

LEGEND OF SYMBOLS

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ▨ BUILDING
- IP(F) IRON PIN - OLD (FOUND)
- IP(S) IRON PIN - NEW (SET)
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE

LINE	BEARING	DISTANCE
L1	S34°37'07"E	25.00'
L2	S55°22'53"W	88.40'
L3	S32°38'07"W	206.84'
L4	S38°25'58"W	116.22'
L5	S28°22'10"W	177.65'
L6	N38°25'58"E	117.59'
L7	N32°38'07"E	210.78'
L8	N51°53'08"W	25.53'



OWNER:
CARINA E. & JOSEPH VELASQUEZ
8020 OUSLEY LANE
CORRYTON, TN 37721

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: CARINA E. VELASQUEZ Signature(s): _____
JOSEPH VELASQUEZ

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: CARINA E. VELASQUEZ Signature(s): _____
JOSEPH VELASQUEZ

Date: _____

Certification of the 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.

Registered Land Surveyor _____
Tennessee License No. _____ Date: _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks

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 ____ day of _____, 20____.

Registered Land Surveyor: Matthew J. Dawson Date: _____
Tennessee License No.: _____

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 of Official Map: _____

By: _____ 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.

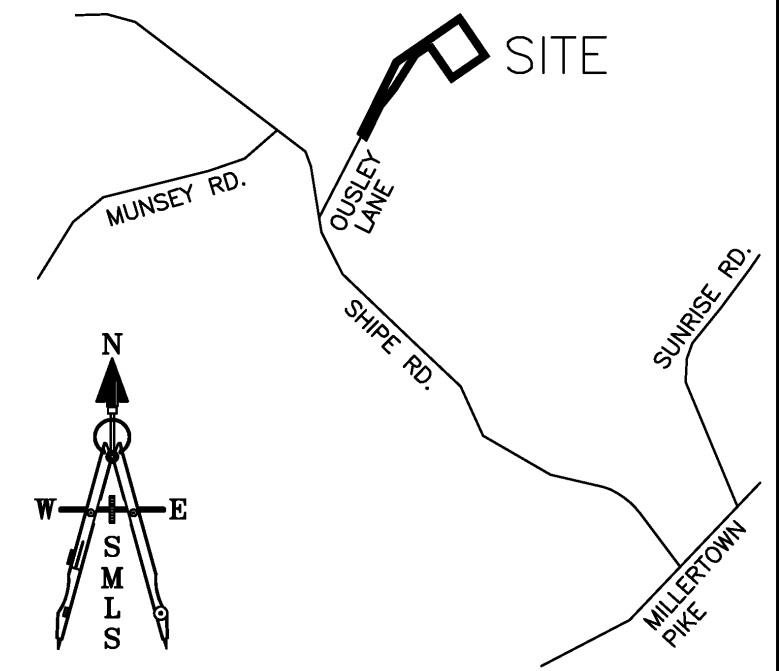
Signed: _____ Date: _____

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: _____

VICINITY MAP - NOT TO SCALE



Certification of Approval of Subsurface Sewage Disposal Systems
This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.

Knox County Health Department: _____
Date: _____

Certification of Approval of Public Water System - Minor Subdivisions

This is to certify that the subdivision shown hereon 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 _____
Authorized Signature for Utility _____ 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 _____

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 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: _____

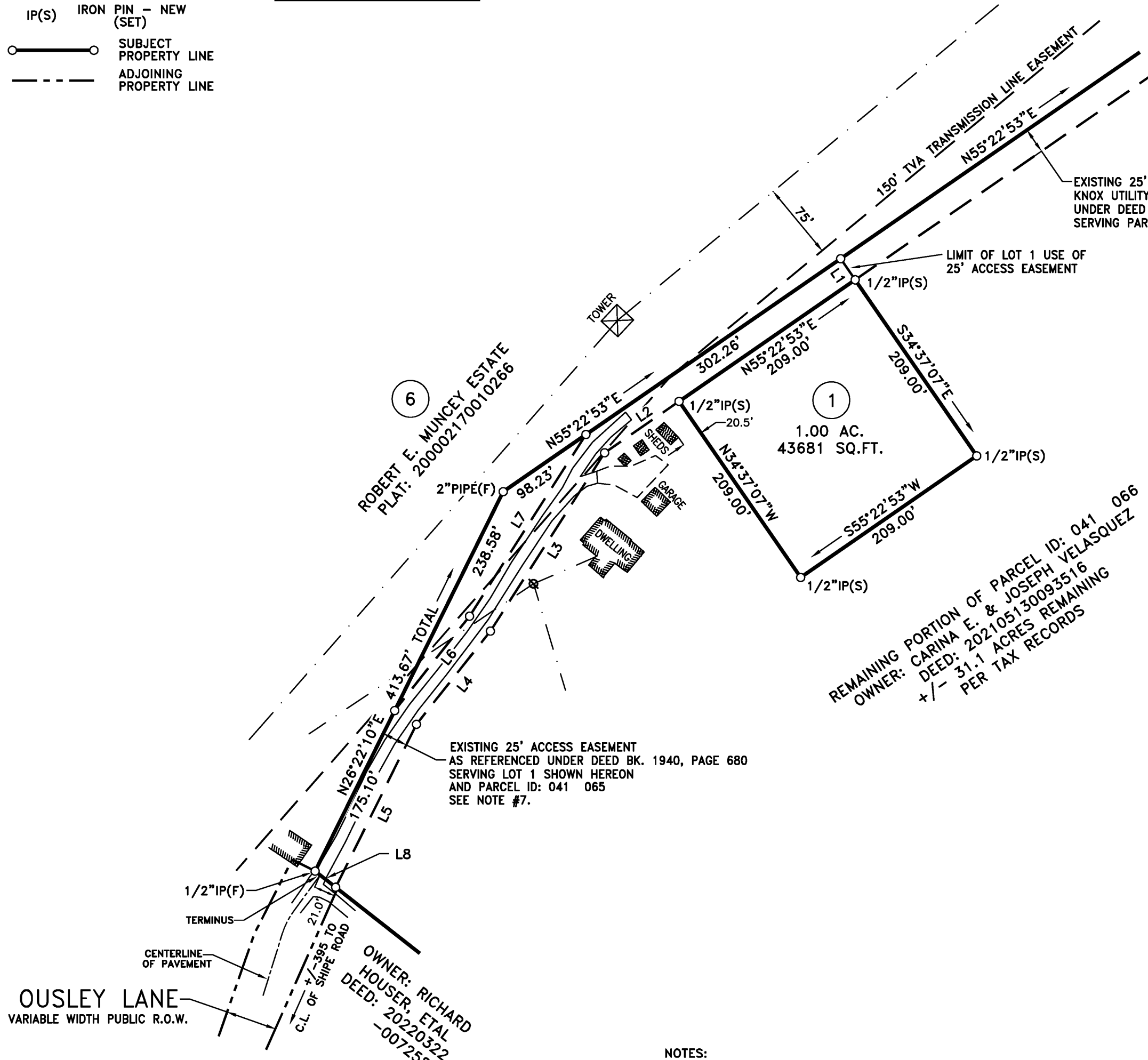
KNOX PLANNING FILE # 9-SA-22-F

8/17/2022

SUBDIVISION REGULATION VARIANCE REQUESTED

- 1.) TO ALLOW ONE 25 FOOT EXCLUSIVE ACCESS EASEMENT TO SERVE 2 PARCELS. -- SEE NOTE 7 FOR USE RESTRICTIONS.

DATE APPROVED: _____



REMAINING PORTION OF PARCEL ID: 041 066
OWNER: CARINA E. & JOSEPH VELASQUEZ
DEED: 202105130093516
+/- 31.1 ACRES REMAINING
PER TAX RECORDS

- NOTES:
- 1.) 1 LOT CONTAINING 1.00 ACRES TOTAL.
 - 2.) 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 SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
 - 3.) PROPERTY IS ZONED: "A" PER CURRENT K.G.I.S. DATA. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - 4.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - 5.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - 6.) THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION.
-G.P.S. RECEIVER INFO.: FOIF A90
-BASE INFO.: TDOT CORS BASE ID TN15
-G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
 - 7.) IN REFERENCE TO THIS PLAT -- ONE USE OF THE 25 FOOT EXCLUSIVE ACCESS EASEMENT IS FOR LOT 1 AS SHOWN WHILE THE SECOND USE IS TO SERVE PARCEL ID: 041 065 WHICH IS IMPROVED WITH A WATER TANK AND OWNED BY NORTHEAST KNOX UTILITY AND IS NOT INTENDED TO SERVE ANY ADDITIONAL DWELLING UNITS.
 - 8.) UNLABELED CORNERS ARE CALCULATED, UN-MONUMENTED POINTS.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.



FINAL PLAT OF THE CARINA E. & JOSEPH VELASQUEZ PROPERTY

SURVEY FOR DISTRICT 8 COUNTY KNOX CITY --- WARD --- STATE TN

LOT NO. --- BLOCK --- IN ---

ADDRESS OUSLEY LANE

PLAT REFERENCE ---

DEED REFERENCE 202105130093516

TAX MAP 041 GROUP --- PARCEL P.O. 066

CITY BLOCK NO. --- SCALE 1"=100'

DATE 06/29/2022 REVISION DATE ---

CENSUS TRACT NO. 52.04 DRAWN BY MJD

BEARING BASE GRID NORTH

SMLS
SMOKY MOUNTAIN LAND SURVEYING CO., INC.
MATTHEW J. DAWSON
R.L.S. #3050
P.O. BOX 9691
KNOXVILLE, TN 37940
PH: (865) 579-4075
FAX: (865) 333-5788
SMLS DWG NO. 220040-PP

