

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO ENSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS

SIGNED: _____
 DATE: _____
 DEPT: _____
 TITLE: _____

GUARANTEE OF COMPLETION OF STORMWATER FACILITIES

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO ENSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED THE _____ DAY OF _____, 20____.

SIGNED: _____
 DATE: _____
 DEPT: _____
 TITLE: _____

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, AND THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: _____
 DATE: _____

TAXES AND ASSESSMENTS CERTIFICATION

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

KNOX COUNTY TRUSTEE: SIGNED: _____ 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 _____

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: RON WORLEY, JR. SIGNATURE(S): _____

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: RON WORLEY, JR.

SIGNATURE(S): _____

DATE: _____

NATURAL GAS TRANSMISSION PIPELINE NOTE:

THE DEVELOPER HAS UTILIZED REASONABLE MEANS TO NOTIFY THE OPERATOR OF THE PIPELINE TO VERIFY THE LOCATION OF THE PIPELINE AND THE PIPELINE EASEMENT. THE DEVELOPER HAS REVIEWED, OR ATTEMPTED TO REVIEW, PRELIMINARY INFORMATION ABOUT THE PROPOSED DEVELOPMENT WITH THE PIPELINE OPERATOR.

NOTES:

- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 23-26, ADD A COMMON AREA, AND APPLY A SHARED PERMANENT ACCESS EASEMENT ACROSS LOTS 24 & 25.
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE.
- THIS PROPERTY IS ZONED PR IN KNOX COUNTY WITH DENSITY UP TO 3 DWELLING UNITS/ACRE. APPROVED SETBACKS ARE: FRONT - 20', SIDE - 5', REAR - 15', PERIPHERAL - 25' WHERE APPROVED / 35' OTHERWISE.
- ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. THERE SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS OF TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS AND FIVE (5) FEET IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- THIS PROPERTY LIES IN ZONE (X) AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAPS 47145C0305F AND 47093C0252F, EFFECTIVE DATE MAY 2, 2007.
- TOTAL AREA OF THIS SURVEY: 4 LOTS AND COMMON AREA OF 12.7244 ACRES.
- DEED REFERENCE: INST. NO. 20221101-0026576, PLAT REFERENCE: 202402220040513.
- FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 10/14/2022 UTILIZING A TOPCON HIPER SR DUAL FREQUENCY RECEIVER ON THE TDD GNS NETWORK (CORS TN10) AND ARE REFERENCED TO NAD 83 (2011) (NO TRANS), GEOID 2018. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED HORIZONTAL (0.02").
- ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 5-SC-23-C, 9-SC-22-C, 5-C-23-OP, AND 9-C-22-OP, APPROVED ON 5/10/2023 AND 9/7/2022.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT # 202401240035471

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 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: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS 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 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.

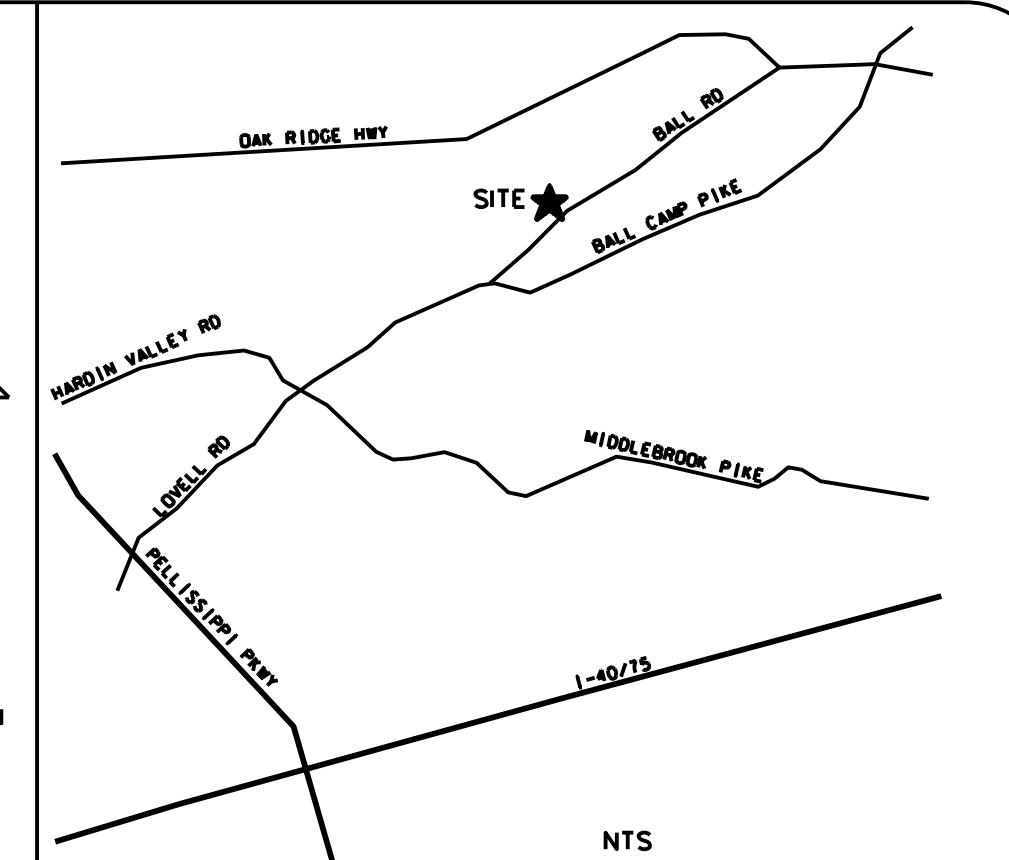
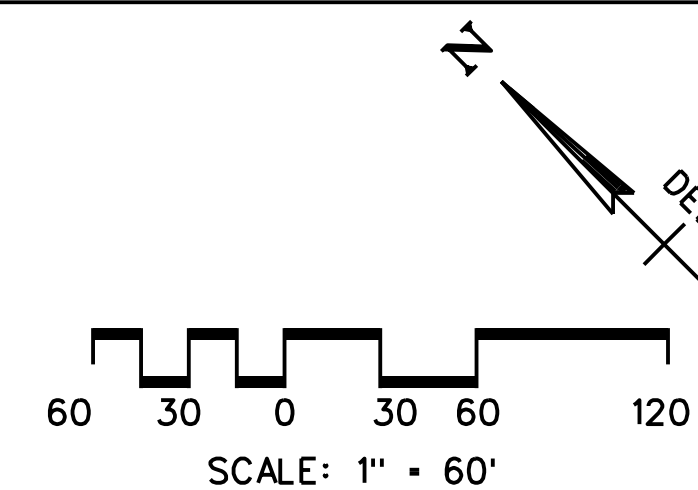
UTILITY PROVIDER _____
 AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____

CERTIFICATION BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

ALL FINAL PLATS WITHIN KNOX COUNTY SHALL BE CERTIFIED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS PRIOR TO FINAL CERTIFICATION BY THE PLANNING COMMISSION AND SHALL BE INCLUDED ON THE PLAT AS FOLLOWS:

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THE _____ DAY OF _____, 20____.

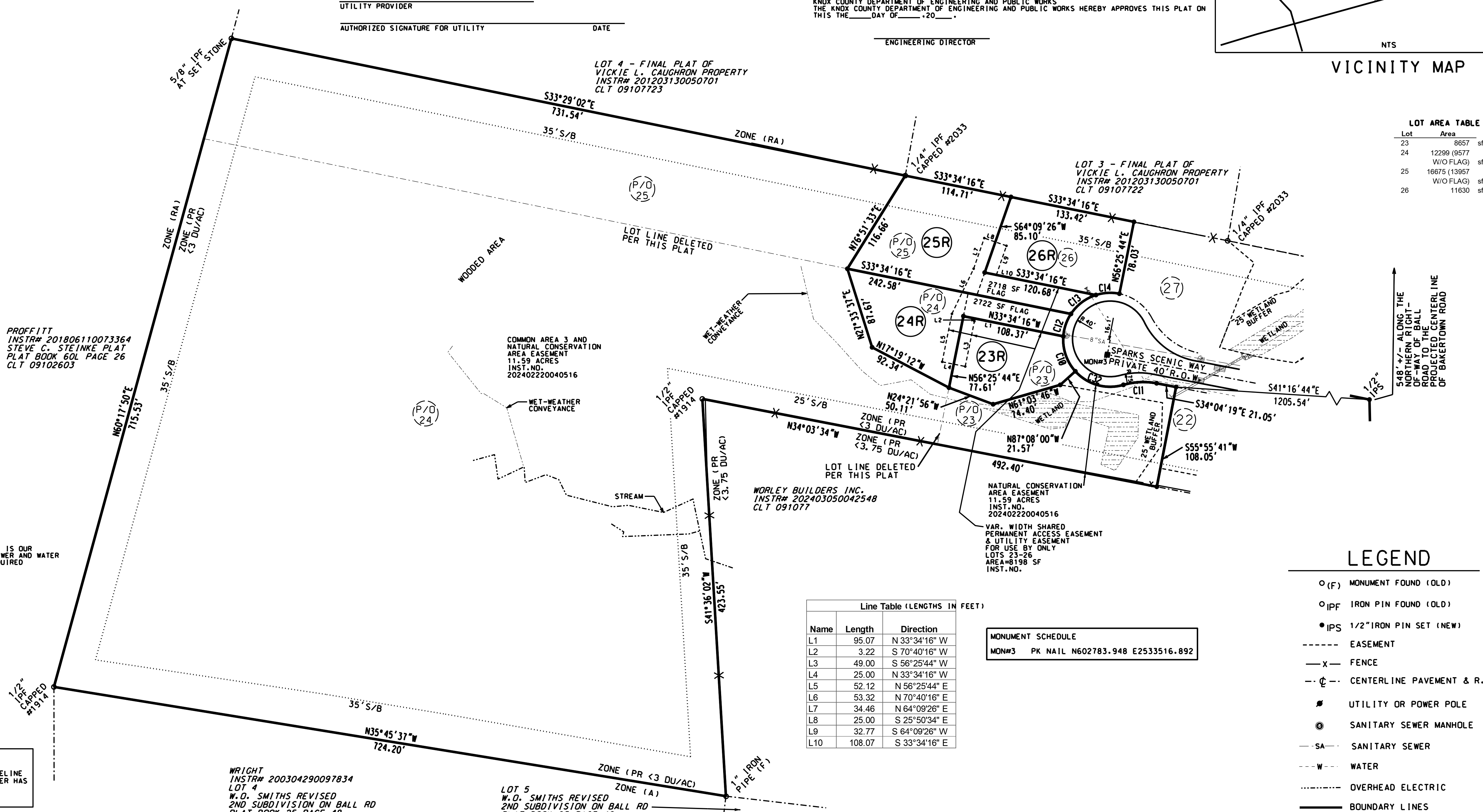
ENGINEERING DIRECTOR _____



VICINITY MAP

LOT AREA TABLE

Lot	Area	sq ft
23	8657	sq ft
24	12299	(9577 W/O FLAG) sq ft
25	16675	(13957 W/O FLAG) sq ft
26	11630	sq ft



PROFFITT
 INSTR# 201806110073364
 STEVE C. STEINKE PLAT
 PLAT BOOK 60L PAGE 26
 CLT 09102603

COMMON AREA 3 AND
 NATURAL CONSERVATION
 AREA EASEMENT
 11.59 ACRES
 INST. NO.
 202402220040516

WORLEY BUILDERS, INC.
 INSTR# 202403050042548
 CLT 091077

WRIGHT
 INSTR# 200304290097834
 LOT 4
 W.D. SMITHS REVISED
 2ND SUBDIVISION ON BALL RD
 PLAT BOOK 25 PAGE 48
 CLT 091GA001



CERTIFICATION OF ACCURACY

I CERTIFY THAT THIS IS A CATEGORY IV SURVEY (REMOTE SENSING SURVEY) AND THE PRECISION OF SURVEY MEETS THE CURRENT STANDARDS AND APPLICATIONS SET BY RULE 0820-03-.07(5). THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Scott Williams 2/26/24
 REGISTERED LAND SURVEYOR DATE
 TENNESSEE CERTIFICATE NO. 1914

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A HOMEOWNERS' ASSOCIATION RECORDED IN INSTRUMENT #202402220040515

OWNER:
WORLEY BUILDERS, INC.
 PO BOX 71023
 KNOXVILLE, TN 37938
 OFFICE: 865.922.2600

Line Table (LENGTHS IN FEET)

Name	Length	Direction
L1	95.07	N 33°34'16" W
L2	3.22	S 70°40'16" W
L3	49.00	S 56°25'44" W
L4	25.00	N 33°34'16" W
L5	52.12	N 56°25'44" E
L6	53.32	N 70°40'16" E
L7	34.46	N 64°09'26" E
L8	25.00	S 25°50'34" E
L9	32.77	S 64°09'26" W
L10	108.07	S 33°34'16" E

MONUMENT SCHEDULE
 MON#3 PK NAIL N602783.948 E2533516.892

LEGEND

- (F) MONUMENT FOUND (OLD)
- (PF) IRON PIN FOUND (OLD)
- (IPS) 1/2" IRON PIN SET (NEW)
- EASEMENT
- x- FENCE
- C- CENTERLINE PAVEMENT & R.O.W.
- U UTILITY OR POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- ADJACENT PARCEL LINES
- BUILDING SETBACK
- P.U.D.E PUBLIC UTILITY & DRAINAGE EASEMENT
- ① NEW LOT NO.
- (P/O) OLD LOT NO.
- WETLAND AREA

Curve Table (LENGTHS IN FEET)

Name	Radius	Arc	Chord	Chord
		Length	Direction	Length
C10	50.00	40.43	S 26°01'58" W	39.34
C11	75.00	35.72	S 47°43'01" E	35.39
C12	50.00	25.48	S 63°47'59" W	25.21
C13	50.00	34.01	N 82°06'47" W	33.36
C14	50.00	25.25	N 48°09'31" W	24.98
C32	50.00	56.05	S 29°14'51" E	53.16

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED

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 PLANNING COMMISSION, OR FOR VARIANCES AND WAIVERS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE BOND OR OTHER SECURITY THAT IS POSTED TO GUARANTEE THE COMPLETION OF STREETS AND RELATED IMPROVEMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, AND BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

Scott Williams 2/26/24
 REGISTERED LAND SURVEYOR DATE
 TENNESSEE CERTIFICATE NO. 1914

THE RESUBDIVISION OF
 LOTS 23-26 OF:
SPARKS MEADOW S/D
 SPARKS SCENIC WAY
 KNOX COUNTY, TENNESSEE
 CLT MAP 0910B PARCELS 023.024,025,026
 6TH CIVIL DISTRICT
 DATE: FEBRUARY 26, 2024

4-SC-24-F

JOB NO. 2191

W. SCOTT WILLIAMS ASSOCIATES

4530 Annelise Way
 Knoxville, Tennessee 37921
 P & F: (865) 692-9889
 E-MAIL: survey@scotwilliams.com

CONSULTING
 CIVIL ENGINEERING
 LAND SURVEYING