

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.

Owner's Printed Name: **R. BENTLEY MARLOW**  
 Signature: *[Signature]*  
 Date: \_\_\_\_\_

State of TN County of KNOX  
 On this 17th day of April, 2023  
 Before me personally appeared R. Bentley Marlow  
 and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. Witness my hand and official seal of the notary above.

Notary Public  
 My Commission expires 11-22-2023



RECORDING ON FILE HAVE BEEN BASED ON A READING OF N 46° 54' 25" E BY CITY MAP NO. 0710 TO CITY MAP NO. 0719 DISTANCES SHOWN ARE GROUND

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: **R. BENTLEY MARLOW**  
 Signature: *[Signature]*  
 Date: \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	S 44°07' W	89.91'
L2	S 44°15' W	89.83'
L3	S 44°17' W	90.07'
L4	N 45°40' W	23.00'
L5	N 45°40' W	27.00'
L6	N 45°40' W	31.80'

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.

City Clerk Signed: Justin Biggs Date: Mar 29, 2023  
 Knox County Trustee Signed: Justin Biggs Date: Mar 30, 2023

Taxes and Assessments

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

City Tax Clerk Signed: Dennis Egan Date: Mar 29, 2023  
 Knox County Trustee Signed: Justin Biggs Date: Mar 30, 2023

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown herein 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.

Utility Provider: KUB Date: Mar 31, 2023

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.

Utility Provider: KUB Date: Mar 31, 2023

Certification of No Recorded Easements

This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision.

Registered Land Surveyor: Justin Biggs Date: 2-6-2023

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.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.

Registered Land Surveyor: Justin Biggs Date: 2-6-2023

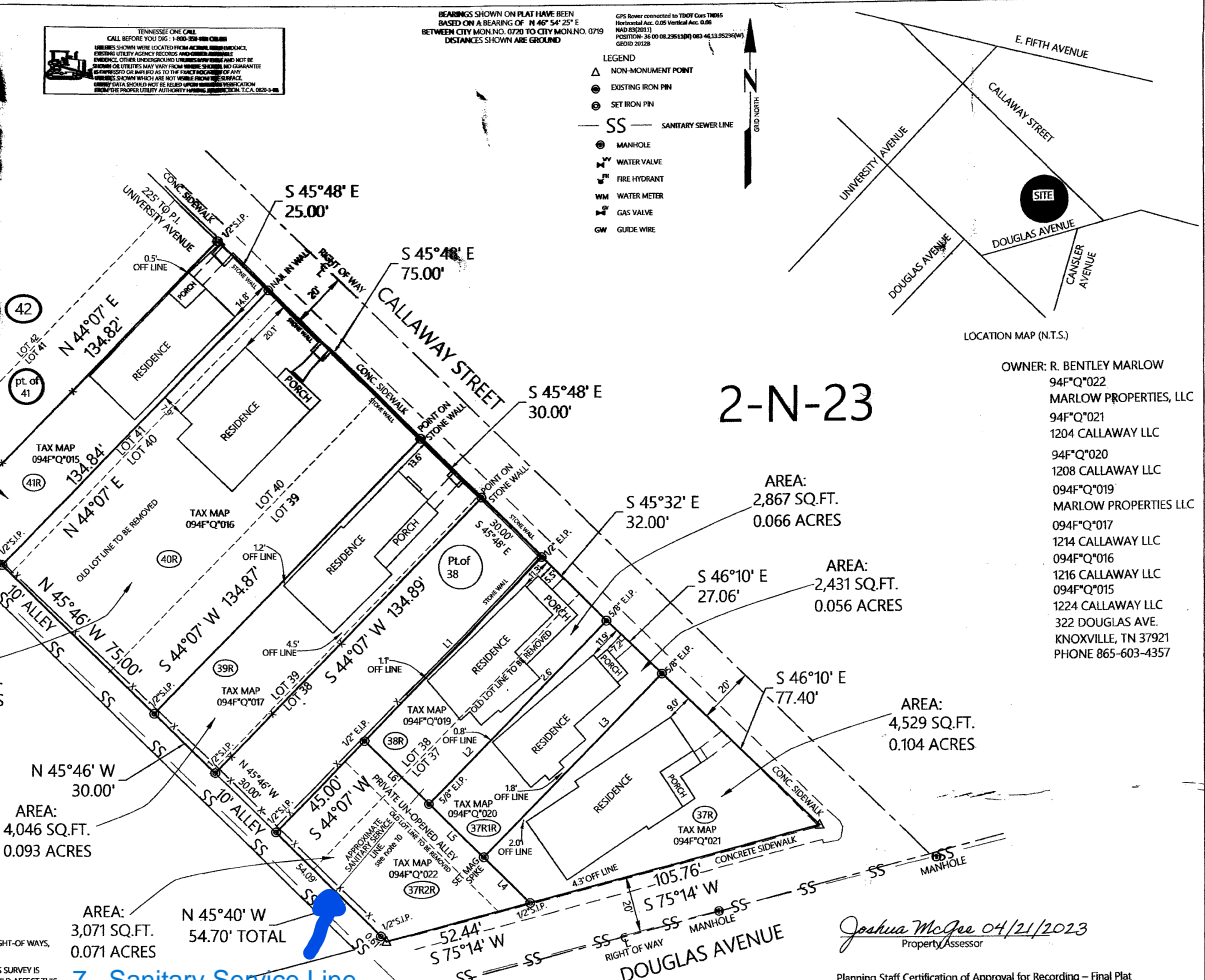
**6. Modify/Close easements as necessary to accommodate site plan.**

**7. Sanitary Service Line to be moved if it is in fact in the footprint.**

**Nick McBride Register of Deeds Knox County**



**Owner/Developer also owns the properties this sanitary line services and their future development is being planned now.**



**2-N-23**

OWNER: R. BENTLEY MARLOW  
 94°Q\*022  
 MARLOW PROPERTIES, LLC  
 94°Q\*021  
 1204 CALLAWAY LLC  
 94°Q\*020  
 1208 CALLAWAY LLC  
 094°Q\*019  
 MARLOW PROPERTIES LLC  
 094°Q\*017  
 1214 CALLAWAY LLC  
 094°Q\*016  
 1216 CALLAWAY LLC  
 094°Q\*015  
 1224 CALLAWAY LLC  
 322 DOUGLAS AVE  
 KNOXVILLE, TN 37921  
 PHONE 865-603-4357

*Joshua McGee* 04/21/2023  
 Property Assessor

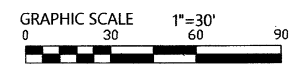
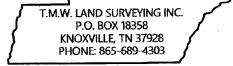
Planning Staff Certification of Approval for Recording - Final Plat

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

PURPOSE OF THIS PLAT IS TO RECORD THE LOTS IN THE CURRENT CONFIGURATION.

FINAL PLAT  
 RESUBDIVISION OF LOTS 37, Pt of 38 & 39, 40 & 41  
 MIDDLETON & WEATHERFORDS ADDN. TO KNOXVILLE  
 THE PLAT OF MIDDLETON & WEATHERFORDS ADDN.  
 TO KNOXVILLE IS OF RECORD ON FILE IN THE CITY  
 OF KNOXVILLE TECHNICAL SERVICES MAP B-4152

DISTRICT 4, KNOX CO., TN  
 WARD 9, CITY OF KNOXVILLE TN  
 TAX MAP 094F GROUP Q PARCELS 15,16,17,19,20,21 & 22  
 CITY WARD 09084  
 DATE: FEB. 6, 2023





KGIS Copyright - 2023

KGIS

**519 DOUGLAS AVE**

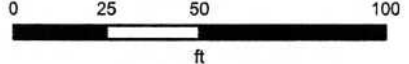
6-C-23-VA

R. BENTLEY MARLOW

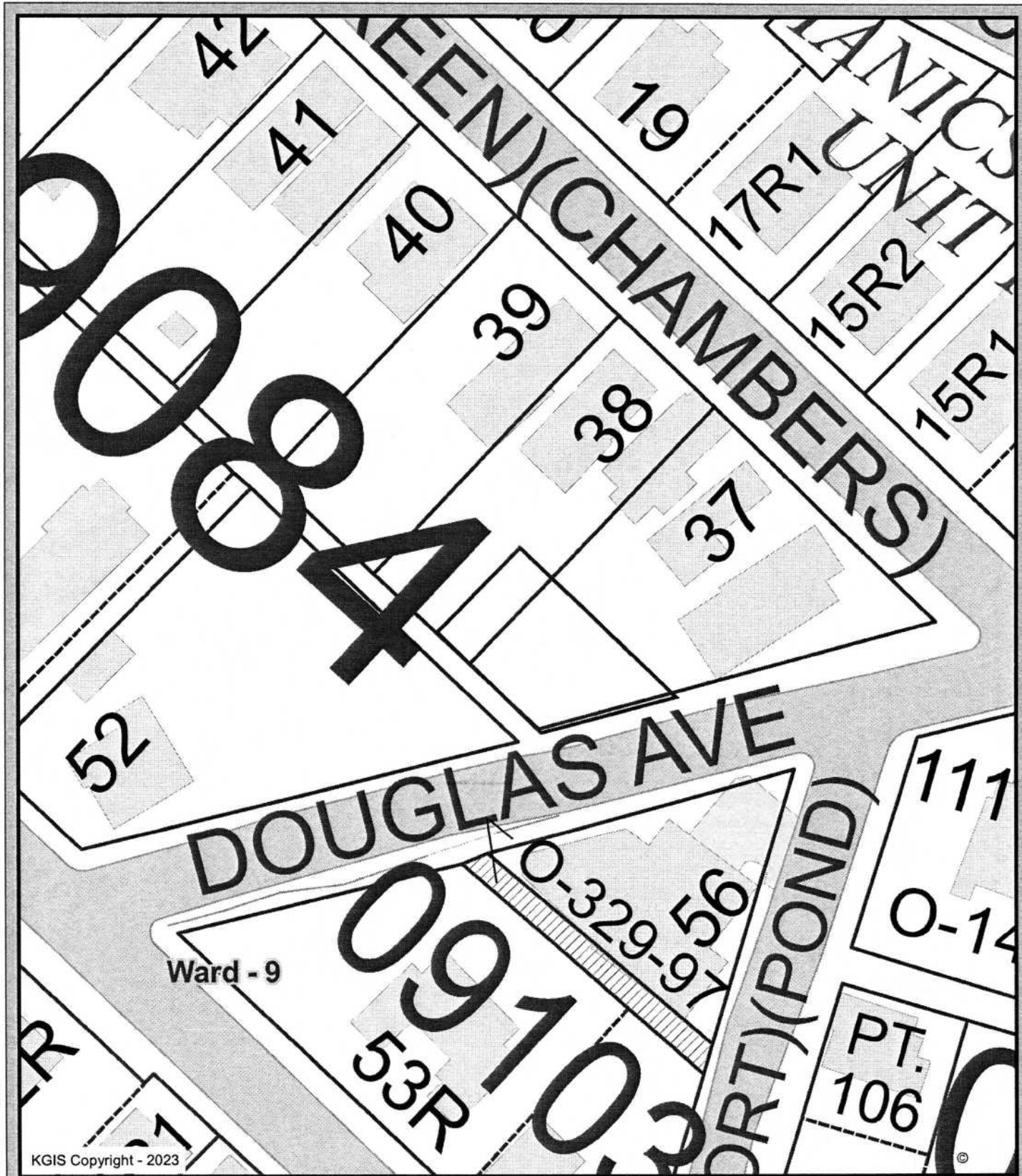
**Knoxville - Knox County - KUB Geographic Information System**



Printed: 5/11/2023 at 10:03:16 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2023

519 DOUGLAS AVE

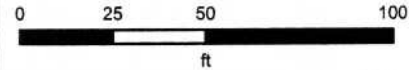
6-C-23-VA

R. BENTLEY MARLOW

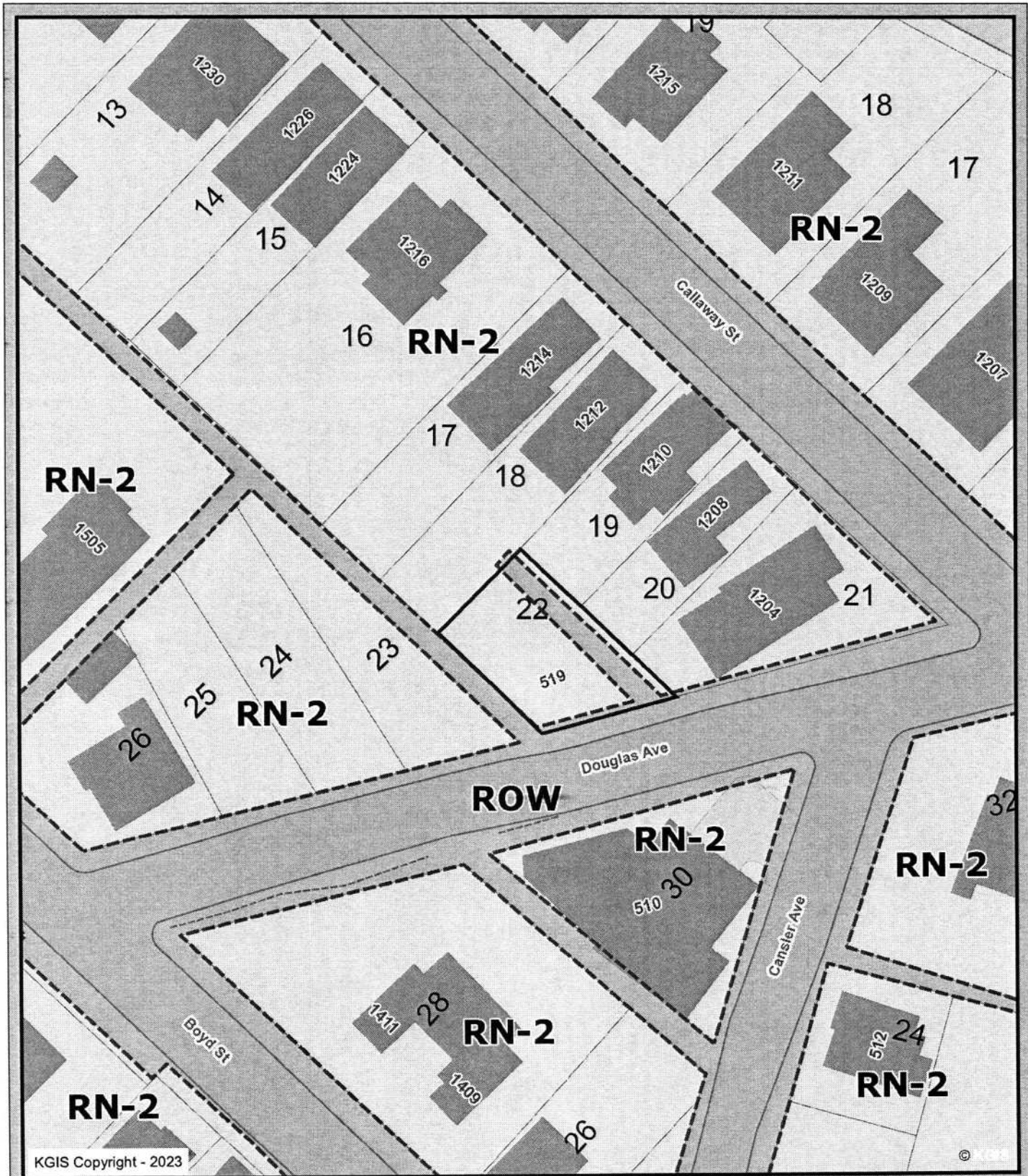
Knoxville - Knox County - KUB Geographic Information System



Printed: 5/11/2023 at 10:04:10 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



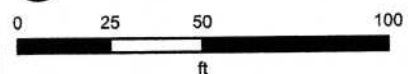
519 DOUGLAS AVE

6-C-23-VA  
R. BENTLEY MARLOW

Knoxville - Knox County - KUB Geographic Information System

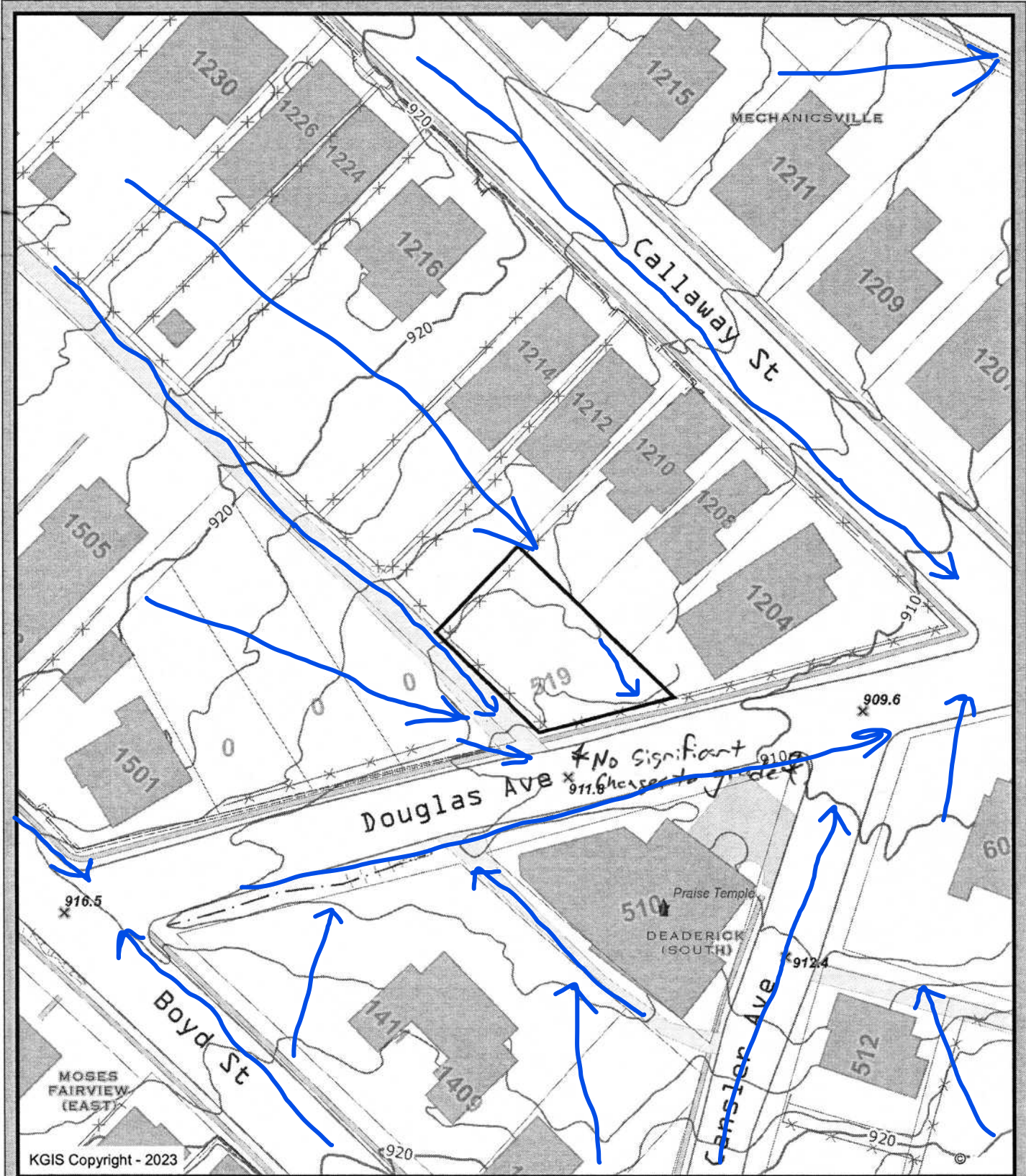


Printed: 5/11/2023 at 10:03:51 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

8-B-23-SU REVISED 17 JULY 2023 - RESPONSE TO CITY ENGINEERING COMMENT #3.  
TOPO MAPS SHOW ELEVATION - WATER FALLS FROM THE HEAVANS; GRAVITY DIRECTS IT TO THE GROUND. ON THE SURFACE GRAVITY CONTINUES ITS PULL DIRECTING THE WATER TO THE LOWEST POINT, IT FOLLOWS THE CONTOURS OF THE TOPOGRAPHY. THIS PROCESS IS NEVER ENDING. THE RAIN FROM HEAVEN CONTINUES ITS QUEST TO EXTINGUISH THE FIRES OF HELL.



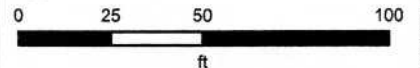
**519 DOUGLAS AVE**

6-C-23-VA  
R. BENTLEY MARLOW

**Knoxville - Knox County - KUB Geographic Information System**

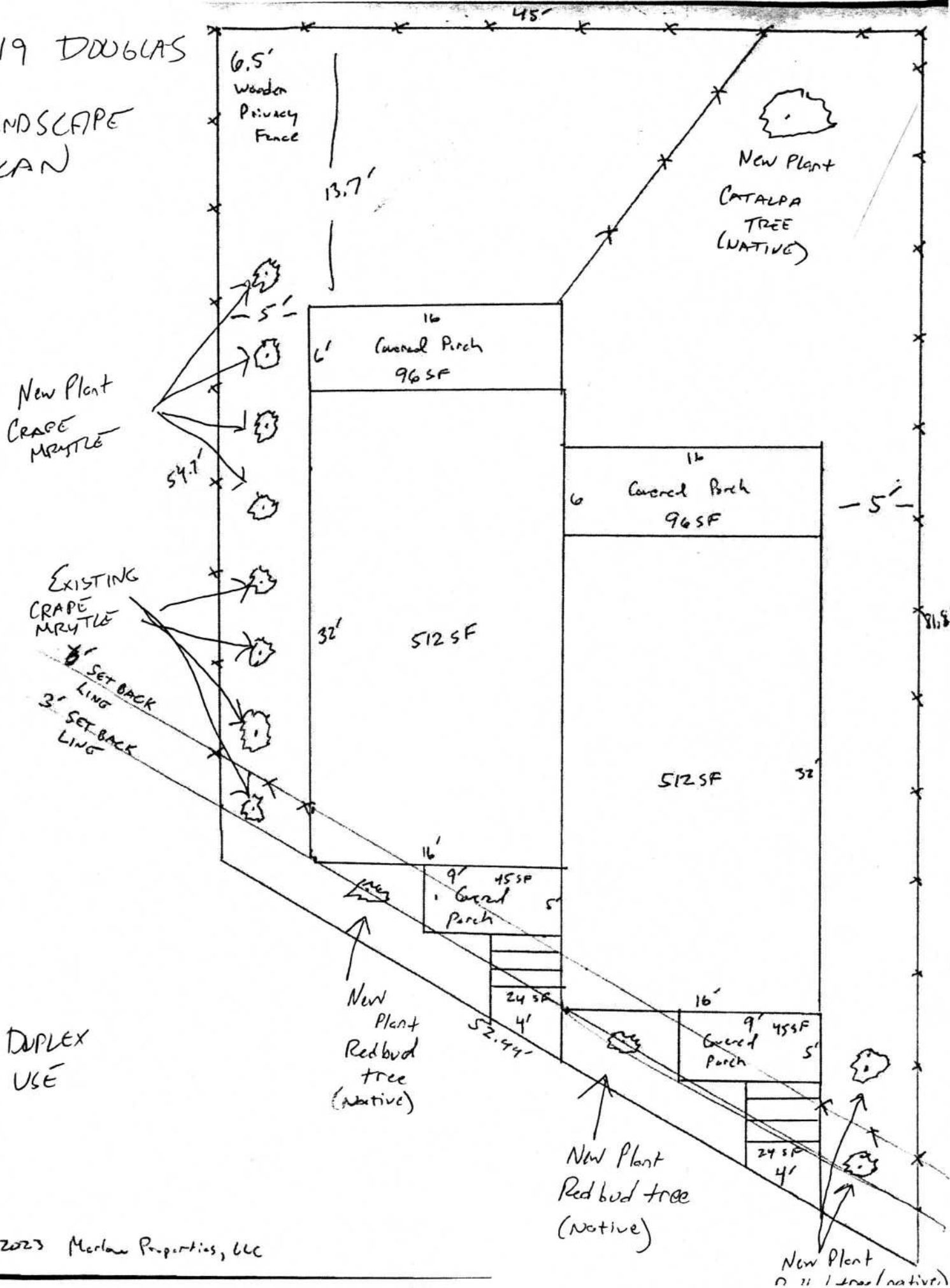


Printed: 5/11/2023 at 10:04:33 AM



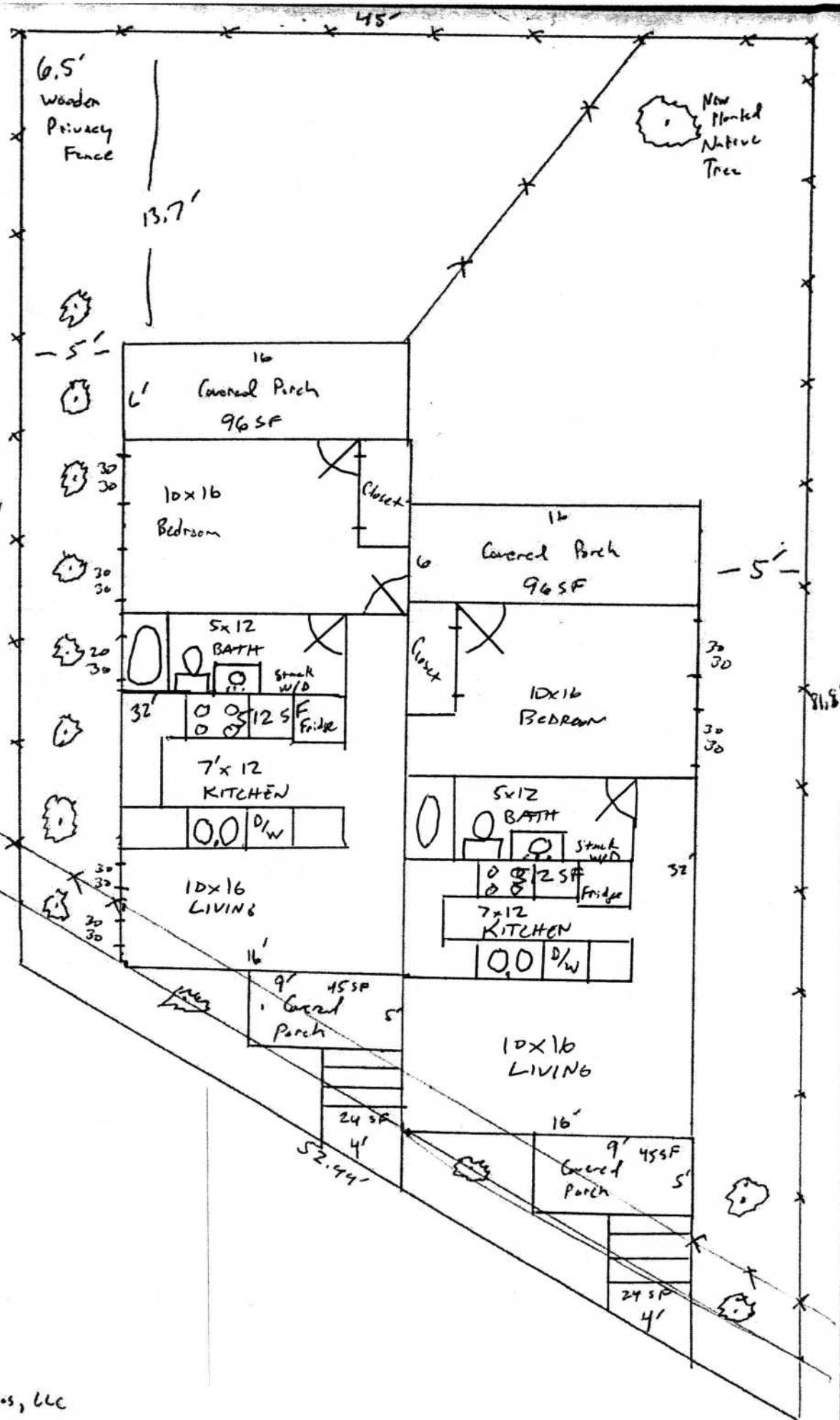
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

519 DOUGLAS  
LANDSCAPE  
PLAN





519 DOUGLAS  
 FLOOR PLAN  
 DUPLEX



DUPLEX USE

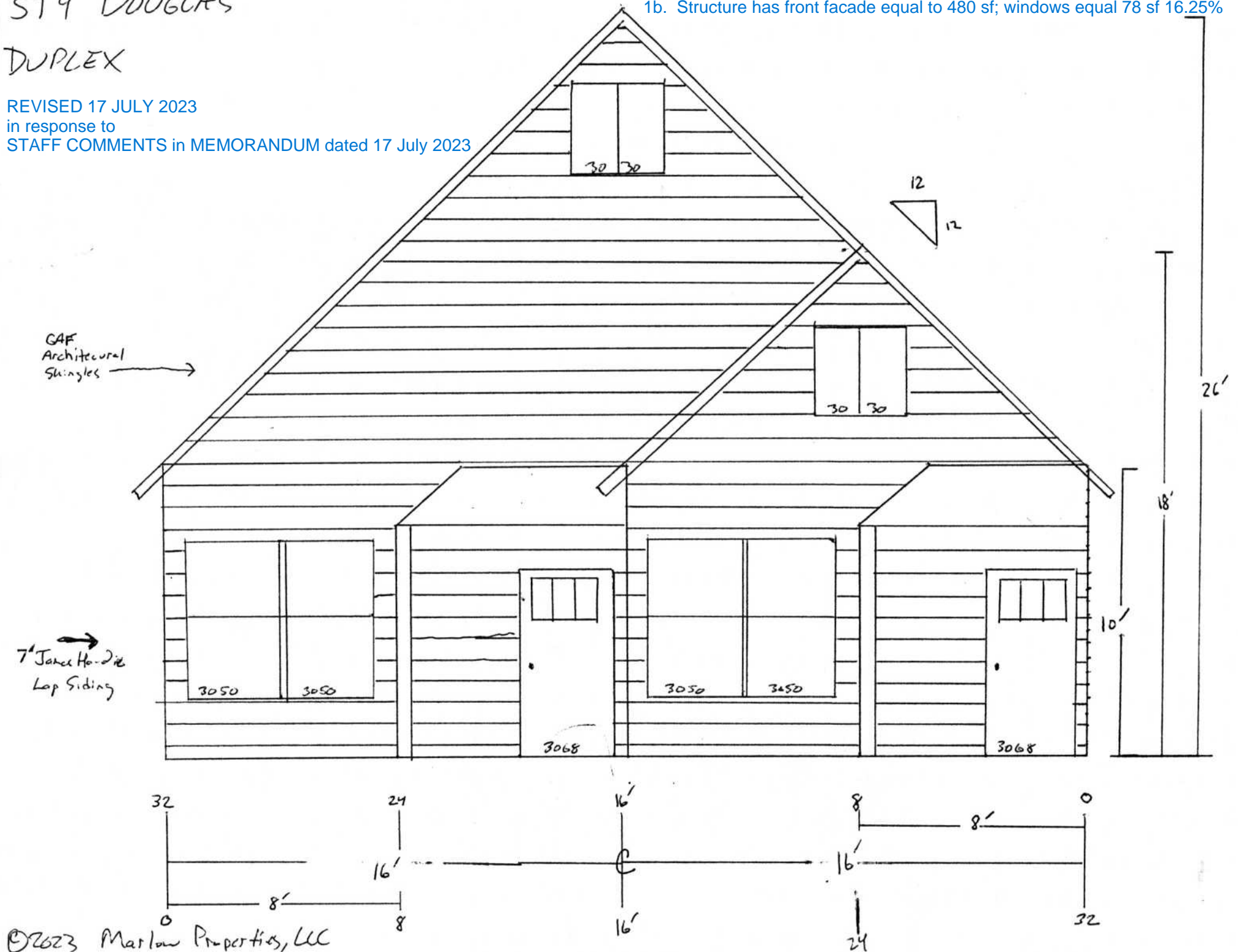


519 DOUGLAS 8-B-23-SU

1a. Ground level is 32" below bottom of drawing as submitted.  
1b. Structure has front facade equal to 480 sf; windows equal 78 sf 16.25%

# DUPLEX

REVISED 17 JULY 2023  
in response to  
STAFF COMMENTS in MEMORANDUM dated 17 July 2023

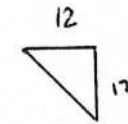
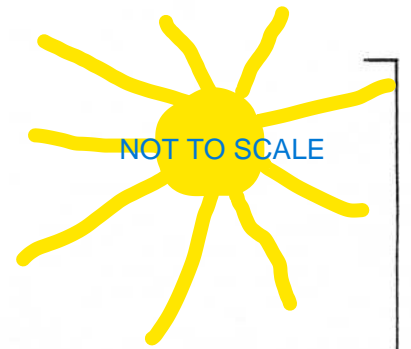


519 DOUGLAS

DUPLEX

REVISED V.2 - 18 July 2023

656 sf frontage  
114 sf of transparency  
17.37% (exceeds 15% requirement)



CAF  
Architectural  
Shingles →

7" James Hardie  
Lap Siding →

32"  
GRADE

8x16 CMU  
PAINTED

8x16" CMU  
PAINTED

32"  
GRADE



©2023 Marlow Properties, LLC

