

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.

SIGNATURE(S) _____

STATE OF TENNESSEE, COUNTY OF KNOX

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 _____

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 _____

IN THE CITY OF KNOXVILLE AND SEWERED AREAS OF KNOX COUNTY

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF SANITARY SEWERS AND TREATMENT FACILITIES AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

DATE _____ KNOX COUNTY HEALTH DEPARTMENT

ZONING SHOWN ON OFFICIAL MAP _____

DATE: _____ BY: _____

CERTIFICATE OF APPROVAL FOR RECORDING

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 THE EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND STIPULATIONS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON THIS THE _____ DAY OF _____ 20____ AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: _____

DATE: _____

THIS IS TO CERTIFY THAT THERE ARE NO RECORDED DRAINAGE OR UTILITY EASEMENTS ON LOT LINE(S) BEING ELIMINATED ON THIS SUBDIVISION PLAT.

SIGNATURE _____

CERTIFICATION OF FINAL PLAT - CONSTRUCTION COMPLETE

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 PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TENSEZ, 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 23rd DAY OF May 2017

REGISTERED LAND SURVEYOR
 TENNESSEE CERTIFICATE NO. 1647

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 ENGINEERING DIVISION

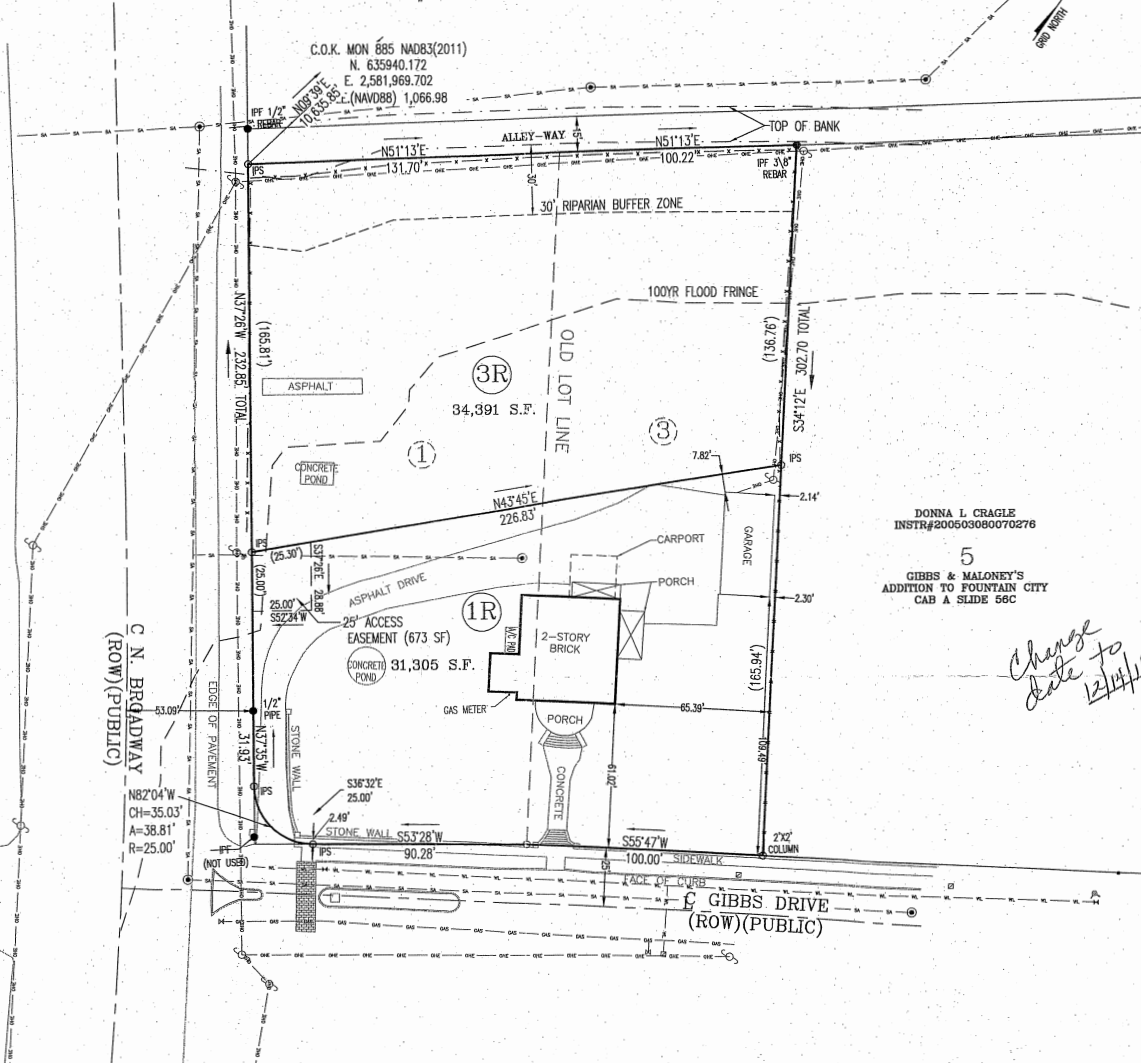
THE KNOXVILLE ENGINEERING DIVISION HEREBY APPROVES THIS PLAT ON

THIS THE _____ DAY OF _____ 20____

ENGINEERING DIRECTOR _____

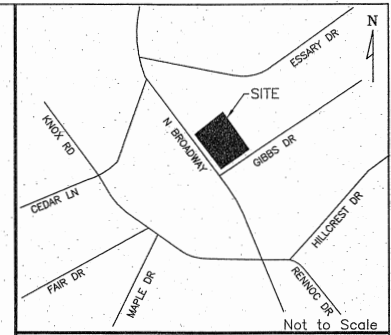
KB FOUNTAIN VIEW LLC
 INSTR#201704180063796
 "JBCH PROPERTIES LLC"
 PLAT#200601180061982

C.O.K. MON 885 NAD83(2011)
 N. 635940.172
 E. 2,581,969.702
 (NAVD88) 1,066.98



DONNA L CRAGLE
 INSTR#200503080070278
 5
 GIBBS & MALONEY'S
 ADDITION TO FOUNTAIN CITY
 CAB A SLIDE 56C

Change date to 12/14/17



LOCATION MAP

- NOTES:
- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY B&M&P, UNLESS NOTED OTHERWISE ON PLAT.
 - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY IS ZONED R-1.
 - THIS PROPERTY CONTAINS 1.51 ACRES OF TWO LOTS.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES PLUS OTHER EASEMENTS AS SHOWN. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED, EXCEPT AS MODIFIED BY SUBDIVISION VARIANCE (SEE NOTE 8).
 - NORTH IS BASED ON CITY OF KNOXVILLE CONTROL MONUMENTS 885 AND 886 HAVING A BEARING OF N80°19'05"W. DISTANCES ARE NOT REDUCED TO GRID. SURVEY CONTROL DATA IS BASED ON A CITY OF KNOXVILLE ADJUSTMENT EFFECTIVE JUNE 6, 2014.
 - 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.
 - VARIANCES APPROVED BY THE METROPOLITAN PLANNING COMMISSION AT THEIR, NOVEMBER 9, 2017 MEETING ARE AS FOLLOWS:
 - TO REDUCE THE REQUIRED DRAINAGE & UTILITY EASEMENT UNDER THE EXISTING GARAGE FROM 5' TO 2.14' AS SHOWN ON PLAT.
 - TO REDUCE THE REQUIRED DRAINAGE & UTILITY EASEMENT UNDER THE EXISTING WALL ALONG GIBBS DRIVE FROM 10' TO 0' AS SHOWN PLAT.
 - SURVEY WAS PERFORMED IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - VEHICULAR ACCESS FOR LOT 3R IS PROVIDED BY 25 FOOT ACCESS EASEMENT ACROSS LOT 1R.



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
 I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000
 REGISTERED LAND SURVEYOR
 TENNESSEE REG. NO. 1647

FINAL PLAT FOR

GIBBS & MALONEY'S ADDITION TO FOUNTAIN CITY RESUBDIVISION OF LOTS 1 & 3

TAX MAP 58 EJ PARCEL 12
 DISTRICT 7, KNOX COUNTY, TENNESSEE
 CITY BLOCK 34100, 34TH WARD, CITY OF KNOXVILLE

SCALE: 1"=40' 5/23/17



OWNER/DEVELOPER
 ROBERT A WHALEY
 2805 GIBBS DR
 KNOXVILLE, TN 37918
 PHONE: (865) 680-2656

DEED REFERENCE: INSTR# 200108140012174
 PLAT REFERENCE: CAB. A SLIDE 56C



BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

25030-PP

LEGEND	
●	IPF IRON PIN FOUND
○	IPS IRON PIN SET
⊙	SSMH SANITARY SEWER MANHOLE
○	CO CLEAN-OUT
○-○	PP POWER POLE
⋈	WV WATER VALVE
⊠	WM WATER METER
⊠	GV GAS VALVE
-x-x-	FENCE
-gas-	GAS LINE
-OH-	OVERHEAD UTILITIES
-W-	WATER LINE
-S-	SANITARY SEWER LINE

*Revised 12/5/17
 11-SE-17-F
 bwh*