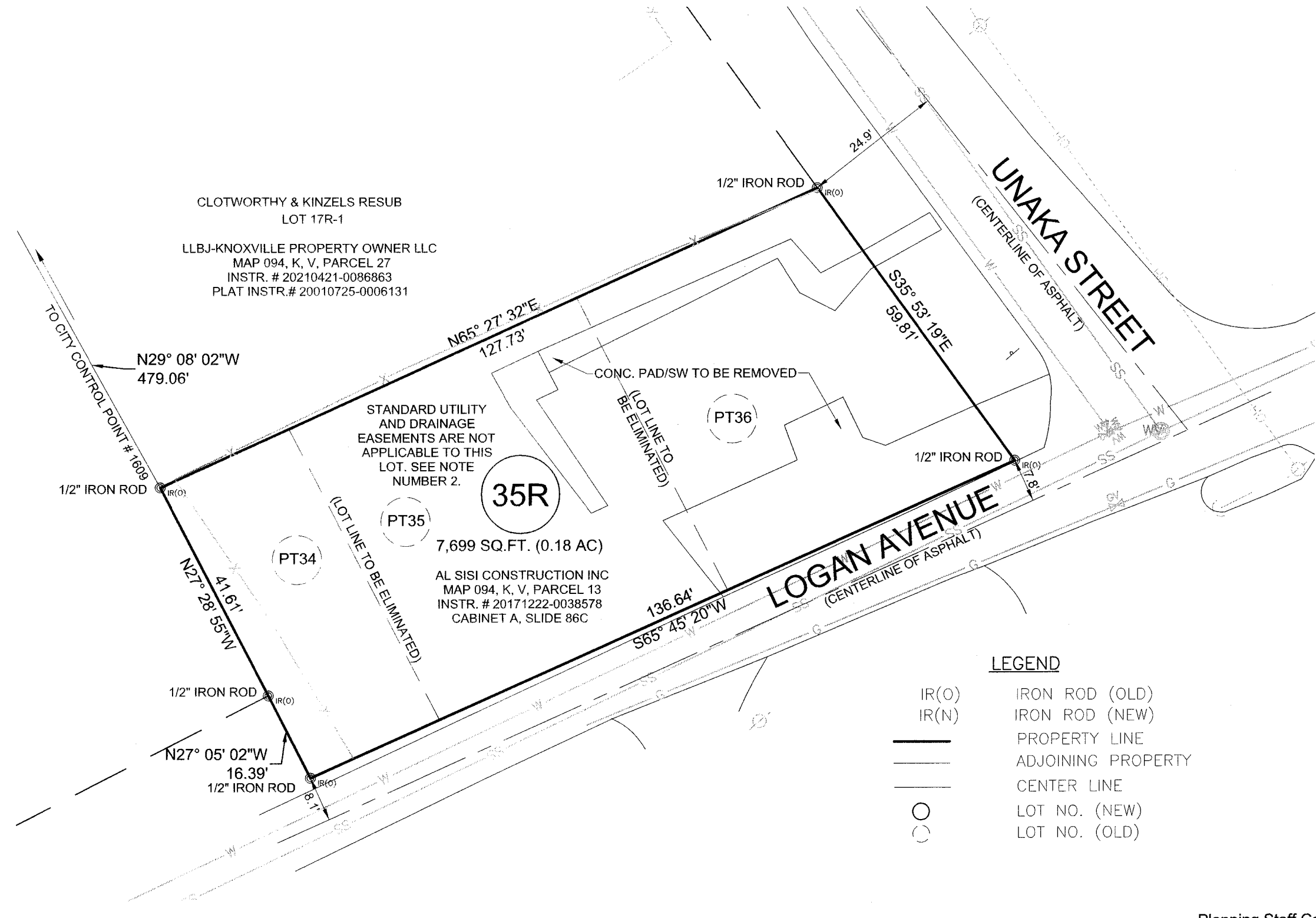


22282-F

X:\2021\2021092 - Al Sisi Construction - Unaka St Townhomes\DWG\Al Sisi Construction - Unaka St Townhomes\DWG\Al Sisi Construction - Unaka St Townhomes - LDS Copyright - 2022 - 4:57pm bmorgan - 2022



OWNER
AL SISI CONSTRUCTIONS INC
ADDRESS:
603 UNAKA STREET
KNOXVILLE, TN 37921
PHONE: 865-357-8541
FILE NUMBER: 4-H-22

Note: "GRID NORTH", is based on a bearing S88°14'27"W between Knoxville City Control point No. 0299 and 1609. Distances have not been reduced to grid. (Horizontal Datum - NAD 83 (2011))

20 10 0 20 40
1" = 20'

LOCATION MAP
N.T.S.

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 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 15th day of April 15, 2022.

Registered Land Surveyor Edo D. Muth
Tennessee License No. 2033
Date:

- Notes:
- The purpose of this plat is to create one Lot, owned by AL SISI Construction INC.
 - There is a drainage and utility easement, (10) feet in width inside all exterior lines adjoining streets and private rights-of-way (including Joint Permanent Easements). Easements of (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. These easements are not required along specific lot lines for property that is zoned to allow less than (5) foot building setback and shall be clearly noted on the final plat. The property is currently zoned (C-G-1) which per the current zoning ordinance allows a zero (0) foot minimum building setback along the boundary lines. Per subdivision regulation 3.11-A.1, the standard utility and drainage easements dedication is not required and this plat does not dedicate said easement along those lot lines. Additional standard utility and drainage easements that are required shall be dedicated as stated/shown hereon, unless noted otherwise.
 - This property is zoned C-G-1, setbacks per zoning.
 - Deed reference: Instr. # 20171222-0038578, Plat reference: Cabinet A, Slide 86C.
 - Total number of lots 1 - 7,699 sq. ft. (0.18 acres)
 - CLT 094, Insert K, Group V, Parcel 13, Ward 9, City Block 22282.
 - This property is not located in a flood plain, being located in zone "x" unshaded reference firm community 47093C0279G, effective date August 5, 2013.
 - This Survey was done in compliance with current Tennessee Minimum Standards of Practice.
 - This survey indicates one or more property boundary encroachments. It has not been addressed by plat reviewing agencies. Owners are responsible for resolving property boundary conflicts.

Certificate of Ownership and General Dedication

Al Sisi Construction, 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: Al Sisi Construction
Samuel Riyad
Signature(s): Samuel Riyad
Date: 4-29-22

Zoning Certification

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on zoning map by Planning Commission as follows:
Zoning Shown on Official Map C-G-1
Date: 5/3/2022
By: Sherry Mckenzie

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: Sherry Hill
Date: 5-3-2022

Taxes and Assessments Certification

This is to certify that all property taxes and assessments due on this property have been paid.
City Tax Clerk: Signed: Dawn Narry Date: 5/3/22
Knox County Trustee: Signed: BAT A Date: 5-2-22

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the 30 Day of May, 2022
W. Harold Cannon Jr. PE
Engineering Director

Witness my hand and notarial seal, this the day and year above
Written: MTB Notary
My Commission Expires 03/05/2025 "Seal"

MATT BROYLES
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

Owner Certification for Public Sewer and Water Service - Minor Subdivisions

Al Sisi Construction, Samuel Riyad, 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: Al Sisi Construction, Samuel Riyad
Signatures(s): Samuel Riyad
Date: 4-29-22

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.
Signed: Ermy Brooks
Date: 5/3/2022 EK

Certification of Approval of Public Water Service - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and such installation shall be in accordance with State and local regulations.
KUB
Utility Provider: Thelma
Authorized Signature for Utility Date: 04/27/2022

COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR
MAY 03 2022
BY: JOHN R. WHITEHEAD



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.
KUB
Utility Provider: Thelma
Authorized Signature for Utility Date: 04/27/2022

Certification of Category and Accuracy of Survey

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1: 10,000 as shown hereon and that said 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 Edo D. Muth
Tennessee License No. 2033
Date: 4-14-22

Nick McBride
Register of Deeds
Knox County

Knox County, TN Page: 1 of 1
REC'D FOR REC 5/3/2022 9:37 AM
RECORD FEE: \$17.00 T2022024520
M. TAX: \$0.00 I. TAX: \$0.00
202205030083454

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public sanitary sewers and treatment facilities, and 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 sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.
KUB
Utility Provider: Thelma
Authorized Signature for Utility Date: 04/27/2022

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 plat.
Register Land Surveyor Edo D. Muth
Tennessee License No. 2033 Date: 4-14-22

FINAL PLAT OF THE RESUB OF A PORTION OF LOTS 34, 35 AND 36 OF THE CLOTWORTHY AND KINZEL'S ADDITION TO KNOXVILLE
DATE: 3-30-22 REVISID: XX-XX-XX

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922 PH: 865-671-2281