

Certificate of Approval of Subsurface Sewage Disposal

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems...

Knox County Health Department Date

Certificate of Approval of Public Water System - Minor Subdivision

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system...

Utility Provider Date

Authorized Signature for Utility Date

Owner Certificate for Public Sewer and Water System - Minor Subdivision

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider...

Owner(s) Printed Name: Gary Joe Vaught

Signature(s):

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:

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...

Signed: Date:

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the \_\_\_ day of \_\_\_, 20\_\_.

Engineering Director

Zoning Certification

Zoning Shown on Official Map

Date: By:

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...

Signed: Date:

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...

Registered Land Surveyor

Tennessee License No. 2151

Date:

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...

Owner(s) Printed Name: Gary Joe Vaught

Signature(s):

Date:

Certificate of Exclusive Private Dedication of Easement

(I, We) the undersigned owner(s) of tax map 87 parcel 091 shown hereon, hereby adopt this as (my, our) plan of subdivision and dedicate the easement as shown to the Exclusive Private use forever...

Owner(s) Printed Name: Gary Joe Vaught

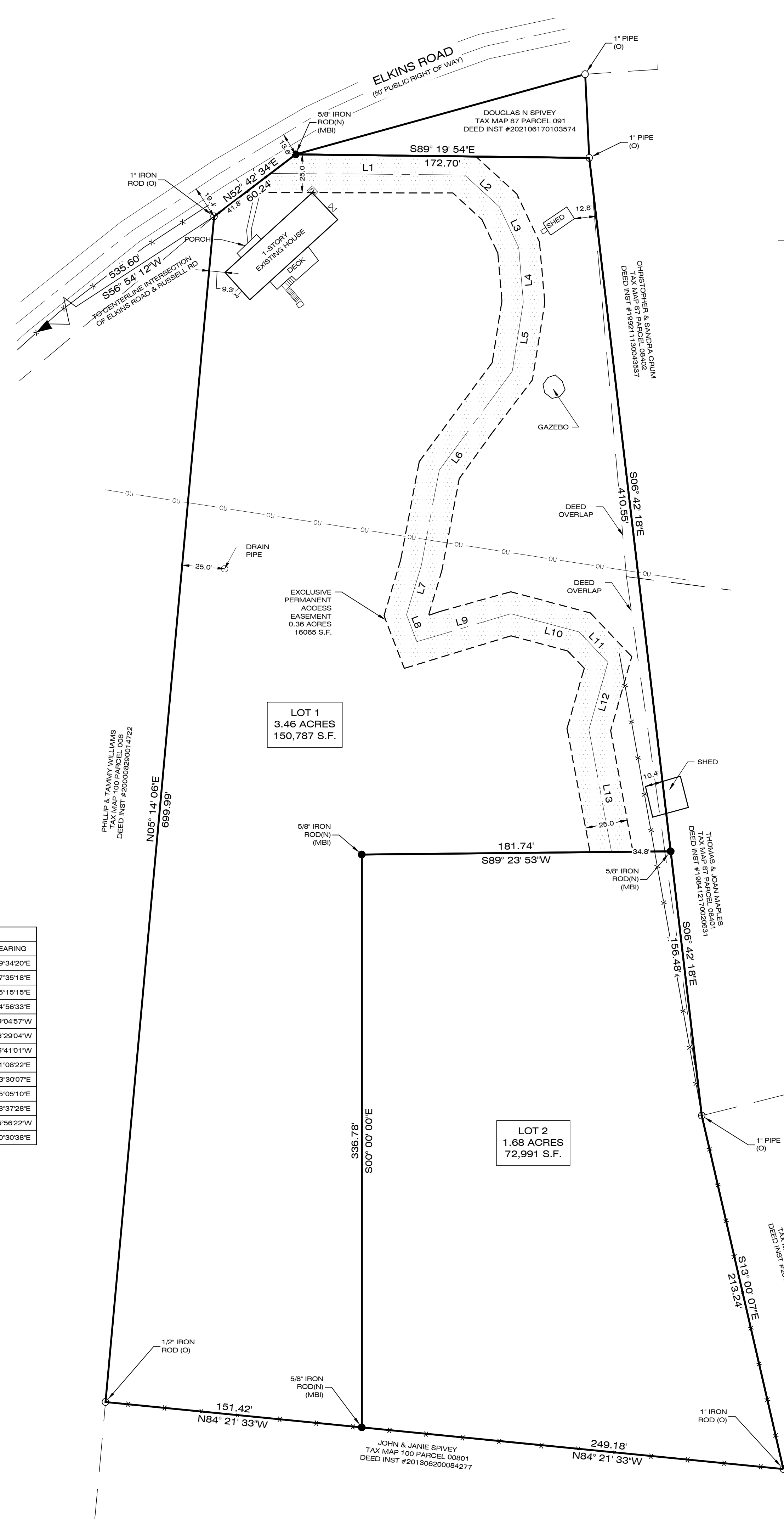
Signature(s):

Date:

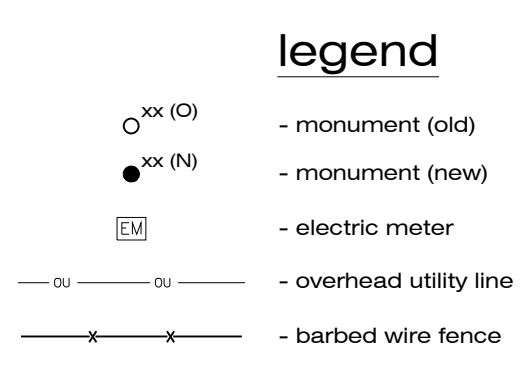
Owner(s) Printed Name:

Signature(s):

Date:

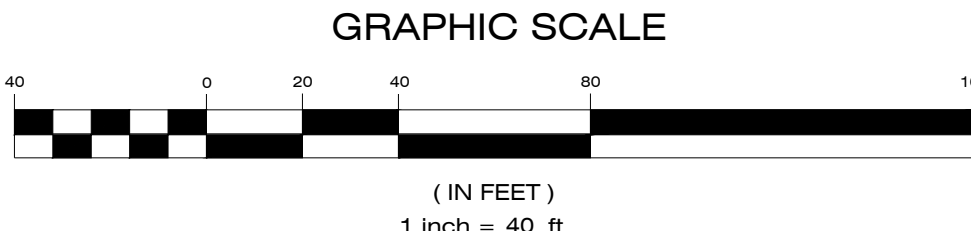
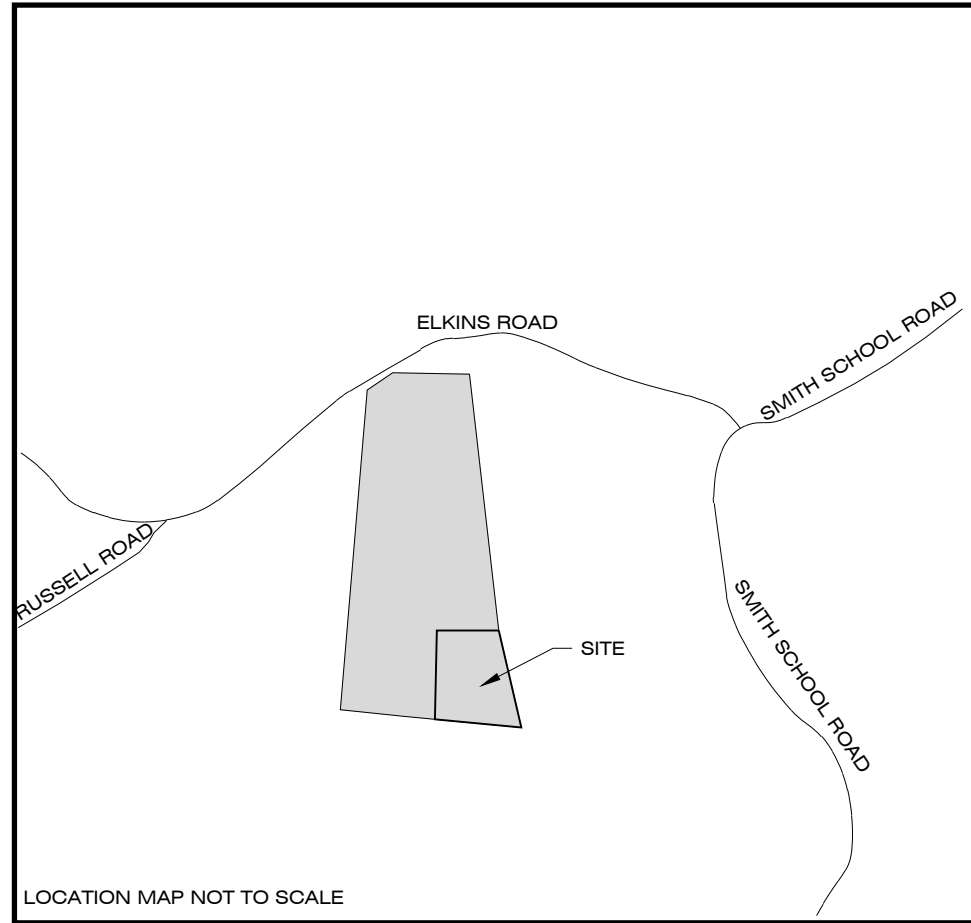


LINE TABLE with columns for LINE, LENGTH, and BEARING. Includes lines L1 through L13.



WAIVER APPROVED BY CITY ENGINEERING

- (W1) A waiver was granted by Knox County for a reduction in the established Utility and Drainage Easement from 10 feet to 9.3 feet on the western lot line of Lot 1.
(W2) A waiver was granted by Knox County for a reduction in the established Utility and Drainage Easement from 10 feet to 0 on the eastern lot line of Lot 1.



GENERAL NOTES

- (G1) The purpose of this plat is to subdivide into two tracts.
(G2) Verify exact size, depth and location of all underground utilities prior to construction.
(G3) Property subject to all applicable easements, setback and restrictions of record.
(G4) Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
(G5) This survey plat does not warrant title.
(G6) Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
(G7) By graphic plotting, this property lies in Zone X on FEMA Panel #47093C0331F, which bears an effective date of 5/2/2007, and is not in a special flood hazard area.
(G8) The required utility and drainage easement shall be 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 (except as modified by the subdivision waiver).
(G9) This survey indicates a possible property boundary encroachment. It has not been addressed by plat reviewing agencies. Owners are responsible for resolving property boundary conflicts.
(G10) This plat was previously submitted as file number: 2-U-22
(G11) On July 14th 2022, a variance was granted by Knoxville/Knox County Planning Commission for a reduction in required right of way width from 30' to 13.60' from the centerline of Elkins Rd.
(G12) Sight distance on the intersection public road meets the Subdivision Regulations, Section 3.04(j)(5).
(G13) 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 applications or other development approvals.
(G14) A request for approval of a 16,065 square foot Exclusive Access Easement providing legal access for Lot 2 to Elkins Road has been submitted to Knox County Law Department for approval.
(G15) Total Lots = 2 Total Area = 5.14 acres / 223,779s.f. (Does not include easement area)

UTILITY INFORMATION

- (U1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
(U2) Verify exact size, depth and location of all underground utilities prior to design and / or construction.
(U3) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

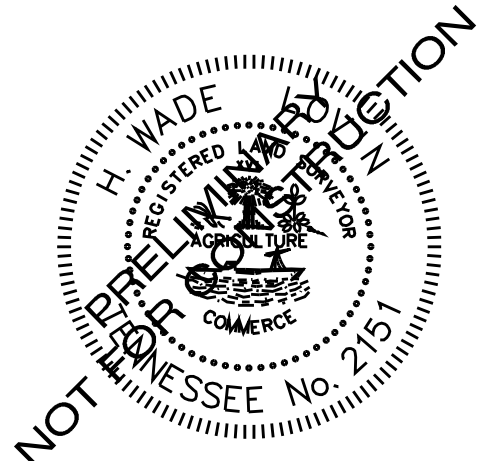
ZONING INFORMATION

- (Z1) Property is zoned A Agriculture
(Z2) Verify full zoning regulations by contacting:
(Z3) KNOXVILLE-KNOX COUNTY PLANNING Suite 403, City/County Building 400 Main Street Knoxville, Tennessee 37902 Phone (865) 215-2500 contact@knoxplanning.org

PRELIMINARY NOT FOR CONSTRUCTION, RECORD PURPOSES, OR IMPLEMENTATION

SURVEYOR'S CERTIFICATION

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.
I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
A portion of the subject property was surveyed with RTK GPS observations using survey grade GPS receivers and conforms to redundancy and accuracy required to comply with rules set forth by Tennessee Board for Land Surveyors and Tennessee Code Annotated chapter 62.
Registered Land Surveyor H. Wade Lovin Tennessee License No. 2151 Date:



MBI COMPANIES INC. 299 N. WEISGARBER ROAD KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com



OWNER: GARY JOE VAUGHT 2107 ELKINS ROAD KODAK, TN 37764 865-300-4964

FILE # 7-SA-22-F

FINAL PLAT OF: GARY JOE VAUGHT PROPERTY 2107 ELKINS ROAD KODAK, TENNESSEE

Knox County, TN Civil District: S8
Tax Parcel Id: Map 87 Parcel 08601 Deed Ref: Inst #198404090011511
Plat Ref. (s):

Crew Chief: B. Satterfield
Drawn By: L. Phillips
Appvd. By: W. Lovin

Field date: 11-16-21
Drawing date: 1-5-22
Last Revision: 6-13-22

Scale: 1" = 40'
Job No. 210845

SHEET NO.: 1 OF 1