

Certificate of Ownership and General Dedication

I, (We) _____, the undersigned owner of the property shown herein, hereby adopt as my plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat. I further certify that all restrictive covenants, if any, which apply to the lots are either shown on the plan or are referred to thereon, with copies of the referred to covenants filed with the Knox County Register of Deeds.

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: _____

This is to certify that all property taxes and assessments due on this property have been paid.
Signed: _____ Date: _____
Knox County Trustee

This is to certify that Lot 1 only is generally suitable for subsurface sewage disposal system, and this is to notify that the lot is subject to sections 68-13-401 thru 68-13-413 of the Tennessee code annotated, and the regulations promulgated thereto.

Date: _____ Knox County Health Department
ZONING SHOWN ON OFFICIAL MAP _____
DATE _____ BY _____

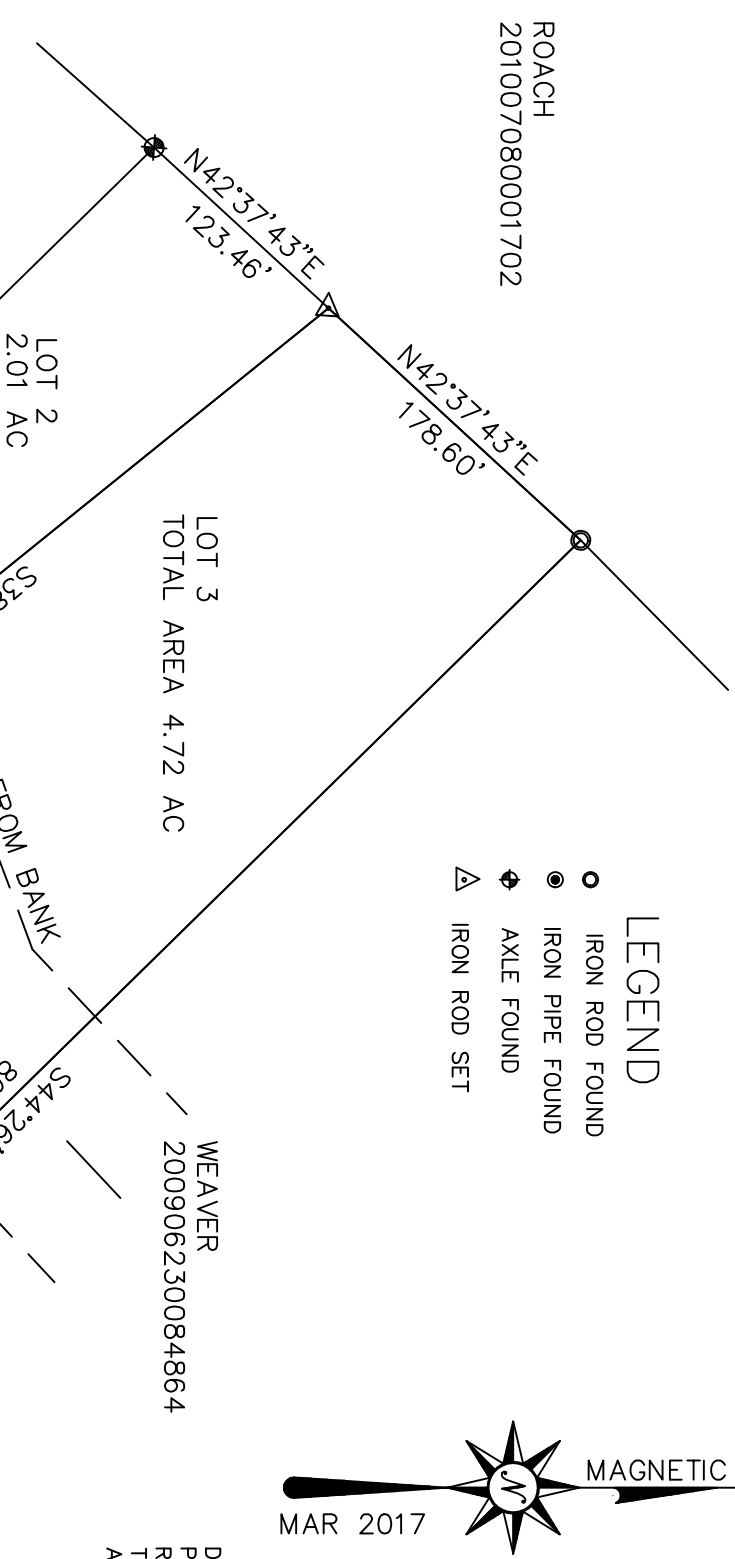
Certification of Final Plat - Construction Complete
I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. The indicated monuments were in place on the _____ day of _____, 20____.

Certification of Category and Accuracy of Survey
I hereby certify this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Surveyor _____
Tennessee Certificate No. 827

CERTIFICATE OF APPROVAL FOR RECORDING
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN 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 STIPULATIONS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX METROPOLITAN PLANNING COMMISSION, ON THIS THE _____ DAY OF _____, 2017 AND HE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.
SIGNED: _____
DATE: _____

ROACH
201007080001702

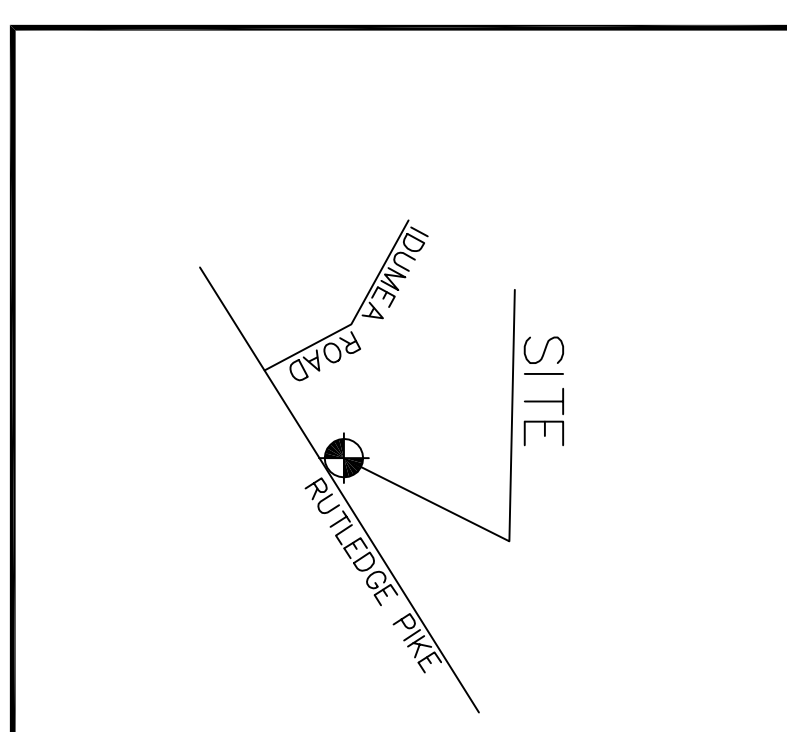


- LEGEND
- IRON ROD FOUND
 - IRON PIPE FOUND
 - ⊕ AXLE FOUND
 - △ IRON ROD SET



OWNER:
DAN & BRASHIE DAVIS ESTATE
% BRAD NICELY
3315 RIVERSIDE DRIVE
KNOXVILLE, TN 37914
PH: (865) - 247 0466

DECLARATION OF THE JOINT PERMANENT EASEMENT RECORDED IN THE KNOX COUNTY TN REGISTER OF DEEDS OFFICE AT INST# _____



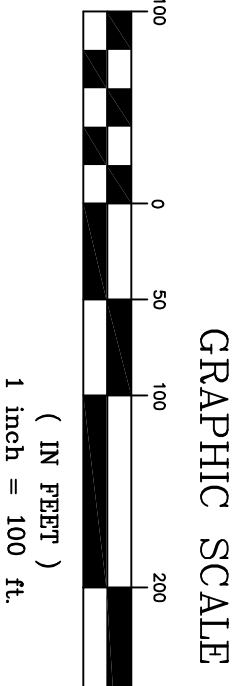
THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMPLIANCE FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NONCONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

A VARIANCE TO REDUCE THE REQUIRED UTILITY AND DRAINAGE EASEMENT UNDER THE EXISTING STRUCTURES FROM 10' OR 5' AS REQUIRED TO THE DISTANCES SHOWN ON PLAT WAS GRANTED BY THE KNOXVILLE-KNOX COUNTY MPC AT ITS REGULAR MEETING ON MAY 2017.

CROME
2021/0056

NOTES:
1.) UTILITY AND DRAINAGE EASEMENTS INSIDE ALL LOT LINES TO UTILITY AND DRAINAGE EASEMENTS INSIDE ALL BOUNDARY LINES AND ROAD RIGHTS OF WAYS, EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE.
2.) ZONE = "AG"
3.) TOTAL AREA = 10.55 ACRES.
4.) TOTAL LOTS = 4 & A "JPE"
5.) JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY
6.) JOINT PERMANENT EASEMENT WILL ALSO FUNCTION AS A UTILITY EASEMENT
7.) THE ROADWAY WILL BE 20' WIDE AND A GRAVEL SURFACE.

INSPECTION OF COMPLETED JOINT PERMANENT EASEMENT (JPE) IMPROVEMENTS:
I THE UNDERSIGNED HEREBY CERTIFY THIS SUBDIVISION HAS BEEN INSPECTED AND ALL JPE IMPROVEMENTS HAVE BEEN COMPLETED IN A MANNER THAT MEETS ALL COUNTY STANDARDS.
DATED: _____
TITLE: _____
DEPARTMENT: _____



LINE	LENGTH	BEARING
L23	78.88	N43°40'56"W
L24	67.30	N76°34'10"W
L25	120.31	N76°34'10"W
L30	76.72	N44°25'19"W
L31	101.23	N36°38'21"E

D & B DAVIS ESTATES

FINAL PLAT OF _____
DISTRICT 8 COUNTY OF KNOX
PROPERTY ADDRESS 10045 RUTLEDGE PIKE
SCALE 1" = 100'
DATE 03/22/17
PARCEL 095
PAGE 427
TAX MAP 023
VARRANTY DEED BK. 1453
BEARING BASE MAGNETIC MARCH 2017
DRAWN BY JOE T.
MPC FILE # 5-SE-17-F

