

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:

Scott Wolf 2-22-22
 SCOTT WOLF DATE
Joseph C Clark 2/22/22
 JOSEPH C CLARK DATE
MIKA R DOUGLAS 02/22/2022
 MIKA R DOUGLAS DATE

State of Tenn County of Knox
 On this 22nd day of FEB 2022

Before me personally appeared the above signed 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: *Ralph V Smith*



My Commission expires 06-24-2023 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 11th day of NOV, 2020.
 Registered Land Surveyor
Joseph C Clark
 Tennessee License No. 1643 DATE: 2/12/2020

CERTIFICATION OF CATEGORY AND 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
Joseph C Clark
 Tennessee License No. 1643 DATE: 2/12/2020

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 _____

CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING.
 CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
 The Knoxville Department of Engineering hereby approves this plat on this the _____ day of _____ 20____

Engineering Director

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 _____



This is to certify that the described property is not located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.
 This is to certify that the described property IS NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.
 MAP NO. 47093C0276G ZONE: X
 EFFECTIVE: 8/5/13

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CITY - RELEASE OF EASEMENTS.

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along all boundary/lot lines.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense, if the facilities are relocated, the easement rights will be released.

Signed: _____ Date: _____
 Water: KUB
 City of Knoxville Department of Engineering

Signed: _____ Date: _____
 Sewer: KUB

Signed: _____ Date: _____
 Electric: KUB

Signed: _____ Date: _____
 Gas: KUB

Signed: _____ Date: _____
 Telephone: ATT

Signed: _____ Date: _____
 Cable Television: COMCAST

OWNER CERTIFICATION ON RELEASE OF EASEMENT
 (I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.
 Owner(s) Printed Name:

Scott Wolf 2-22-22
 SCOTT WOLF DATE
Joseph C Clark 2-22-22
 JOSEPH C CLARK DATE
MIKA R DOUGLAS 02/22/2022
 MIKA R DOUGLAS DATE

- LEGEND**
- ⊙ CLEAN OUT
 - 1/2" IRON PIN SET
 - 1/2" IRON PIN FOUND
 - ▲ MAGNAIL/CAP SET
 - ◇ NO MONUMENT
 - ⊗ GAS METER
 - ⊕ ELECTRIC METER
 - ☆ LP LIGHT POLE
 - ⊙ MANHOLE
 - ⊖ UTILITY POLE
 - ⊗ WATER METER
 - ⊕ FIRE HYDRANT
 - ⊖ WATER VALVE

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:
Scott Wolf 2-22-22
 SCOTT WOLF DATE
Joseph C Clark 2-22-22
 JOSEPH C CLARK DATE
MIKA R DOUGLAS 02/22/2022
 MIKA R DOUGLAS DATE

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 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 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 _____

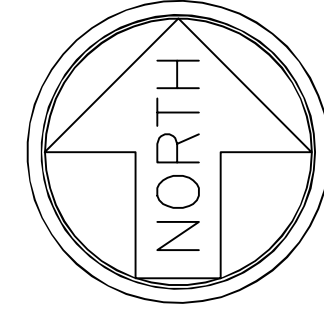
LINE	BEARING	DISTANCE
L1	N36°41'41"W	10.65'
L2	S54°05'15"W	25.00'
L3	N36°41'41"W	13.92'
L4	N36°41'41"W	5.12'
L5	N38°09'08"E	21.82'
L6	S54°48'51"W	12.93'
L7	N56°16'54"E	27.92'

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.

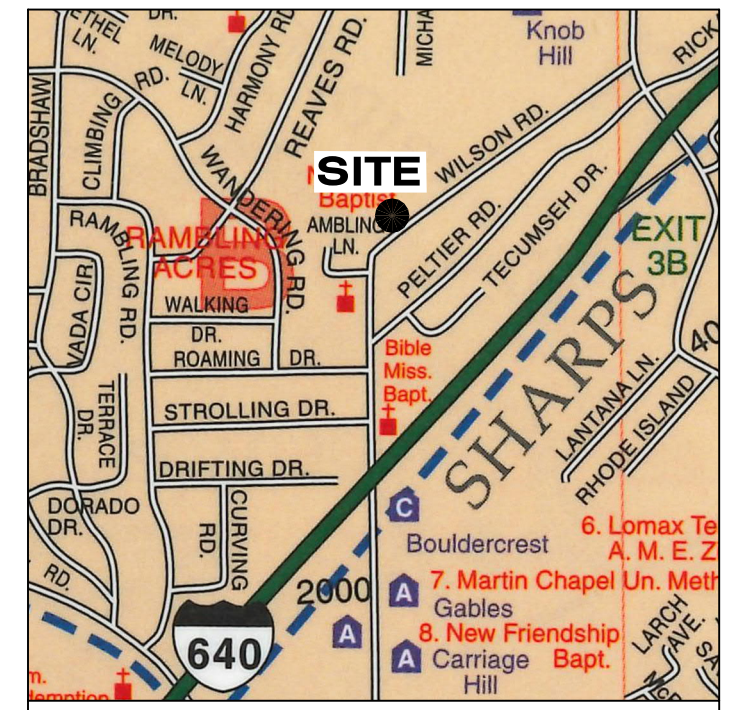
It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider
 Authorized Signature for Utility _____ Date _____



TN NAD83(2011)

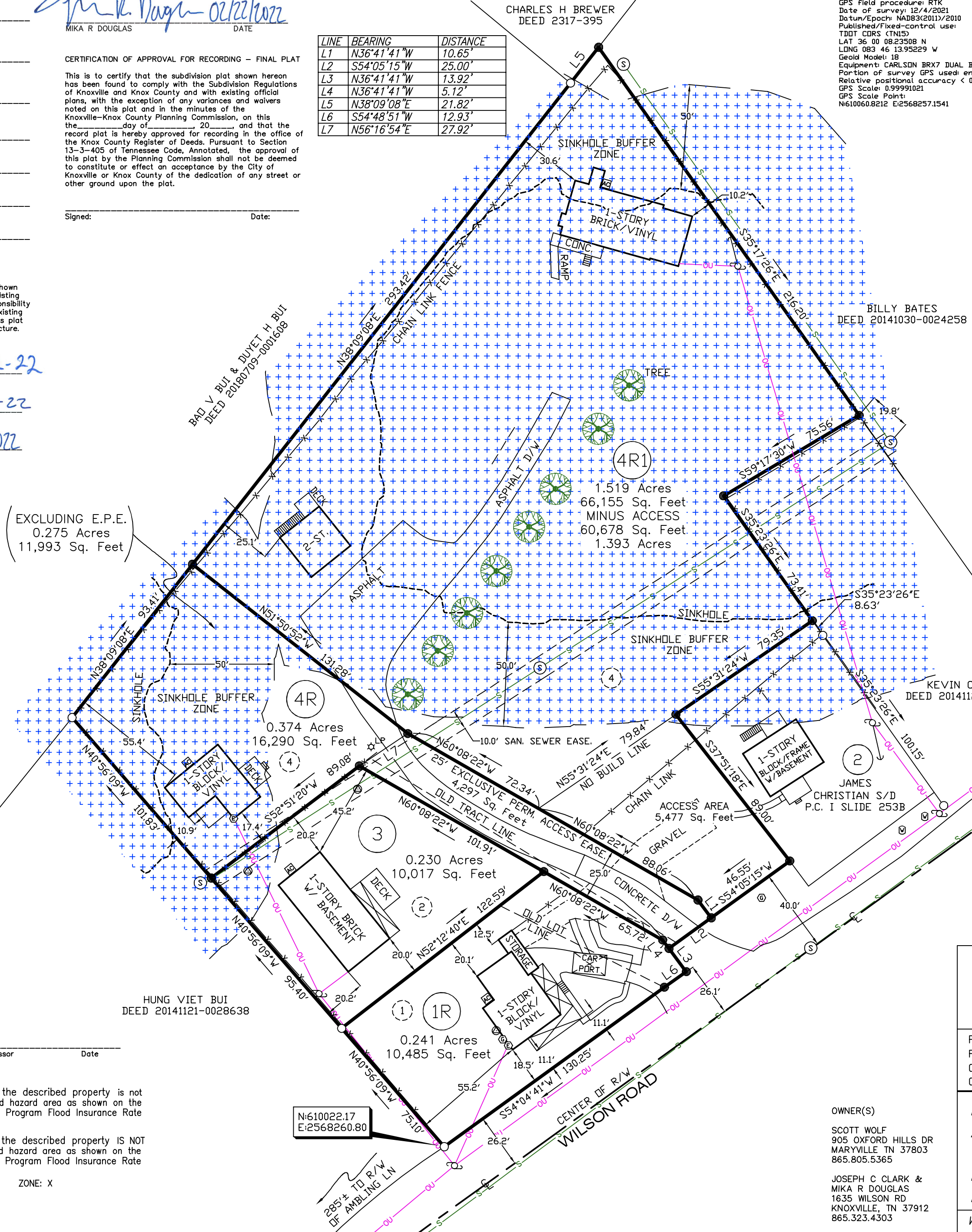
Positional accuracy: CM
 GPS field procedure: RTK
 Date of survey: 12/4/2021
 Datum/EPOCH: NAD83(2011)/2010
 Published/Fixed-control user:
 TIBT CORE (TNIS)
 LAT 36 00 08.23508 N
 LONG 083 46 13.95229 W
 Geoid Model: 18
 Equipment: CARLSON BRX7 DUAL BAND
 Portion of survey GPS used: entire.
 Relative positional accuracy < 0.1'.
 GPS Scale: 0.99991021
 GPS Scale Point:
 N61060.8212 E2568257.1541



LOCATION MAP - NTS

0 40 80 120

- NOTES:
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEED AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
 - SUBJECT TO UTILITY AND DRAINAGE EASEMENTS 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 ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK.
 - DEED 20210226-0069429, 20211229-0051204.
 - PROPERTY IS ZONED RN-1, SETBACKS ARE PER ZONING.
 - 4 LOTS CONTAINING 2.364 ACRES.
 - THIS SURVEY INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
 - THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMPLIANCE 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.
 - ALL STRUCTURES MUST BE LOCATED AT LEAST 50' FROM THE LAST CLOSED CONTOUR OF THE SINKHOLE ON THIS SITE. CONSTRUCTION WITHIN THE 50' SINKHOLE BUFFER MAY ONLY BE PERMITTED IF A GEOTECHNICAL STUDY IS PREPARED BY A REGISTERED ENGINEER AND STATES THAT BUILDING WITHIN THE 50' SINKHOLE BUFFER IS ACCEPTABLE AND THE STUDY IS APPROVED BY KNOX COUNTY ENGINEERING. AN ENGINEERING FOOTPRINT WILL BE REQUIRED FOR ANY STRUCTURES TO BE PLACED WITHIN THE 50' SINKHOLE BUFFER.
 - BY APPROVING THIS PLAT, KNOXVILLE-KNOX COUNTY PLANNING GRANTS A VARIANCE TO REDUCE THE RIGHT-OF-WAY IN FRONT LOT 1 FROM 30' FROM CENTERLINE TO THE CONDITIONS SHOWN.
 - DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED AT INSTRUMENT



4-SA-22-F

FINAL PLAT
 RESUB. OF LOTS 1, 3, & 4 OF THE
 JAMES CHRISTIAN PROPERTY

PLAT REF: CAB. I SLIDE 253A, CAB. I SLIDE 253C, ENG. MAP 41580A
 PARCEL(S): 080E049; 049.01; 049.03 SCALE: 1"=40'
 COUNTY/DISTRICT: KNOX/5 DATE: 2/21/2022 REV. 3/28/22
 CITY: KNOXVILLE WARD/BLOCK: 41/41580

Ned D. Ferguson, R.L.S.
 205 Lamar Avenue
 Clinton, TN 37716



Phone: (865) 689-6169
 Fax: (888) 232-8718 Toll Free
 www.PLSurvey.com

When you need to know, knowing is our business.

OWNER(S)
 SCOTT WOLF
 905 OXFORD HILLS DR
 MARYVILLE TN 37803
 865.805.5365
 JOSEPH C CLARK &
 MIKA R DOUGLAS
 1635 WILSON RD
 KNOXVILLE, TN 37912
 865.323.4303