

VICINITY MAP  
(NOT TO SCALE)

NOTES:

- IRON RODS WITH CAPS SET AT ALL CORNER NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
- TAX MAP 119, INSERT D, GROUP D, PARCEL 003.05
- DEED REFERENCE - INSTRUMENT NUMBER 20210330 0079691 PLAT NUMBER 201804060059273 (LOT 4)
- PROPERTY IS ZONED RN-2. ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM METROPOLITAN PLANNING DEPARTMENT-ONLINE MAPPING: PARCEL REPORT, NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.
- 10' DRAINAGE AND/OR UTILITY EASEMENT INSIDE EXTERIOR LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
- 20' SANITARY SEWER EASEMENT, 10' EACH SIDE OF CENTERLINE OF AS-BUILT SEWER.
- THE PROPERTY IS 1.87 ACRES OR 81,293 SQUARE FEET AND CONTAINS 1 LOT.
- GRID NORTH IS BASED ON A BEARING OF NORTH 06°56'53" EAST FROM CITY CONTROL POINT #1165 TO #1170. DISTANCES HAVE NOT BEEN REDUCED TO GRID.

OWNER'S RESPONSIBILITY NOTE

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. 202205270089722.

Owner Certification on Release of Easement

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

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: \_\_\_\_\_

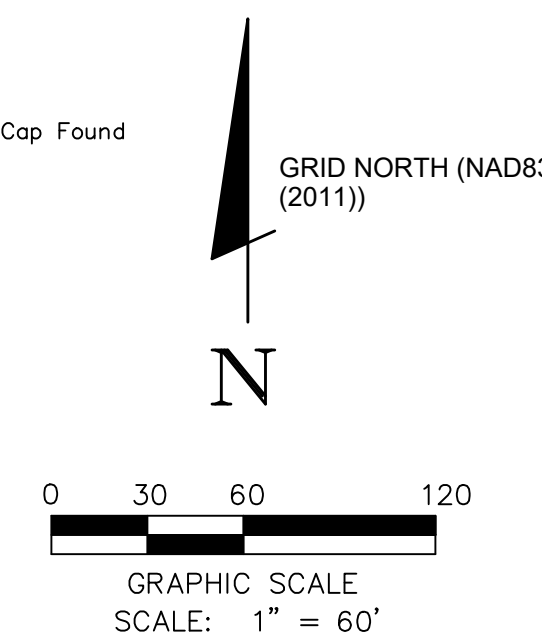
Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

S61°07'50"W 183.12'

LEGEND

- IRN New Iron Rod Set
- IRO-C Old Iron Rod With Cap Found
- NO. Number
- Field Location



Certification of Survey

I hereby certify that this is category \_\_\_\_\_ survey and the ratio of precision of the unadjusted survey is 1:\_\_\_\_\_ as shown hereon. This survey has been prepared in accordance with The Standards of Practice for Land Survey in the state of Tennessee.

\_\_\_\_\_, Tenn. Reg. No. \_\_\_\_\_

Date: \_\_\_\_\_

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

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: \_\_\_\_\_

Zoning

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: \_\_\_\_\_

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Engineering Director

Taxes and Assessments

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

City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

City - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

City of Knoxville Department of Engineering

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Water: (Utility Agency Name) Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Sewer: (Utility Agency Name) Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Electric: (Utility Agency Name) Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Gas: (Utility Agency Name) Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: (Utility Agency Name) Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Cable Television: (Utility Agency Name) Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Certificate of Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, 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 propertyowner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner(s) Printed Name: ROBERT SMITH Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Before me personally appeared \_\_\_\_\_ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this the day and year above.

Written \_\_\_\_\_ Notary

My Commission expires \_\_\_\_\_ Seal

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown 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 sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider \_\_\_\_\_

Authorized Signature for Utility 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 \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Registered Land Surveyor \_\_\_\_\_

Tennessee License No. \_\_\_\_\_

Date: \_\_\_\_\_

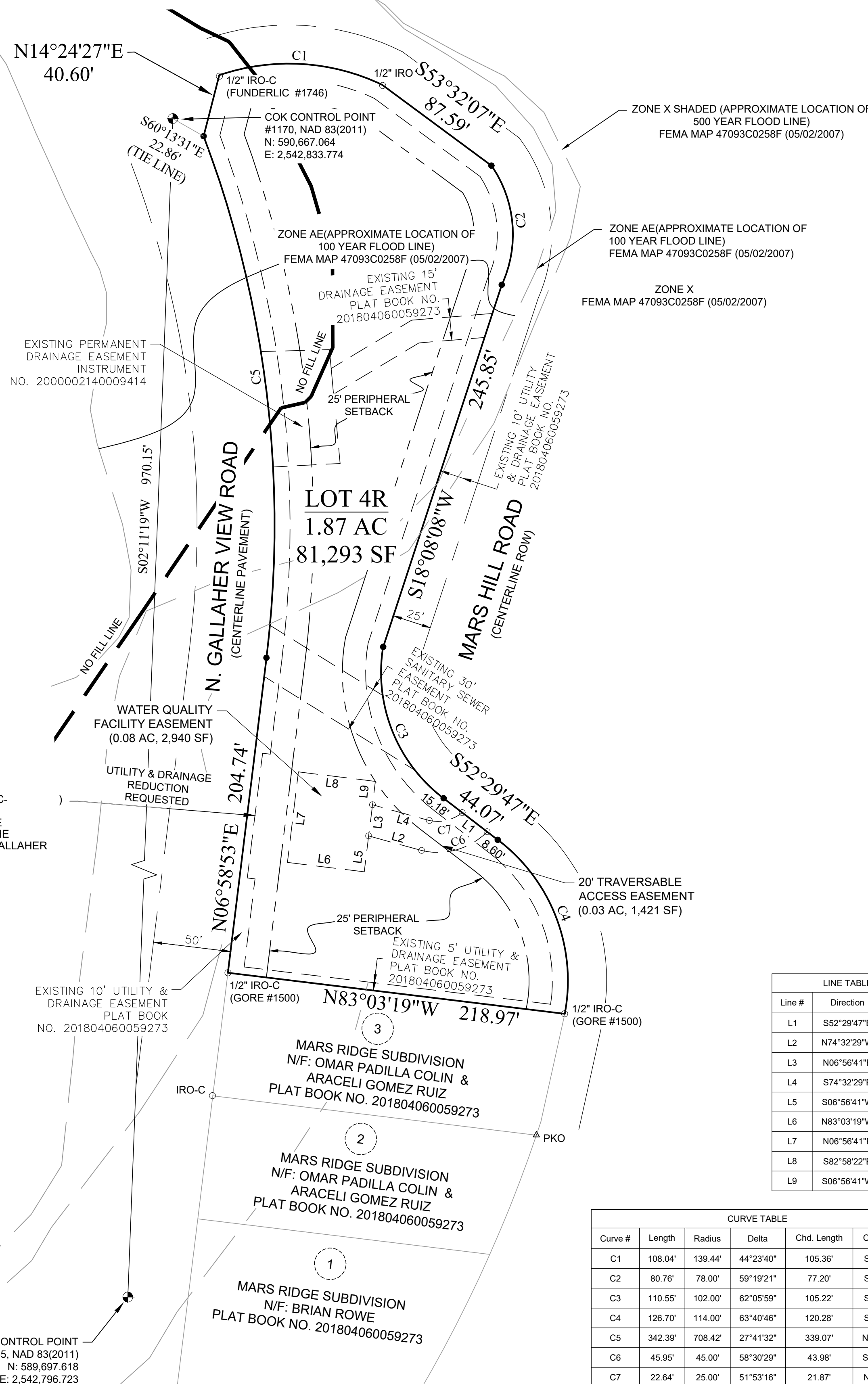
Planning Commission Certification of Approval for Recording - Final Plat

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 in the minutes of the Knoxville-Knox County Planning Commission, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that the record plat is hereby approved for recording in the office of the Knoxville 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: \_\_\_\_\_

MPC VARIANCES (APPROVED BY MPC- )

REDUCE THE UTILITY AND DRAINAGE EASEMENT FROM 10' TO 5' ALONG THE PROPOSED WALL THAT FRONTS N GALLAHER VIEW ROAD.



Line #	Direction	Length
L1	S52°29'47"E	20.29'
L2	N74°32'29"W	35.51'
L3	N06°56'41"E	20.22'
L4	S74°32'29"E	38.06'
L5	S06°56'41"W	23.35'
L6	N83°03'19"W	49.98'
L7	N06°56'41"E	58.85'
L8	S82°58'22"E	49.98'
L9	S06°56'41"W	35.43'

Curve #	Length	Radius	Delta	Chd. Length	Chd. Bearing
C1	108.04'	139.44'	44°23'40"	105.36'	S86°36'08"E
C2	80.76'	78.00'	59°19'21"	77.20'	S04°57'15"E
C3	110.55'	102.00'	62°05'59"	105.22'	S21°44'57"E
C4	128.70'	114.00'	63°40'46"	120.28'	S21°02'52"E
C5	342.39'	708.42'	27°41'32"	339.07'	N06°51'54"W
C6	45.95'	45.00'	58°30'29"	43.98'	S73°59'14"W
C7	22.64'	25.00'	51°53'16"	21.87'	N76°32'24"E

REV.	OR.	CHK.	DATE	DESCRIPTION
0	JNB	MPW	07-05-2022	ISSUED FOR REVIEW
1	JNB	MPW	08-30-2022	REVISED PER REVIEW COMMENTS