director _____



I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. no title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

Surveyor
Tenn. Reg. No. 769

OWNER:

DAVID IREYS & MARIA IREYS
3029 LEGG LN
KNOXVILLE, TN 37924
(619) 271-0689

4-F-23-DP
2/28/2023

PLANNING # 10-M-22

FINAL PLAT OF

HILLSIDE GARDENS

Scale: 1"= 60'	Approved by: Rel	Drawn by: REL,jr
DATE: 10-5-2022	LATEST REVISION: 11-10-2022	
DISTRICT 8 * KNOX COUNTY * TENNESSEE		
PARCEL ID: 041 174		DRAWING NO.: 6241

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: (865) 671-0183
FAX: (865) 671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934