

KNOX COUNTY OWNERSHIP AND GENERAL DEDICATION
I, 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 AND HEREBY CERTIFY THAT I (AM, WE ARE) THE OWNER(S) OF THE ENTIRE AND UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR DRIVE EASEMENT AS SHOWN ON THIS PLAT.
OWNER(S) PRINTED NAME: BRANNIN L TANAKA

SIGNATURE(S):
OWNER(S) PRINTED NAME: SUSAN R TANAKA
SIGNATURE(S):
OWNER(S) PRINTED NAME: SANDRA TANAKA
SIGNATURE(S):
OWNER(S) PRINTED NAME:
SIGNATURE(S):
DATE:

LEGEND
● IP IRON PIN
(F) EXISTING MONUMENTATION FOUND
(S) MONUMENTATION 1/2" IRON PIN SET NEW
WM WATER METER
PP ELECTRIC POLE
SP ELECTRIC SERVICE POLE
● NEW LOT NUMBER
○ ORIGINAL LOT NUMBER PRIOR TO RESUB.
T (1) TOTAL

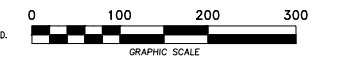
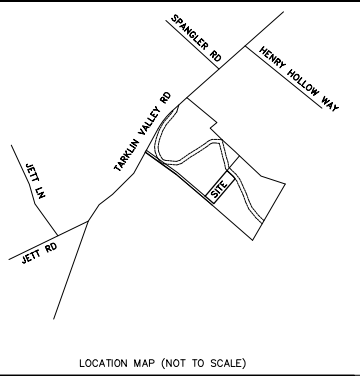
ADDRESSING DEPARTMENT CERTIFICATION
I, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE-KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.
SIGNED:
DATE:

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS
IN UNINCORPORATED AREAS OF KNOX COUNTY WHERE PUBLIC SANITARY SEWERS ARE NOT AVAILABLE, 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 THEREBY.
KNOX COUNTY HEALTH DEPARTMENT
DATE:

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS
IN UNINCORPORATED AREAS OF KNOX COUNTY WHERE PUBLIC SANITARY SEWERS ARE NOT AVAILABLE, 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 THEREBY.
KNOX COUNTY HEALTH DEPARTMENT
DATE:

WORKS BY THE 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

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
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:
DATE: _____
BY: _____



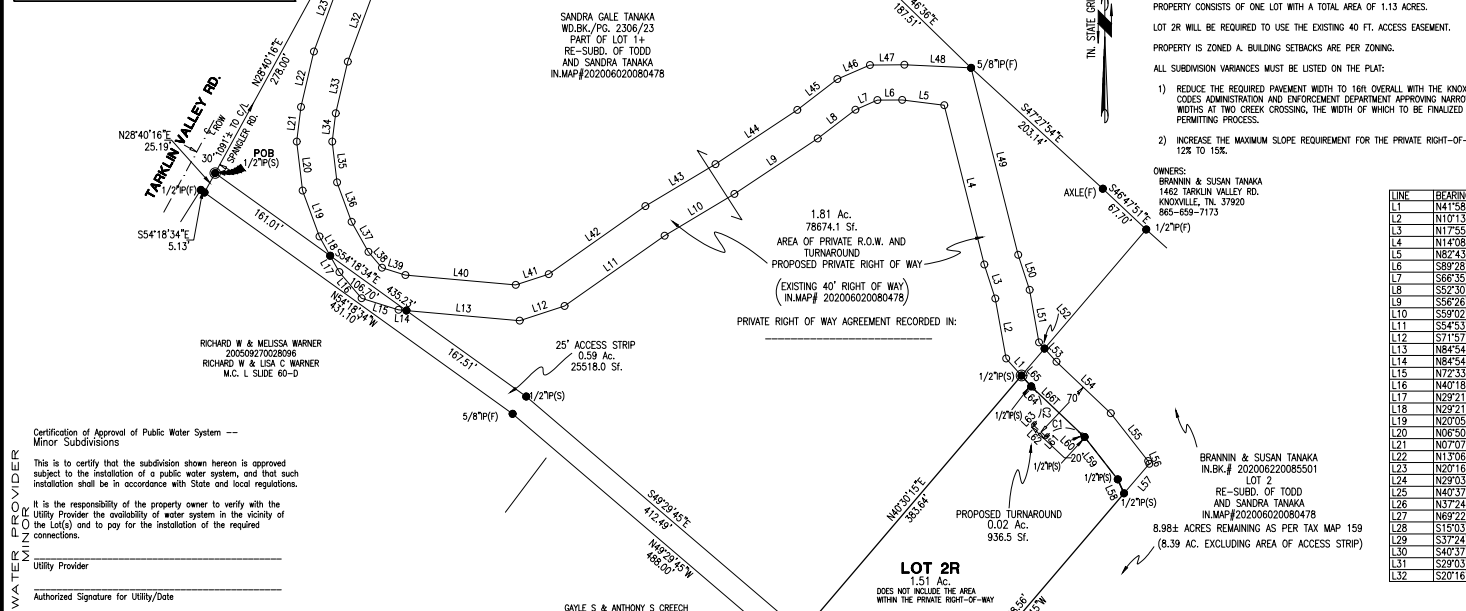
NOTES:
NEW IRON PINS SET AT ALL CORNERS, AT TIME OF SURVEY, UNLESS OTHERWISE NOTED.

- PROPERTY CONSISTS OF ONE LOT WITH A TOTAL AREA OF 1.13 ACRES.
LOT 2R WILL BE REQUIRED TO USE THE EXISTING 40 FT. ACCESS EASEMENT.
SUBDIVISION IS ZONED A- BUILDING SETBACKS ARE PER ZONING.
ALL SUBDIVISION VARIANCES MUST BE LISTED ON THE PLAT:
- REDUCE THE REQUIRED PAVEMENT WIDTH TO 16R1 OVERALL WITH THE KNOX COUNTY CODES ADMINISTRATION AND ENFORCEMENT DEPARTMENT APPROVING NARROWER PAVEMENT WIDTHS AT TWO CREEK CROSSINGS, THE WIDTH OF WHICH TO BE FINALIZED DURING THE PERMITTING PROCESS.
 - INCREASE THE MAXIMUM SLOPE REQUIREMENT FOR THE PRIVATE RIGHT-OF-WAY FROM 12% TO 15%.

Standard utility and drainage easement situated along lot lines in a subdivision, shall be dedicated to the public and to the appropriate Utility Agencies as follows:
-The required utility and drainage easement shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way (including Joint Permanent Easements).

OWNER(S):
BRANNIN & SUSAN TANAKA
1422 BARBLIN VALLEY RD.
KNOXVILLE, TN, 37920
866-659-7173

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N41°13'11"W	28.01'	L33	S17°05'52"W	60.10'
L2	N1°17'52.02"W	69.35'	L34	S07°07'09"W	32.53'
L3	N17°55'02"W	40.59'	L35	S06°50'59"E	46.59'
L4	N14°08'03"W	186.56'	L36	S2°05'40"E	47.72'
L5	N8°24'33"W	48.13'	L37	S2°21'53"E	39.28'
L6	S89°28'24"W	28.21'	L38	S4°18'09"E	23.56'
L7	S66°35'14"W	27.32'	L39	S7°33'57"E	28.01'
L8	S52°30'04"W	53.87'	L40	S8°54'14"E	125.83'
L9	S56°25'24"W	113.77'	L41	N17°15'75"E	38.40'
L10	S59°02'57"W	92.41'	L42	N5°45'36"E	134.35'
L11	S54°53'36"W	138.90'	L43	N59°02'57"E	92.95'
L12	S71°57'57"W	53.67'	L44	N56°26'24"E	111.48'
L13	N84°54'14"W	129.18'	L45	N52°40'04"E	57.44'
L14	N84°54'14"W	9.16'	L46	N66°35'14"E	40.36'
L15	N72°33'57"W	43.91'	L47	N89°28'24"E	39.04'
L16	N4°01'09"W	38.96'	L48	S8°17'19"E	76.02'
L17	N2°21'18"W	21.31'	L49	S14°08'03"E	218.89'
L18	N29°21'53"W	25.04'	L50	S17°55'02"E	41.96'
L19	N2°05'40"W	56.61'	L51	S1°01'30"E	66.67'
L20	N2°05'59"W	56.13'	L52	S4°15'19"E	9.41'
L21	N07°07'09"E	39.63'	L53	S4°15'19"E	20.12'
L22	N13°06'52"E	64.70'	L54	S48°34'31"E	84.99'
L23	N2°16'08"E	100.40'	L55	S37°59'30"E	66.97'
L24	N2°03'42"E	92.52'	L56	S24°21'30"E	3.50'
L25	N48°37'53"E	129.81'	L57	S48°30'15"W	44.18'
L26	N37°24'59"E	41.50'	L58	N24°21'50"W	17.49'
L27	N69°22'29"W	7.80'	L59	N27°59'30"E	61.19'
L28	S18°03'14"W	78.66'	L60	N46°34'31"E	3.80'
L29	S37°24'59"W	60.83'	L61	S43°25'29"W	2.00'
L30	S40°37'53"W	126.89'	L62	N46°34'31"W	20.00'
L31	S29°03'42"W	85.39'	L63	N43°25'29"E	2.00'
L32	S2°16'08"W	94.82'	L64	N46°34'29"W	3.80'
			L65	N41°58'17"W	16.45'
			L66	N46°34'31"W	83.60'



Certification of Approval of Public Water System --- Minor Subdivisions
This is to certify that the subdivision shown herein 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

Owner Certification for Public Sewer and Water Service---Minor Subdivision
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.
Owners Printed Name(s): _____
Signature(s): _____
Date: _____

NOTES PERTAINING TO PRIVATE RIGHT OF WAY:
-PRIVATE RIGHT OF WAY IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
-PRIVATE RIGHT OF WAY WILL ALSO FUNCTION AS A UTILITY EASEMENT.
-PER SUBDIVISION REGULATIONS, SECTION 1.09.B, PERTAINING TO MINOR SUBDIVISIONS, IF ANOTHER IS CREATED IN ANY OF THE RESULTING LOTS CREATED BY THE JUNE 2, 2020 SUBDIVISION, INST#20200620080478, OF THE ORIGINAL PROPERTY, SAID ADDITIONAL LOT WOULD MAKE THE 6th LOT CREATED FOR THE ORIGINAL PROPERTY AND A CONCEPT PLAN WOULD BE REQUIRED.

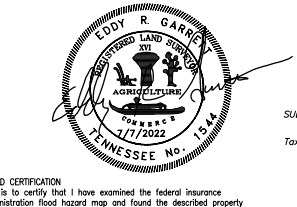
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	28.00'	43.98'	39.60'	S88°25'29"W	89°59'58.86"	28.00'
C2	28.00'	43.98'	39.60'	N01°34'31"W	90°00'00.14"	28.00'

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 EXCEPTIONS OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON THIS _____ DAY OF _____, 20____, AND THAT THE RECORDED 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 OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.
SIGNED: _____
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 are in place on the _____ day of _____, 20____.
Registered Land Surveyor: EDDY R. GARRETT
Tennessee License No. 1544
Date: 7/7/2022

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: Eddy R. Garrett
Tennessee License No. 1544
Date: 7/7/2022

FLOOD CERTIFICATION
This is to certify that I have examined the federal insurance administration flood hazard map and found the described property is NOT located within a special flood hazard area.
CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.
Foot or All of this survey was performed using a CARLSON BR70 MULTIPLE FREQUENCY RECEIVER.
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
Type of GPS field procedure: Real Time Kinematic Network
Datum/Epsac: Horizontal=NA83, Vertical=NA83
Published/field-control used: TDDT ONSD 2014/2014 Network
Geoid Model: 2011
Compass and photos: none required
Eddy R. Garrett
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544



11-SB-22-F 11/9/22
Final Plat of:
ARTHUR CLAYTON PROPERTY
Located within the 9th district of KNOX county, Tennessee
LOT 2 RE-SUBDIVISION OF TODD & SANDRA TANAKA
SUBDIVISION: (IN.M.A.P.# 20200620080478)
PART OF 159/-/094.05 Deed Ref. Bk/Pg: 20200620085501
Tax Map/Group/Parcel# 159/-/094.05
Bearing Base: In. State Grid

GARRETT & ASSOCIATES
EDDY R. GARRETT, RLS#1544
4839 SHADY RD., STAMBERY PLAINS, TN 37871
PHONE: (865)-933-5622 FAX: (865)-933-1274
EMAIL: GARRETT1544@BELL.SOUTH.NET

LAND SURVEYORS
DATE 7/7/2022
REVISIONS
DRAWN BY: GAB TDH
SCALE 1"=100'
DRAWING NO 20-068A