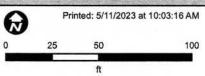
0 D 00 CH DEVICED	17 II II V 2022 DESDONSE TO E	NICINIEEDINIC DI ANNINO F	DEVIEW ITEMS 6 9 7		
	17 JULY 2023 - RESPONSE TO E	NGINEERING PLANNING F		- 387	
Certificate of Ownership and General Dedication (i. We), the undersigned owner(s) of the property shown herein, hereby adopt this	State of TV County of LNOX Sas (my On this 12th day of 12th 223	TRANSSSECRE CALL CALL SEFORE YOU DIG: 1400-554-680 CBase	BEARBINGS SHOWN ON PLAT HAVE BEE BASED ON A BEARING OF IN 46'5 4'25' BETWEEN CITY MON NO. 0720 TO CITY MON DISTANCES SHOWN ARE GROUND	E Hortrontal Acc. 0.05 Ventical Acc. 0.06 INO. 0719 NAD 85(0611) POSITION - 35 00 08.2361307 083 46,13,5529(W)	F Dr.
hereby certify that (I am, we are) the owner(s) in fee simple of the property, and a	ever and Before me personally appeared RB INF to me known to be the person described in	URBIES SOMM WIRE LOCATO FICH ACTION COMMISSION COMMISSI		LEGEND A NON-MONUMENT POINT	E. FIFTH AVENUE
owner(s) have an unrestricted right to dedicate right-of-way and/or grant easeme shown on this plat R. BENTLEY MARLOW Owner(s) Printed Name: Signature(s) Against Market	witten Well and deed. Wildress my nand and notatinal set this the day and year abo	WEL. DEREST SOCIAM MATCH ASE NOT HOME SOCIAM SESSION	<u> </u>	● EXISTING IRON PIN SET IRON PIN	CAULAN
Owner(s) Printed Name: Signature(s):	My Commission expires (1-22-502-3 STATE OF TENNESSEE	- 	Ŷ	SS — SANITARY SEWER LINE	Way Shift
Date:	NOTARY		1	MANHOLE WATERVALVE	A CONTRACTOR OF THE PROPERTY O
Owner Certification for Public Sewer and Water Service – Minor Sut	odivisions 2 2 2 COUNTY	a soler s	45°48' E	FIRE HYDRANT	No. of the last of
(i, We) the undersigned owner(s) of the property shown herein understand that it it responsibility to verify with the Utility Provider the availability of public sower and v systems in the vicinity of the lot(s) and to pay for the installation of the required connections.	ow Doubles	*	5.00'	MW MATER WEIER	
connections. R. BENTLEY MARLOW Owner(s) Printed Name. Signature(s)	TINE BEARING DISTANCE	The way	S 45°48' E	GW GUIDE WIRE	DOUGLAS AVENUE
Owner(s) Printed Name: Signature(s):	L1 S 44°07' W 89.91'	OFF LINE	75.00'		
Date:	L2 S 44°15′ W 89.83′ L3 S 44°17′ W 90.07′		* * \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		\$
Zoning	L4 N 45'40'W 23.00'		Ah.		LOCATION MAP (N.T.S.)
Zoning Shown on Official MapRN-2 Date: 4/20/2023	L5 N 45°40' W 27.00' L6 N 45°40' W 31.80'		9 7		OWNER: R. BENTLEY MARLOW
By	CITY OF INDIVIDUE CONTROL STATEON (1972) N 602-583-227 1.2.777-5836.0722		S 45° 30.00	18' E 2-N	1–23 94F*Q*022 MARLOW PROPERTIES, LLC 94F*Q*021
			30.00°	<i>L</i> 1	94F"Q"021 1204 CALLAWAY LLC
Addressing Department Certification Lithe undersigned, hereby certify that the subdivision name and all street name the Knowlin Know County of the	V 3012° W 304.80°	TAX MAP 094FQ*015			94F*Q*020 1208 CALLAWAY LLC
Rules of the Planning Commission, and these regulations.	inistrative AREA:	(III) CONTACT TAX MAP CONFOODING CONTACT TO THE CONFOODING CONTACT TO THE CONTACT	A Set of Mark	ARE S 45°32' E2,867	EA: 094F*Q*019
Signed: 10	3,371 SQ.FT. 0.077 ACRES	TAX MAP 094F-Q*016	5 30 30	5 .5 5	ACRES MARLOW PROPERTIES LLC 094F*Q*017
Taxes and Assessments This is to certify that all property taxes and assessments due on this property had	W.	GLINE OF LINE	PLOF 38 38 45 7	/` <u>/</u>	1214 CALLAWAY LLC 094F*Q*016
Donna Dugu	35.00	1 200		S 46°10' E	AREA: 1216 CALLAWAY LLC 2,431 SQ.FT. 094F*Q*015
TUSTIN BIGGS	6 Modify/Close easements	10 1 10 1 10 1 10 1 10 1 10 1 10 1 10		27.06'	0.056 ACRES 1224 CALLAWAY LLC 322 DOUGLAS AVE.
Knox County Trustee: Signed: Mar 30, 2023 10:46 EDT) Date:	as necessary to accommodate	te of une	To off line of the state of the		KNOXVILLE, TN 37921 PHONE 865-603-4357
Certification of Approval of Public Sanitary Sewer System - Minor This is to certify that the subdivision shown hereon is approved subject to the in	Subdivisions site plan. 10,114 SC		S OF LINE S S S S	S_S	46°10' E
accordance with State and local regulations. It is the responsibility of the property expert to specify with the United December 2.	0.232 AC	CRES TAX MAP OF 194F O'017	TAX MAP 1800	// ** \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	7.40' AREA:
availability of sanitary sewers in the vicinity of the lot(s) and to pay for the install required connections. KUB	ation of the		38R A OFFLINE		4,529 SQ.FT. 0.104 ACRES
Hillity Drouddes	BY EXECUTING THIS PLAT THE CITY OF KNOXVILLE ENGINEERING	N 45°46' W		/ b / b / \/	
Authorized Signature for Utility Date	DEPARTMENT HEREBY APPROVES THE FOLLOWING WAIVER(S) 1) To reduce the standard drainage and utility easement, under the existing retaining walls and concrete steps on Lots 39R, 40R & Lot 41R, along Callaway Street, from 10 feet to 0 feet as	30.00' (7) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	TAX MAP OFF LINE 194FQ 1920 (197R)	RESULTIVE ATTENDED	Total Total
City of Knoxville Department of Engineering	shown hereon. 2) To reduce the standard drainage and utility easement, under the existing porches of Late.	4,046 SQ.FT.		TAX MAP 094F*Q*021	
The Knoxville Department of Engineering hereby approves this plat on this the 20th day of April 2023	37RIR & Lot 38R, along Callaway Street, from 10 feet to the minimum distances, as shown hereon. 3) To reduce the standard drainage and utility easement, under the existing structures on Lots	0.093 ACRES	TAX MAP 094FO 022	A3 OFF LINE 105.76' CONCRETE SILL	55 MANHOLE
Thomas V. Clabo, P.E. (CPG) Engineering Director	37R,37R1R,38R,39R and 41R, from 10 feet or 5 feet to the minimum distances, as shown hereon	4054	(F)	105.10 575°14' W	- 55
Certification of Approval of Public Water System – Minor Subdivision		AREA: N 45°40' W	52.44'	ST5°14' W	Joshua Mc Ges 04/21/2023
This is to certify that the subdivision shown hereon is approved subject to the it a public water system, and that such installation shall be in accordance with Sta regulations.	te and local	0.071 ACRES	Line SS SS	SS FLOWNY MANHOLE NUE DOUGLAS AVENUE	Property(Assessor
It is the responsibility of the property owner to verify with the Utility Provider th availability of water system in the vicinity of the lot(s) and to pay for the installa- required connections.	e NOTED HEREON, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THE tion of the Parcel.	AT WOULD AFFECT THIS / SONITORY / SONTO	Line		This is to certify that the subdivision plat shown hereon has been found to comply with the
KUB Utility Provider	 PROPERTY ZONED RN-2. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANTAGE REGULATIONS, ZONING ORDIANCES, RIGHTS-OF-WAY, EASEMENTS, AND 	to be moved if it is	THE APPE NON-CONFORM DOES IT CHANGE	OVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING HTIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NO E THE NONCONFORMING STATUS OF THE EXISTING STRUCT	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
Mar 31, 2023 Authorized Signature for Utility Date	REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY. 4. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE G	iii iact iii tiie iootpiii	DOCUMENTATION FROM THE BOA FOR PERMIT API	ON AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIA RD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER PLICATIONS OR OTHER DEVELOPMENT APPROVALS.*	NACES 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 Knowlie or Knox County of the dedication of any street or other ground upon the plat.
Certification of No Recorded Easements	NOTED IN THE DEED REFERENCED HEREON ARE SHOWN. 5. 7 LOTS CONTAINING 30,459 SQ.FT. (0.699) ACRES.	Nick McBride	Owner/Developer al	so owns the proper	rties signed 1/20/2023
This is to certify that there are no known recorded drainage or utility easements	6. REFERENCE: MAP 8 - 4152 IN TECHNICAL SERVCES TAX MAP 984*FOQ22 - DEED INSTR. 201902270050564 TAX MAP 984*FOQ22 - DEED INSTR. 201708300013971	Register of Deeds	this sanitary line ser	vices and their futu	PURPOSE OF THIS PLAT IS TO RECORD THE LOTS
line(s) being eliminated on this subdivision plat.	TAX MAP 094F**CQ020 - DEED INSTR. 2017022A005298 TAX MAP 094F**CQ017 - DEED INSTR. 2017082A0073972 TAX MAP 094F**CQ017 - DEED INSTR. 2017082A0073972 TAX MAP 094F**CQ016 - DEED INSTR. 2017082A0073973 TAX MAP 094F**CQ016 - DEED INSTR. 2017082A0073973		development is bein	g planned now.	IN THE CURRENT CONFIGURATION.
Registered Land Surveyor 2007 Tennessee License No. 2115 Date: 244 2023	7. UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH IN:				FINAL PLAT RESUBDIVISION OF LOTS 37,Pt of 38 & 39, 40 & 41
Date: 1219 10122	LINES ADJOINING STREETS AND PRIVATE RICHTS-OF-WAY (INCLUDING) EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDE OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR.	ED ALONG BOTH SIDES	intraffication of the contraction of the contractio	WI ONLY	MIDDLETON & WEATHERFORDS ADDN. TO KNOXVILLE
Certification of the Accuracy of Survey	EXCEPT AS MODIFIED BY WAIVER 8. THE DESCRIBED PROPERTY IS NOT CURRENTLY LOCATED IN A SPECIAL F. AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOC	NRLOTLINES. Knox County, TN Page: 1 of 1 REC'D FOR REC 4/21/2023 2:14 PN RECORD FEE: \$17.00 T20230014587 DD HAZARD BOUNDARY M. TAX: \$0.00 T. TAX: \$0.00	A STATE OF THE STA	A STATE OF THE STA	THE PLAT OF MIDDLETON & WEATHERFORDS ADDN. TO KNOXVILLE IS OF RECORD ON FILE IN THE CITY
	MAP. MAP PANEL#47093C028IG DATED 8-5-2013 9. A VARIANCE IS NOT REQUIRED FOR THE REMAINING PORTION OF LOT 41	UNDER KNOXWILLE/KNOX 202304210056772		GRICULTURE	OF KNOXVILLE TECHNICAL SERVICES MAP B-4152 DISTRICT 4, KNOX CO., TN
I hereby certify that this survey was prepared in compliance with the Rules of Tennessee State Board of Examiners for Land Surveyors —	te current edition of the 10. LOT MAY BE SUBJECT TO EASEMENT OVER EXISTING SANITARY SEWER SE	RVICE LINE Certification of Final Plat – All Indicat	ed Markers, Monuments and Benchmarks Set	punisce / S	WARD 9, CITY OF KNOXVILLE TN
THEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000	recorded of this property because the property boundaries have re same). boundary configuration as described in Deeds which were recorded.	emained intact with the Inerest cernity max Lain a registered laid of laws of the State of Tennessee. I further ceri documents, and statements conform, to the provisions of the Knoxielli-Knox Counts' Sub	reverse increased to practices surveying under the y than this pilet and accompanying visituatings, beat of they knowledge, to all applicables this pilet which they are applicable shiften Regulatinose except as has been lied with the Planning Commission, or for owned as identified on the first pilet. The	SSEE NO WHITHING	TAX MAP 094F GROUP Q PARCELS 15,16,17,19,20,21 & 23
Registered Land Surveyor	County Register of Deeds prior to July 8, 1971. This plat may provid boundary measurements and consolidations of property; however, increase	le updated surveying temized, described and justified in a report it does not create or sindicated permanent reference markes and indicated permanent reference markes and	Sed with the Planning Commission, or for oved as identified on the final plat. The monuments, benchmarks and property	Manage Character Control of the Cont	DATE: FEB. 6, 2023 T.M.W. LAND SURVEYING INC.
Tennessee License No. 2115	a substandard lot non- conformity." TAX MAP 094"**(202 - DEED BK, 1252, PG, 272 TAX MAP 094"**(2017 - E TAX MAP 094"**(2021 - DEED BK, 796, 96, 319 TAX MAP 094"**(2016 - I		FEB x23 GRAPHI	C SCALE 1"=30'	P.O. BOX. 18358 KNOXVILLE, TN 37928 PHONE: 865-689-4303
Date: <u>2-16-2023</u>			Tennessee License No. 2115	30 60 90	
0,700	, i i	Date: L-W. LUNG			DRAWING NO. 23-007



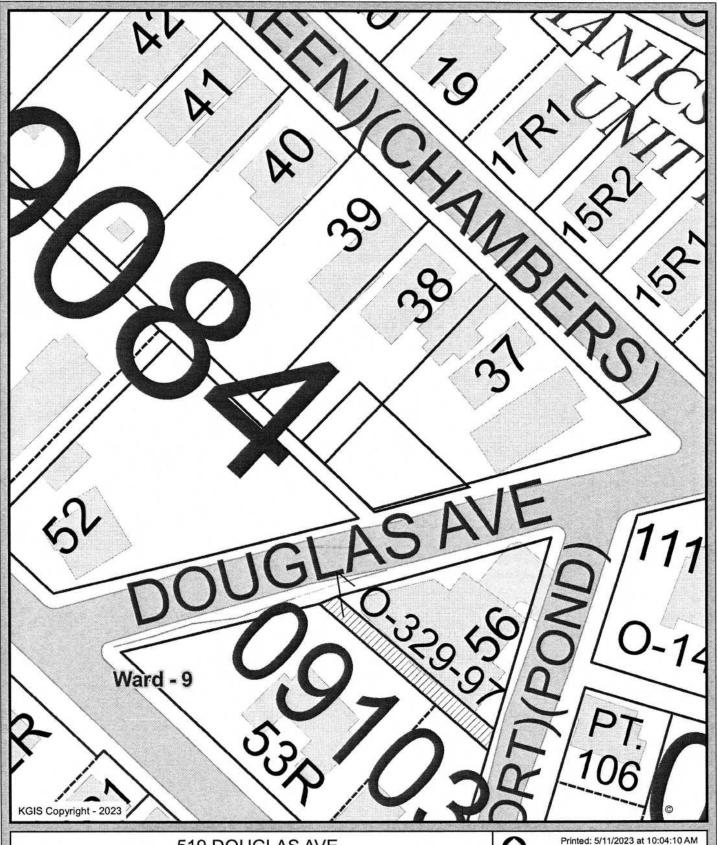
519 DOUGLAS AVE

6-C-23-VA R. BENTLEY MARLOW

Knoxville - Knox County - KUB Geographic Information System



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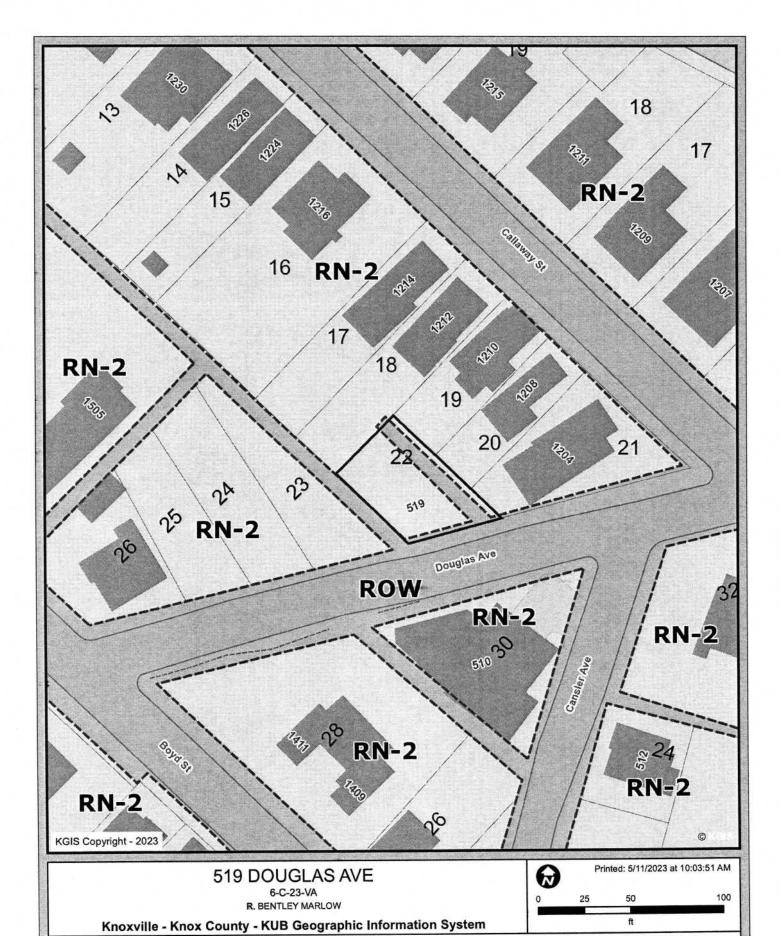
519 DOUGLAS AVE

6-C-23-VA R. BENTLEY MARLOW

Knoxville - Knox County - KUB Geographic Information System

Printed: 5/11/2023 at 10:04:10 AM 0 25 50 100

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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.

