

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 PLAN

OWNER(S) \_\_\_\_\_  
PRINTED NAME: JASON BAKER  
SIGNATURE(S): \_\_\_\_\_  
DATE: \_\_\_\_\_

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

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY TAX CLERK  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
KNOX COUNTY TRUSTEE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISION  
THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER \_\_\_\_\_  
AUTHORIZED SIGNATURE FOR UTILITY \_\_\_\_\_ DATE: \_\_\_\_\_

ZONING  
ZONING SHOWN ON OFFICIAL MAP \_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.  
THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ENGINEERING DIRECTOR \_\_\_\_\_

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 INSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEPARTMENT: \_\_\_\_\_ TITLE: \_\_\_\_\_

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISION  
THIS IS TO CERTIFY THAT THE PUBLIC SANITARY SEWER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER \_\_\_\_\_  
AUTHORIZED SIGNATURE FOR UTILITY \_\_\_\_\_ DATE: \_\_\_\_\_

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 INSURE 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: \_\_\_\_\_  
DEPARTMENT: \_\_\_\_\_ TITLE: \_\_\_\_\_

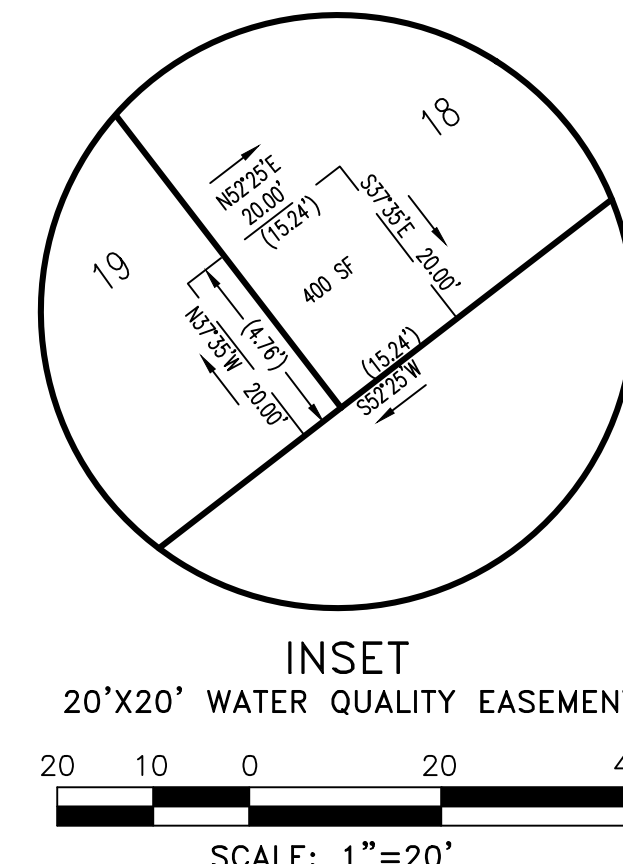
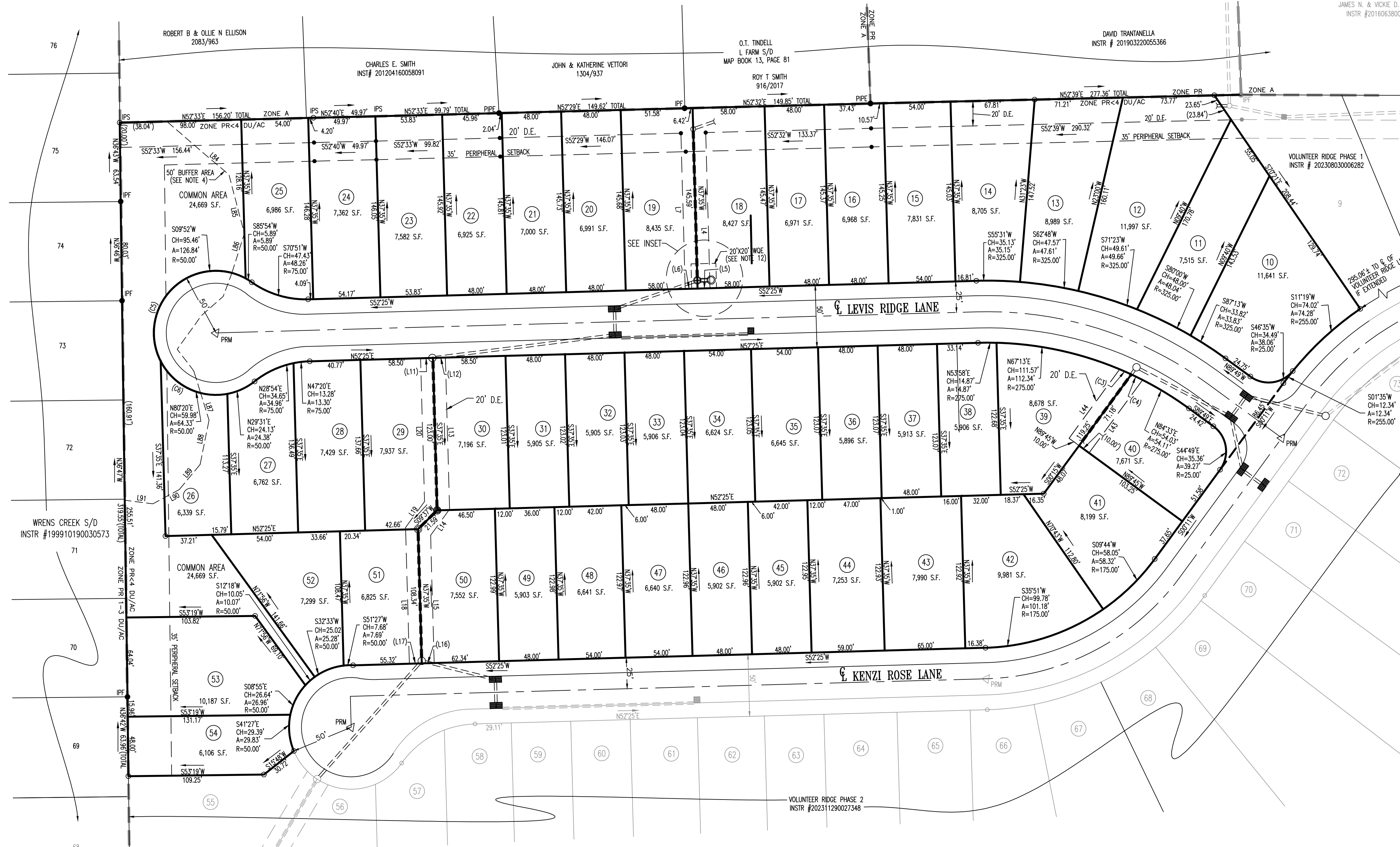
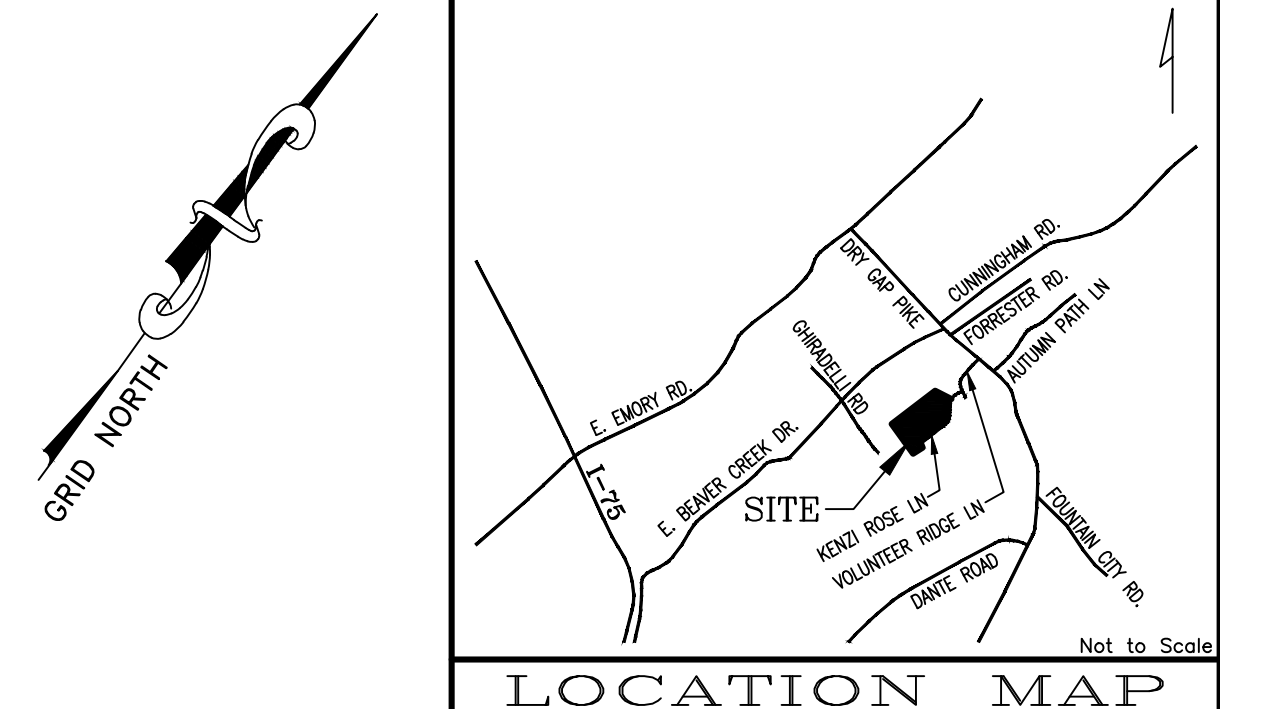
ADDRESSING DEPARTMENT CERTIFICATION  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

Table with columns: LINE, BEARING, DISTANCE. Contains 19 line items for the subdivision boundary.

Table with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Contains 6 curve data points.

LEGEND: Symbols for iron pins, monuments, points of curve, points of intersection, points of compound curve, points of reverse curve, drainage easement, utility easement, common area, catch basin, junction box, drainage easement, drainage pipe (proposed), peripheral setback, roadway centerline, zoning, fence, power pole, water meter, powerline, electrical box, gas line, water line.



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 PLAN 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 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 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 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, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR  
TENNESSEE LICENSE NO. \_\_\_\_\_ DATE: \_\_\_\_\_

5-SA-24-F

OWNER:  
JASON BAKER  
P.O. BOX 71233  
KNOXVILLE, TN 37938  
PHONE: (865) 607-3326  
DEED REFERENCE: INSTR. #202008170013146

- NOTES:  
1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.  
2. THERE SHALL BE A (10) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAYS. THERE SHALL BE A (5) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES. (NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED).  
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).  
4. THE GEOTECHNICAL REPORT PREPARED BY GEOSERVICES (PROJECT NO. 21-22341) HAS DETERMINED THAT LIGHT RESIDENTIAL CONSTRUCTION IS SUITABLE WITHIN THE SINKHOLE BUFFER OF LOT 26. PLEASE REFER TO THE STUDY FOR THEIR LIMITATIONS AND RECOMMENDATIONS. KNOX COUNTY ENGINEERING HAS REVIEWED AND APPROVED THIS REPORT.  
5. THIS PROPERTY IS ZONED PR.  
6. THIS SUBDIVISION CONTAINS 9.404 ACRES AND IS SUBDIVIDED INTO 45 SINGLE FAMILY ATTACHED LOTS AND 1 COMMON AREA.  
7. BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT.....20'  
SIDES.....5' (ON UNDER BUILDINGS)  
REAR.....15' (UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK)  
8. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE ON REFER PLAN, REFER TO THE METROPOLITAN PLANNING COMMISSION FILES 10-SC-20-C & 10-D-20-UR.  
9. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR. #202306050064895.  
10. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THEIR PROPERTY. THE COVENANTS FOR MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR. #202404110050093.  
11. CONSTRUCTION STORMWATER DISCHARGE PERMIT NUMBER IS TRR #136632.  
12. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING WATER QUALITY UNIT.



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 TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR  
TENNESSEE LICENSE NO. \_\_\_\_\_ DATE: \_\_\_\_\_

FINAL PLAT  
FOR  
VOLUNTEER RIDGE-PHASE 3  
TAX MAP 47 PARCEL 241  
DISTRICT 6, KNOX COUNTY, TENNESSEE

SCALE: 1"=50' DATE: FEBRUARY 26, 2024  
50 25 0 50 100

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com

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