



**CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION**  
 (I, We) RES RED LLC, the undersigned owner(s) of the property shown hereon, 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, we, we are) the owner(s) in fee simple of the property, and as property 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: RES RED LLC by VICTOR J. BROWN MEMBER  
 Signature(s): [Signature]  
 Date: MAY 18, 2020  
 State of Tennessee, County of Max, On this 18th day of May, 2020.  
 Before me personally appeared VICTOR J. BROWN, known to be the person described in the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.  
 Witness my hand and notarial seal, this day and year above.  
 Written Concom Notary  
 My Commission Expires 04 FEBRUARY 2024

**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 18th day of May, 2020.  
 Registered Land Surveyor: Benjamin J. McQuinn  
 Tennessee License No. 1501  
 Date: 11 MAY 2020

**CERTIFICATION OF CATEGORY AND PRECISION**  
 I hereby certify that this is a category 1 CLASS B survey with a ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in accordance with current edition of the Rules of Tennessee State Board of Professional Land Surveyors-Standards of Practice.  
 Registered Land Surveyor: Benjamin J. McQuinn  
 Tennessee Certificate No. 1501  
 Date: 11 MAY 2020

**CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS**  
 This is to certify that the subdivision 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 water system in the vicinity of the lot(s) and to pay for the installation of the required connections.  
 Utility Provider: \_\_\_\_\_  
 Authorized Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS**  
 This is to certify that the subdivision hereon is approved subject to the installation of 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: \_\_\_\_\_  
 Date: \_\_\_\_\_

**OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SYSTEM - 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: RES RED LLC  
 Signature: [Signature]  
 Date: MAY 18, 2020

**CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING**  
 The Knoxville Department of Engineering hereby approves this plat on this 18th day of May, 2020.  
 Engineering Director: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 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**  
 This is to certify that all property taxes and assessments due on this property have been paid.  
 Knox County Trustee: \_\_\_\_\_  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**PROPERTY ACCESSOR**  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PLANNING STAFF APPROVAL FOR RECORDING - FINAL PLAT**  
 This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this 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 effect an acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**NOTES**

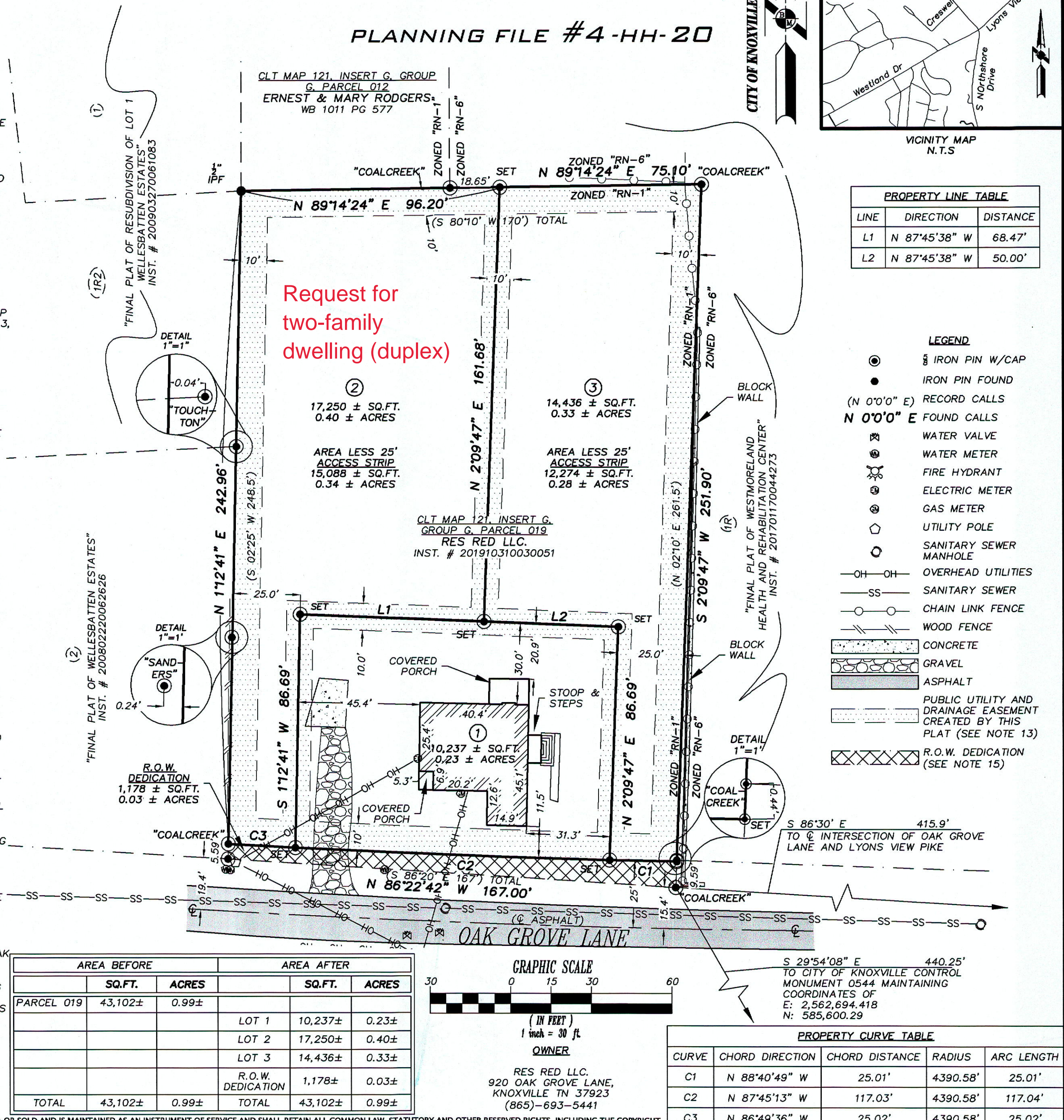
- CURRENT PROPERTY RECORD INFORMATION AS FOLLOWS: PARCEL 019; STANDS IN THE NAME OF RES RED, LLC. AND IS OF RECORD AS INST. # 201910310030051 OF THE REGISTER'S OFFICE KNOX COUNTY, TENNESSEE.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 019 INTO THREE LOTS, CREATE ASSOCIATED PUBLIC UTILITY AND DRAINAGE EASEMENTS, AND DEDICATE RIGHT-OF-WAY.
- KNOXVILLE CITY GRID NORTH BASED ON A BEARING OF N 78°33'41" W BETWEEN CITY MONUMENT 0544 AND CITY MONUMENT 0287. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES. THE HORIZONTAL DATUM IS NAD 83(2011).
- IRON PINS AT ALL CORNERS, UNLESS DESIGNATED OTHERWISE.
- SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY.
- SUBJECT PROPERTY LIES WITHIN ZONE "X" (OTHER AREAS), AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO.47093C0286G, WITH AN EFFECTIVE DATE OF 05 AUGUST 2013, WHICH MAKES UP PART OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE COMMUNITY NO. 475434, PANEL 0286, SUFFIX "G" IN WHICH SAID PREMISES IS SITUATED.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITION NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811.
- SUBJECT PROPERTY IS ZONED RN-1: "SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT" AND IS SUBJECT TO THE CURRENT ZONING REQUIREMENTS.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.
- THE BLOCK WALL SHOWN HEREON ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND LOT 1R MEANDERS AT MOST 1.9' OF SAID COMMON LINE FOR A TOTAL DISTANCE OF 208.2'.
- THE CHAIN LINK FENCE SHOWN HEREON ALONG THE COMMON LINES OF THE SUBJECT PROPERTY AND LOT 1R OF THE "FINAL PLAT OF WESTMORELAND HEALTH AND REHABILITATION CENTER" MEANDERS AT MOST 6.2' FOR A TOTAL DISTANCE OF 311.7'.
- REGARDING NOTES 10 & 11, THIS PLAT INDICATES PROPERTY BOUNDARY ENCROACHMENTS. THEY HAVE NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
- THE WOOD FENCE SHOWN HEREON ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND LOT 2 OF THE "FINAL PLAT OF WELLESBATTEN ESTATES" LIES WHOLLY ON LOT 2 OF THE "FINAL PLAT OF WELLESBATTEN ESTATES".
- A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS: 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 SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- THE CITY OF KNOXVILLE REQUIRES A 50' WIDE R.O.W. ALONG OAK GROVE LANE. AREA OF R.O.W. DEDICATION SHOWN HEREON.
- 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 APPLICATION OR OTHER DEVELOPMENT APPROVALS.

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 THIS DOCUMENT SHALL NOT BE LOANED, COPIED, REPRODUCED, TRANSFERRED TO MAGNETIC MEDIA OR SOLD AND IS MAINTAINED AS AN INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

# FINAL PLAT of the Subdivision of SSRD

BEING LOCATED ON CLT MAP 121, INSERT G, GROUP G AND REPRESENTED AS PARCEL 019 SITUATED WITHIN THE FIFTH COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE AND BEING LOCATED ON BLOCK 49110 OF THE 49TH CITY WARD OF THE CITY OF KNOXVILLE, TENNESSEE

PLANNING FILE #4-HH-20



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**BENCHMARK ASSOCIATES, INC.**  
 Land Planners • Land Surveyors  
 10308 Hardin Valley Road  
 Knoxville, Tennessee 37932  
 Phone (865) 692-4090  
 Facsimile (865) 692-4091

Final Plat of Subdivision of SSRD  
 Oak Grove Lane  
 Knoxville, Tn 37923  
**6-A-20-SU**  
 Revised: 5/21/2020

**FINAL PLAT**  
 DATE: 05/11/20  
 SCALE: 1"=30'  
 DRAWN BY: EIP  
 FILE NAME: 19216-RESUB.DWG  
 BM PROJECT NO.: 19-216

**1 of 1**