

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.

Kevin D. Staton Signature: *[Signature]* Date: 2/3/22
Linda D. Staton Signature: *[Signature]* Date: 2-3-2022
Terry Ann Tennant Signature: *[Signature]* Date: 2-3-2022
Michael Otis Sims Signature: *[Signature]* Date: 2-3-2022

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: *Michael O. Sims*
Signature(s): *[Signature]*
Date: 2/10/2022

Certification 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, 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: *West Knox Utility District*
Authorized Signature for Utility: *[Signature]* Date: 2/4/22

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plan on this the *22* day of *FEB*, 2022.
[Signature] FOR JIM SIMMONS
Engineering Director

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 thereunder.
Knox County Health Department *[Signature]* Date: 2/19/22

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: *[Signature]*
Date: 2/9/2022

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.
City Tax Clerk: *[Signature]* Date: 2/9/22
Knox County Trustee: *[Signature]* Date: 2/9/2022

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 on Official Map: *A*
Date: 2/9/2022
By: *[Signature]*

Planning Staff 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.
[Signature]
Date: 2/10/2022

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 *2* day of *FEB*, 2022.
Registered Land Surveyor
Tennessee License No. *25824*
Date: *2 Feb 22*

Certificate of Survey Accuracy

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Class I Boundary Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.
Registered Land Surveyor
Tennessee License No. *2807* Date: *2 FEB 2022*

Waiver Request

1. A WAIVER TO REDUCE UTILITY AND DRAINAGE EASEMENT UNDER THE EXISTING HOUSE ON LOT 1 FROM 5' TO 4.36' AS SHOWN ON PLAT.

County - 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.

Knox County Department of Engineering and Public Works
Signed: *[Signature]*
Date: *2-3-22*
Water: *West Knox Utility District*
Signed: *[Signature]*
Date: *2-9-22*
Sewer: *West Knox Utility District*
Signed: *[Signature]*
Date: *2-9-22*
Electric: *ECUB*
Signed: *[Signature]*
Date: *2/7/22*
Gas: *KMB*
Signed: *[Signature]*
Date: *2-4-2022*
Telephone: *[Signature]*
Signed: *[Signature]*
Date: *2-9-22*
Cable Television: *[Signature]*
Signed: *[Signature]*
Date: *2/10/2022*

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: *Michael O. Sims*
Signature(s): *[Signature]*
Date: 2/10/2022

ADDITIONAL NOTES:

- 1. "THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS."
- 2. "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."
- 3. ALL STRUCTURES WILL HAVE TO BE LOCATED OUTSIDE OF THE 50 FOOT SETBACK AREA UNLESS A GEOTECHNICAL STUDY PREPARED BY A REGISTERED ENGINEER STATES THAT BUILDING WITHIN THE 50' SINKHOLE/CLOSED CONTOUR AREA SETBACK IS ACCEPTABLE AND THE STUDY IS APPROVED BY THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING OR THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS. THE GEOTECHNICAL STUDY MUST BE REVIEWED AND APPROVED BY THE APPLICABLE ENGINEERING DEPARTMENT PRIOR TO APPROVAL OF A PLAT FOR ANY PROPOSED LOTS THAT DO NOT HAVE AN ADEQUATE BUILDING AREA OUTSIDE OF THE 50 FOOT SETBACK AREA. BUILDING CONSTRUCTION IS NOT PERMITTED WITHIN THE SINKHOLE/CLOSED CONTOUR AREA OR ANY REQUIRED DRAINAGE EASEMENT FOR THE SINKHOLE/CLOSED CONTOUR AREA. ANY PROPOSED LOT THAT INCLUDES ALL OR PART OF A SINKHOLE/CLOSED CONTOUR AREA AND REQUIRED SETBACK SHALL INCLUDE AN ADEQUATE BUILDING AREA IN COMPLIANCE WITH THIS SECTION.

Knox County, TN Page: 1 of 1
REC'D FOR REC 2/10/2022 10:19 AM
RECORD FEE: \$17.00 20220008046
M. TAX: \$0.00 T. TAX: \$0.00
202202100062234

MCCASLIN LARRY E. & JANIE
PARCEL: 129 07201
PLAT INSTRU: 19990615-0205031
DEED INSTRU: 19990623-0207783

AYCOCK CAROLYN SUE
PARCEL: 129 070
DEED INSTRU: 20031203-0058537

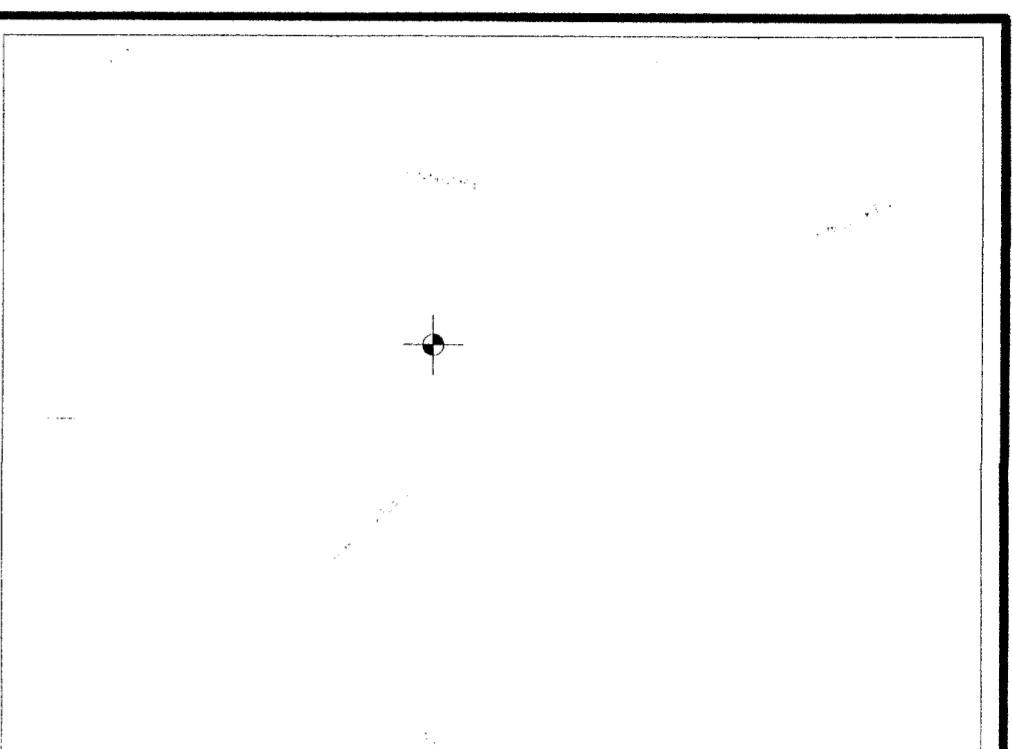
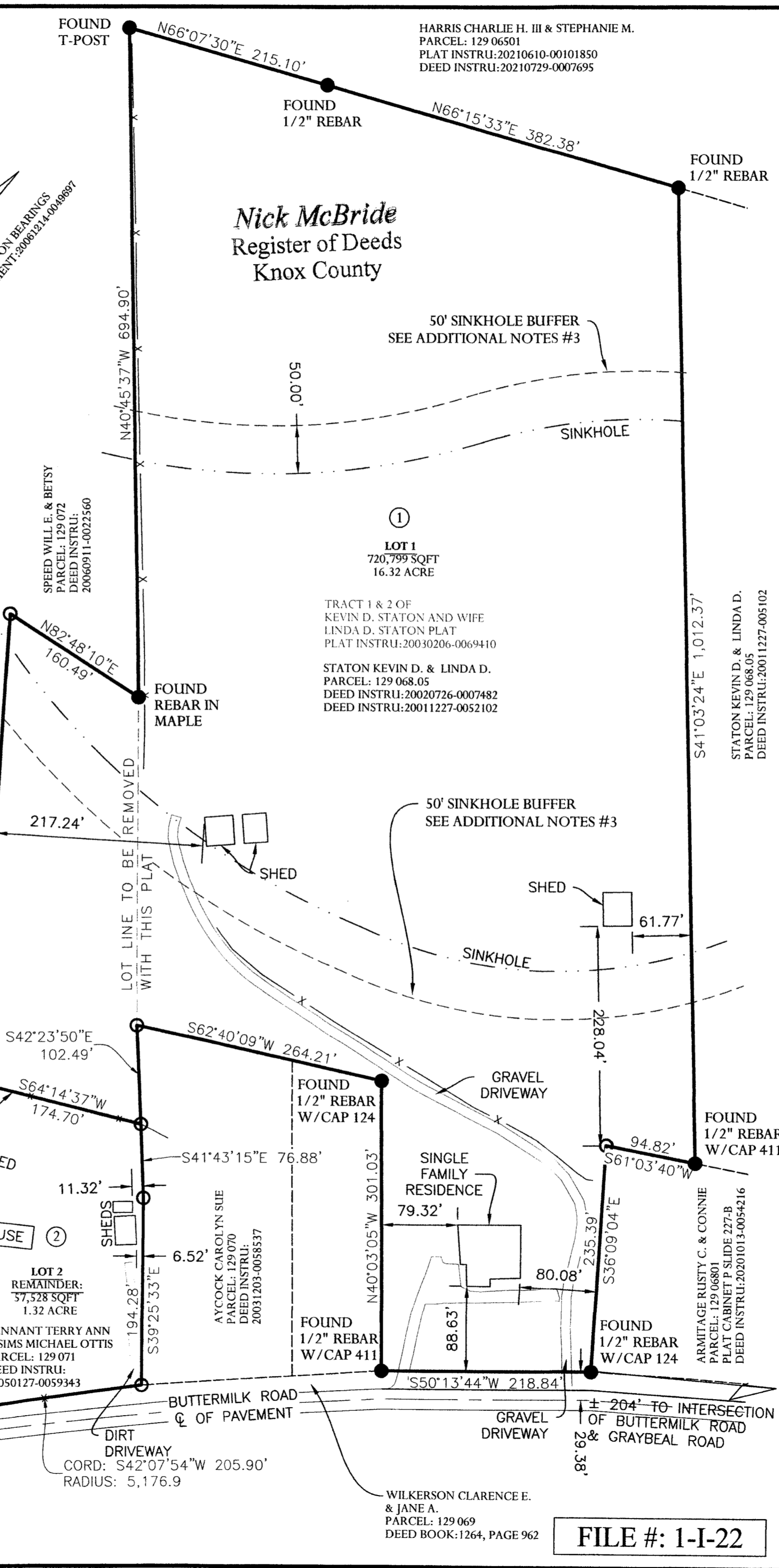
ARMITAGE RUSTY C. & CONNIE
PARCEL: 129 06801
PLAT CABINET P SLIDE 227-B
DEED INSTRU: 20201013-0054216

WILKERSON CLARENCE E. & JANE A.
PARCEL: 129 069
DEED BOOK: 1264, PAGE 962

STATON KEVIN D. & LINDA D.
PARCEL: 129 06805
DEED INSTRU: 20011227-005102

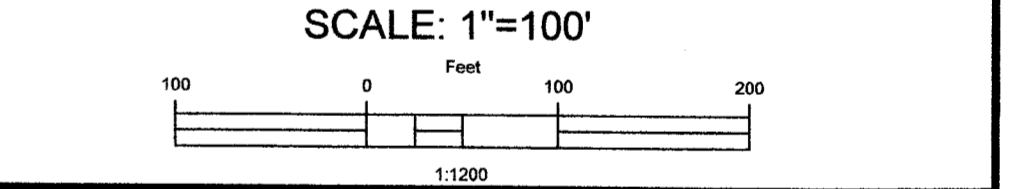
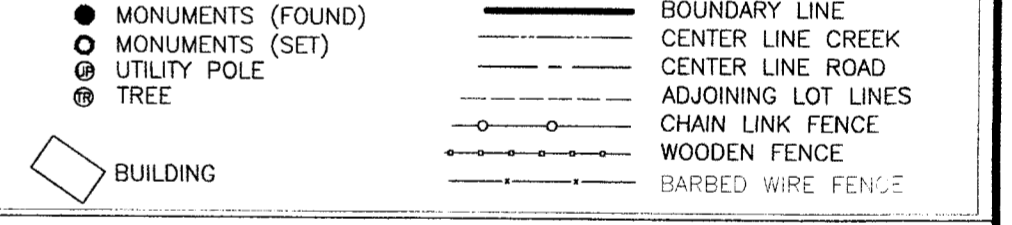
STATON KEVIN D. & LINDA D.
PARCEL: 129 06805
DEED INSTRU: 20011227-005102

STATON KEVIN D. & LINDA D.
PARCEL: 129 06805
DEED INSTRU: 20011227-005102



VICINITY MAP

THE FINAL PLAT OF THE RESUBDIVISION OF THE KEVIN D. STATON & WIFE LINDA D. STATON PROPERTY AND THE UNPLATTED TENNANT AND SIMS PROPERTY CONTAINING ALL OF PLAT INSTRUMENT: 20030206-0069410 AND A PORTION OF DEED INSTRUMENT 20050127-0059343 SIXTH CIVIL DISTRICT KNOX COUNTY 18 JANUARY 2022



Notes:

- 1. Part of Parcel Id: 129-068.05 & Parcel Id: 129-071
- 2. [Redacted]
- 3. [Redacted]
- 4. Deed Instrument: 20020726-0007882, 20011227-0052102 & 20050127-0059343
- 5. Plat Instrument: 20030206-0069410
- 6. Zoned A - Agricultural
- 7. Setback per required zoning
- 8. 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 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.
- 9. Total Area Lot 1: 649,870 + 70,929 = 720,799 SqFt / 16.32 Acres
- 10. Parcel 129 071 Total Area: 130,457 - 70,929 = 57,528 SqFt / 1.32 Acres
- 11. Zone "X" per FEMA Map 47093C0238f, effective date: 5/2/2007
- 12. This survey was done in accordance to the State of Tennessee Minimum Standards of Practice.
- 13. All set pins consist of 1/2" rebar.

Table with 4 columns: PROJECT NUMBER, REV, BY, DATE. Contains project details and recording information.

