

City of Knoxville Department of Engineering
The Knoxville Department of Engineering hereby approves this plat
on this the _____ day of _____, 2023.

Engineering Director

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 _____, 2023, 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 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 Zoning

ZONING AS SHOWN ON OFFICIAL MAP: _____

Date: _____ By: _____

Knoxville - Knox County 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 of Approval of Public Water System Minor Subdivision

This is to certify that the subdivision shown hereon is approved subject to the installation of an public water system, and 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 a water system in the vicinity of this lot and to pay for the installation of the required connections.

Utility Provider: KNOXVILLE UTILITIES BOARD

Authorized Signature for KNOXVILLE UTILITIES BOARD DATE: _____

Certification of Approval of Public Sanitary Sewer System Minor Subdivision

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: KNOXVILLE UTILITIES BOARD

Authorized Signature for KNOXVILLE UTILITIES BOARD DATE: _____

Certification of Property Taxes & Assessments

This is to certify that all Property Taxes and Assessments due on this property have been paid.

CITY TAX CLERK DATE: _____

COUNTY TAX CLERK DATE: _____

Owners Certification Public Sewer and Water Service: Minor Subdivision

I, the undersigned owner of the property shown herein, understand that it is my responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of this lot and to pay for the installation of the required connections.

Lucky R. CLARK

Owner: _____ DATE: _____

Certification of Ownership and General Dedication:

I, the undersigned owner of the property shown herein, hereby adopt this as my plan of subdivision and dedicate the streets as shown to the public use forever; and, hereby certify that I am the owner in fee simple of the property and as the property owner have an unrestricted right to dedicate right-of-way and/or grant easements as shown on this plat.

Owner: Lucky R. CLARK DATE: _____

State of Tennessee, County of Knox

On this _____ day of _____, 2023

BEFORE ME PERSONALLY APPEARED

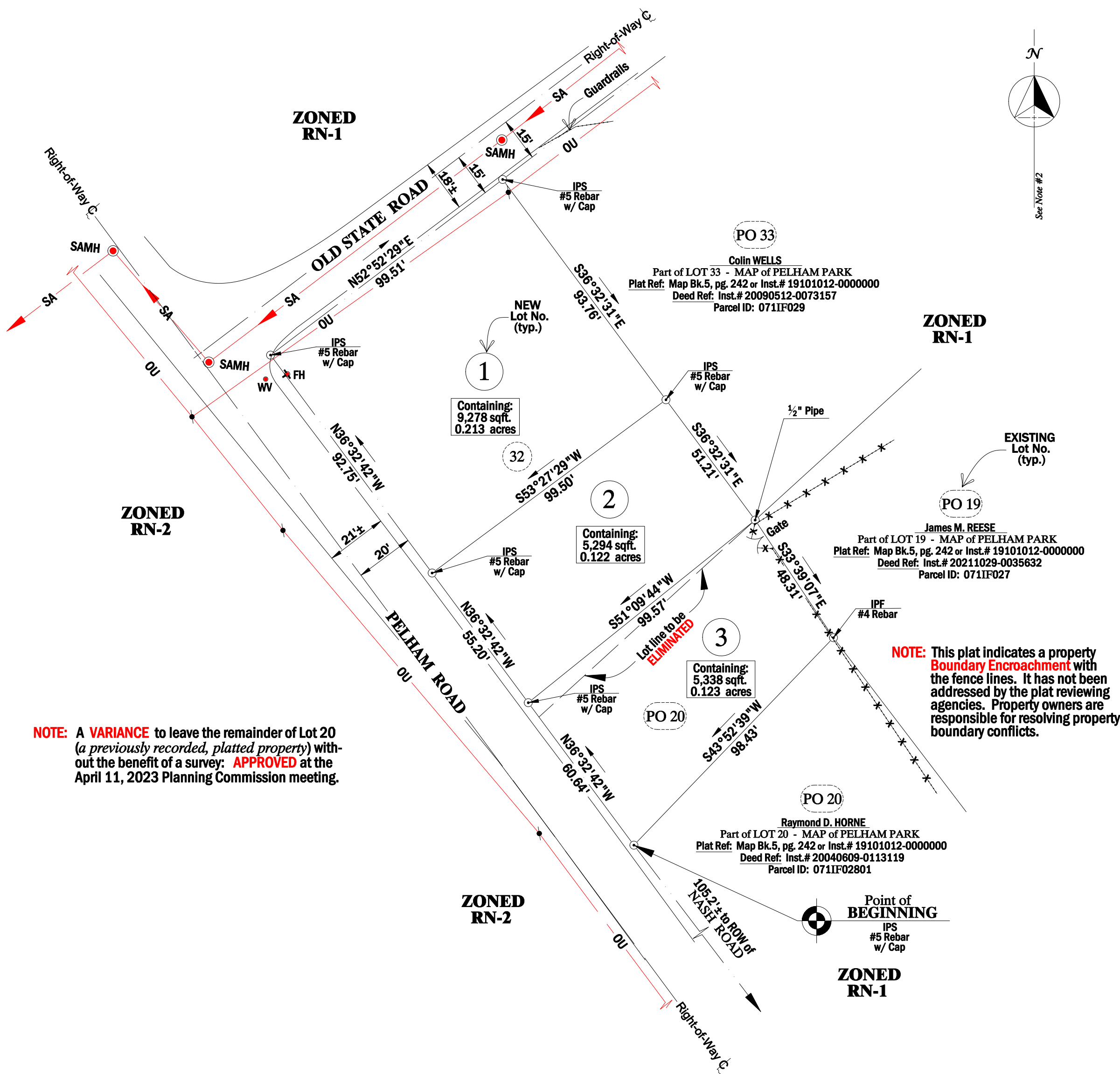
Lucky R. CLARK

to me known to be the person described in, and who executed the foregoing instrument; and, acknowledged that they executed the same as their free act and deed.

Witness my hand and notarial seal, this the day and year above.

Written: _____ NOTARY

My Commission Expires: _____

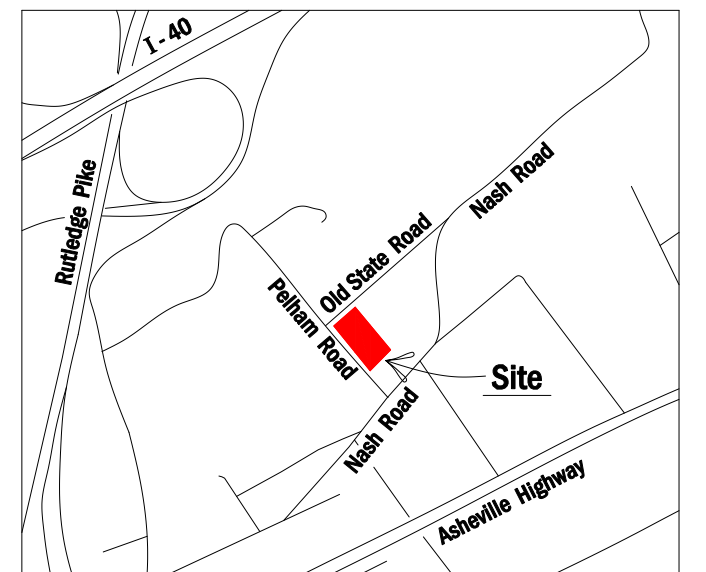


General Notes:

- Iron pins are located at all property corners, unless noted otherwise.
- The **NORTH ARROW** is referenced to the bearings of a survey prepared by: Batson and Himes Engineers, Knoxville, Tennessee; Dated: October 5, 1965 & recorded in Deed Inst.# 20120803-0007617.
- This property is Zoned RN-2 and lies within a '**Hill-side Protection Overlay Area**' which requires development plans' review.
- There is a ten (10) foot wide utility & drainage easement inside all exterior lot lines adjoining streets and private rights-of-way (including joint permanent easements); and, a five (5) foot in width utility & drainage easement shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines.
- Two lots containing 19,910 sqft. or 0.457 acres into 3 (three) lots.

Symbols & Abbreviations:

	Centerline
	Property Corner
	Iron Pin Set
	Iron Pin Found
	Right-of-Way Line
	Centerline
	Warranty Deed Book
	Page
	Instrument Recording Number
	Utility Pole
	Sanitary Sewer Line
	Parker Kalon Nail Set
	Sanitary Sewer Manhole
	Overhead Utilities
	Square Feet
	Part of Radius
	Arc Length
	Fire Hydrant
	Fence Line
	Water Valve



Location Map
Not to Scale

CERTIFICATE 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 the Tennessee State Board of Examiners for Land Surveyors - Standards of Practice*.

Registered Land Surveyor Glenn F. Biggs, Jr.
Tenn. Reg. No. 712

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 plan 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 Metropolitan Planning Commission, or for variances 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 1st day of February, 2022.

Registered Land Surveyor Glenn F. Biggs, Jr. 2/1/23 DATE:
Tennessee Certificate No. 712

Certification of NO Recorded Easements

This is to certify that there are no known recorded drainage or utility easements on lot lines being eliminated on this subdivision plat.

Date: 2/1/23 By: Glenn F. Biggs, Jr.
Glenn F. Biggs, Jr., TNRLS #712



PLANNING FILE 4-SA-23-F
PLANNING SERVICE 2-D-23

FINAL PLAT of the L.R. CLARK SUBDIVISION:
MAP of PELHAM PARK
LOT 32 & Part of 20

OWNER:

Lucky R. CLARK

1351 Yamell Station Boulevard
Knoxville, TN. 37932
(865) 385-9034

PROPERTY DATA:

7th. Civil District - Knox, County, Tennessee
31st. Ward - City of Knoxville, Tennessee
City Block #31030
TAX Map No.: 071I, Group "F" Parcel 028
DEED Ref: Inst.# 20210809 - 0010990
PLAT Refs: Inst. # 19101012 - 00000000 or
Map Bk. 5, Pg. 242

SURVEYOR:

Glenn F. Biggs, Jr.

2855 Gibbs Drive
Knoxville, Tennessee 37918

Off. (865) 688-1843 e-Mail: dtcgfb@Comcast.net

Date: **1 February 2023** Project **#230201**
Surv. By: GFB Dwg. By: GFB Rev.: **MPC 3/15/23**

