

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: VERVE KNOXVILLE LAKE, LLC
Signature(s):
Date:

NOTARY
State of Tennessee County of
On this day of 2022
Before me personally appeared
to me
known to be the person (or persons) described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

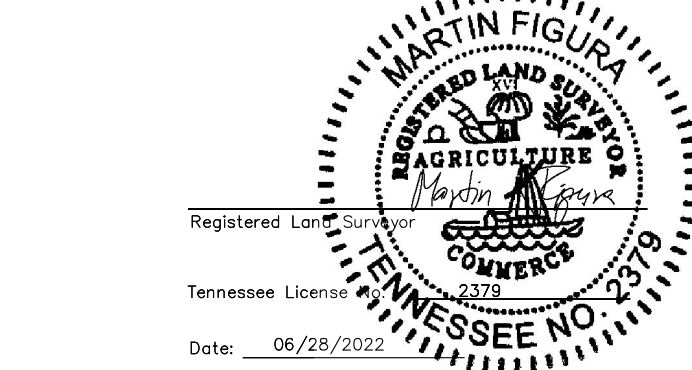
CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS ARE SET

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

28th day of June 2022
Surveyor
Tennessee Certificate No. 2379

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

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.
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



ZONING

Zoning Shown on Official Map:
DATE

TAXES AND ASSESSMENTS

This is to certify that all property taxes and assessments due on this property have been paid.

Signed City Tax Clerk Date
Signed Knox County Trustee 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, the Administrative Rules of the Planning Commission, and these regulations.

Date Signed

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: VERVE KNOXVILLE LAKE, LLC
Signature(s):
Date:

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM-MINOR SUBDIVISION

This is to certify that the subdivision shown herein is approved subject to the installation of a 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: KUB
Date Authorized Signature for Utility

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM-MINOR SUBDIVISIONS

This is to certify that the subdivision shown herein 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: KUB
Date Authorized Signature for Utility

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

This is to certify that the subdivision plat shown herein 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 2022 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

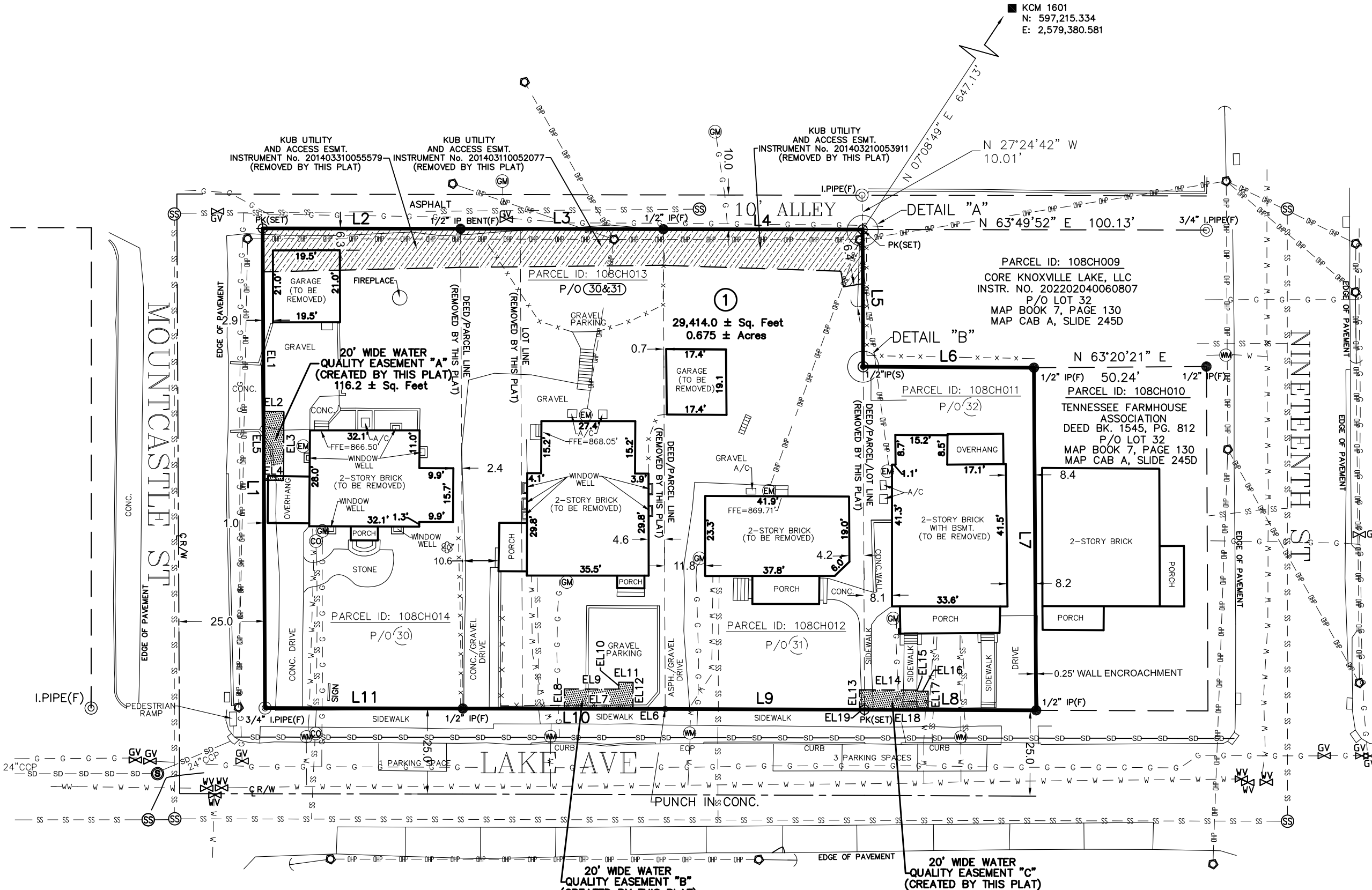
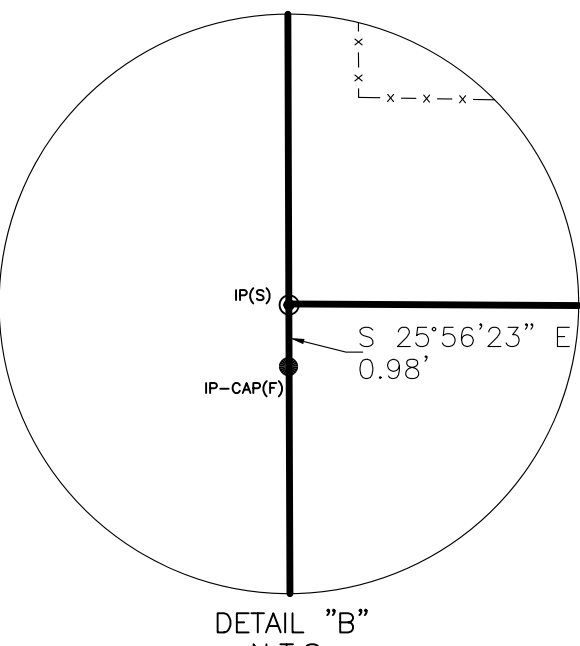
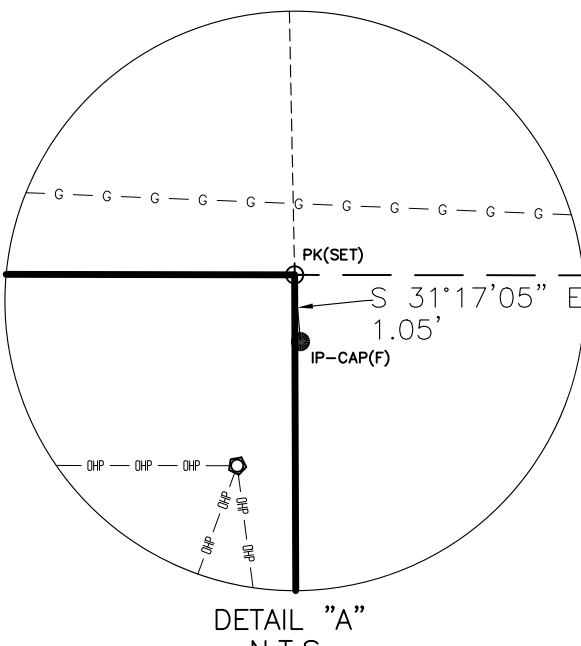
CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Knoxville Department of Engineering hereby approves this plat on this the day of 2022

Engineering Director

Table with project information: Project: 21-073, County of: KNOX, District: 4, Date: 06/27/2022, Scale: 1"= 30', Drawn by: MF, CLT Map: 108C, GROUP H, Parcel No.: 011,012,013&014, City Block: 10461, DEED INSTRUMENT NO.: SEE NOTE 1, PLAT/MAP: SEE NOTE 1

FOUND CALLS table with columns: LINE, BEARING, DISTANCE. Rows L1 through L11.



LEGEND

- IRON PIN SET - IP(S)
PK(S) - PK NAIL SET
IP(F) - IRON PIN FOUND
GAS VALVE
WATER VALVE
FIRE HYDRANT
SANITARY SEWER LINE
STORM DRAIN
MARKED WATER LINE
MARKED GAS LINE
WOOD FENCE LINE
UTILITY POLE
SANITARY SEWER MANHOLE
EDGE OF PAVEMENT
GUY WIRE
WATER METER
STORM MANHOLE
LIGHT POLE
SEWER CLEANOUT

20' WATER QUALITY EASEMENT 'A' CALLS table with columns: LINE, BEARING, DISTANCE. Rows EL1 through EL19.

20' WATER QUALITY EASEMENT 'B' CALLS table with columns: LINE, BEARING, DISTANCE. Rows EL1 through EL19.

7-SD-22-F
6.28.22

VARIANCES APPROVED JULY 14, 2022
1) TO REDUCE THE UTILITY AND DRAINAGE EASEMENT, UNDER THE PROPOSED WALL, FROM 5' TO 0' ALONG THE LAKE AVE.
2) TO REDUCE THE UTILITY AND DRAINAGE EASEMENT, UNDER THE PROPOSED WALL, FROM 5' TO 0' ALONG THE MOUNTCASTLE ST.
3) TO REDUCE THE UTILITY AND DRAINAGE EASEMENT, UNDER THE PROPOSED STAIRWAY, ALONG THE LINE ANNOTATED AS "L5" FROM 5' TO 0'.
4) TO REDUCE THE UTILITY AND DRAINAGE EASEMENT, UNDER THE PROPOSED STAIRWAY, ALONG THE LINE ANNOTATED AS "L6" FROM 5' TO 0'.

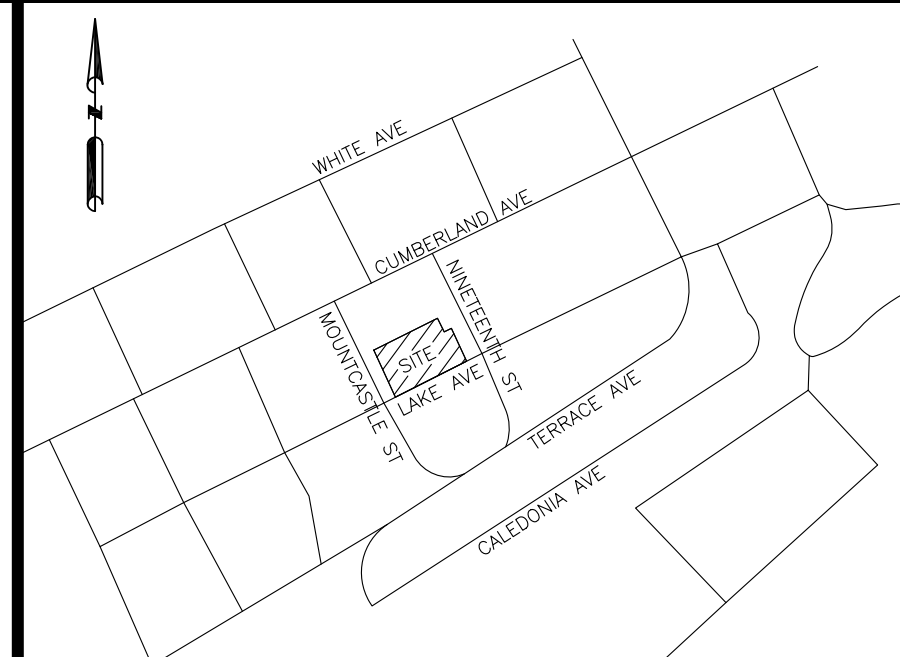
PLANNING COMMISSION FILE # 7-SD-22-F

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FINAL PLAT
RESUBDIVISION OF LOTS 30, 31 AND PART OF LOT 32
WHITES PARK PLACE ADDITION TO KNOXVILLE TENN.



FIGURA LAND SURVEYING
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GENERAL NOTES

- 1) PROPERTIES LIES IN THE NAME OF: VERVE KNOXVILLE LAKE, LLC WHICH IS OF RECORD AS INSTRUMENT(S) NO:
2) IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
3) PROPERTY IS CURRENTLY ZONED "CU-1" (CUMBERLAND AVENUE DISTRICT 1) REQUIRING THE FOLLOWING SETBACKS:
FRONT.....5'
SIDE.....SIDE STREET-5'
SIDE INTERIOR-0 OR 5'
REAR.....10', 5' ALLEY
MAXIMUM BUILDING HEIGHT: 120'/10 STORIES
MINIMUM BUILDING HEIGHT: 24'2 STORIES
4) UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
5) UTILITY AND DRAINAGE EASEMENTS 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 AMENDED BY VARIANCES SHOWN HEREON. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIED LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK.
6) RECORD NORTH REFERENCES THE TENNESSEE STATE PLANE GRID.
7) GRID NORTH NAD 83 (2011)" IS BASED ON BEARING OF S 63' 35" 07" W BETWEEN CITY CONTROL MONUMENTS #1601 AND 1598. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
8) THIS SURVEY INDICATES A PROPERTY BOUNDARY ENCHROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
9) TOTAL NUMBERS OF LOTS = 1, TOTAL ACREAGE = 0.675 AC. (29,414.0 SQ. FT.)
10) THE PURPOSE OF THIS PLAT IS TO COMBINE FOUR EXISTING PARCELS INTO ONE LOT, TO CREATE 20' WATER QUALITY EASEMENTS, AND TO ABANDON EXISTING KUB EASEMENTS.
11) THE REMAINDER OF LOT 32 WAS DEEDED PRIOR TO THE ADOPTION OF THE SUBDIVISION REGULATIONS ON JULY 8, 1971. VARIANCE IS NOT REQUIRED PER SUBDIVISION REGULATIONS RULE SUB 2.13-B.
12) THE PROPERTY OWNER(S) IS (ARE) RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THIS PROPERTY. SEE COVENANTS DOCUMENT RECORDED WITH THE REGISTER OF DEEDS AS INSTRUMENT NO.