

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 FULL SIGHT 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.

VERDEAUX INVESTMENTS, LLC. BY JOHN VERDEAUX DATE

CERTIFICATE OF NOTARY
STATE OF _____, COUNTY OF _____ ON THIS _____
DAY OF _____, 20 ____ BEFORE ME PERSONALLY
APPEARED JOHN VERDEAUX FOR VERDEAUX INVESTMENTS, LLC 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 _____
SEAL

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 WERE IN PLACE ON THE _____
DAY OF _____, 20 _____.

REGISTERED LAND SURVEYOR #1501 DATE

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
I HEREBY CERTIFY THAT THIS IS AN ACCURATE ON THE GROUND SURVEY, MADE
UNDER MY SUPERVISION; THAT THIS SURVEY HAS BEEN MADE USING THE LATEST
RECORDED DEED AND ANY OTHER INFORMATION FURNISHED BY THE TITLE ATTORNEY;
THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN;
THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; &
THAT THIS IS A CATEGORY 4 SURVEY, BEING A REMOTE SENSING SURVEY AS
DEFINED UNDER RULE 0820-03-.05(4) SET BY RULE 0820-03-07(5) UTILIZING REAL
TIME KINEMATIC SURVEY PRACTICES AND THAT SAID SURVEY WAS PREPARED IN
COMPLIANCE WITH CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF
EXAMINERS FOR LAND SURVEYORS-STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR #1501 DATE

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS
THE _____ DAY OF _____, 20 _____.

ENGINEERING DIRECTOR DATE

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.

VERDEAUX INVESTMENTS, LLC. BY JOHN VERDEAUX DATE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS
THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT
TO THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATION
SHALL BE IN ACCORDANCE WITH THE 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(KUB) DATE

CERTIFICATION OF APPROVAL OF PUBLIC SEWER SYSTEM - MINOR SUBDIVISIONS
THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON 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. 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.

UTILITY PROVIDER(KUB) DATE

TAXES AND ASSESSMENTS
THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS
PROPERTY HAVE BEEN PAID.

CITY TAX CLERK DATE

KNOX COUNTY TRUSTEE DATE

ZONING
ZONING SHOWN ON OFFICIAL MAP RN-1

ZONING REPRESENTATIVE DATE

ADDRESSING DEPARTMENT CERTIFICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET
NAMES CONFORM TO THE KNOXVILLE OR KNOX COUNTY STREET NAMING AND ADDRESSING
ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

ADDRESSING REPRESENTATIVE DATE

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.

SIGNATURE DATE

Final Plat of the Verdeaux Investments, LLC. Property

BEING LOCATED ON CLT MAP 106, INSERT P, GROUP A AND REPRESENTED AS PARCEL 032
SITUATED WITHIN THE FOURTH COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE
WITHIN BLOCK 46470 OF THE 46TH WARD OF THE CITY OF KNOXVILLE, TENNESSEE

OWNER CONTACT INFO

JOHN VERDEAUX
333 W DEPOT AVE STE 405
KNOXVILLE, TENNESSEE 37917
(865) 454-2033

William Andrew Paulsen, Trustee of the Descendant's
Separate Trust FBO William Andrew Paulsen UWO
William Allan Paulsen dated March 31, 2021
S/D: "Property of Judith B. Paulsen"
Plat: Cabinet L Slide 3630

36 RCP
ASPHALT
PUBLIC ROW
N 75°19' W 321.1'
TO & INTERSECTION
N GALLAHER VIEW RD &
N MARS HILL RD
N 78°08'18" W
268.97' 70'

SET
C3
(C3)

5" IRON PIN W/CAP
N: 590,611.78
E: 2,543,097.00'

(1)

S 74°20'36" E 351.45'

(S 74°22'28" E 351.45')

128.4'

145.88'

S 15°46'58" W 151.27'

145.88' (445.82')

15°46'58" W 151.27'