CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(LIKE)_____

_____

_____

_____ THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPTS THIS PLAN OF SUBDIVISION AND DEDICATES ALL STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT (I/WE) AM THE OWNER IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THE PLAT. I FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER SHOWN ON THE PLAT OR ARE TO BE REFERRED TO THEREON, WITH COPIES OF THE REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

_____

_____

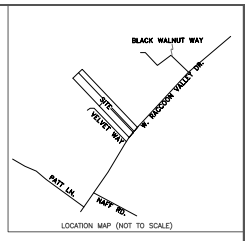
_____

_____

LEGEND

- IP IRON PIN
- (F) EXISTING MONUMENTATION FOUND
- (S) MONUMENTATION SET NEW
- CP CALCULATED POINT
- WM WATER METER
- PP ELECTRIC POLE
- SP ELECTRIC SERVICE POLE
- TP TELEPHONE POLE
- LOT # NEW LOT NUMBER
- (LOT#) ORIGINAL LOT NUMBER PRIOR TO RESUB.
- ℄ CENTERLINE
- FIRE HYDRANT

To State Grid



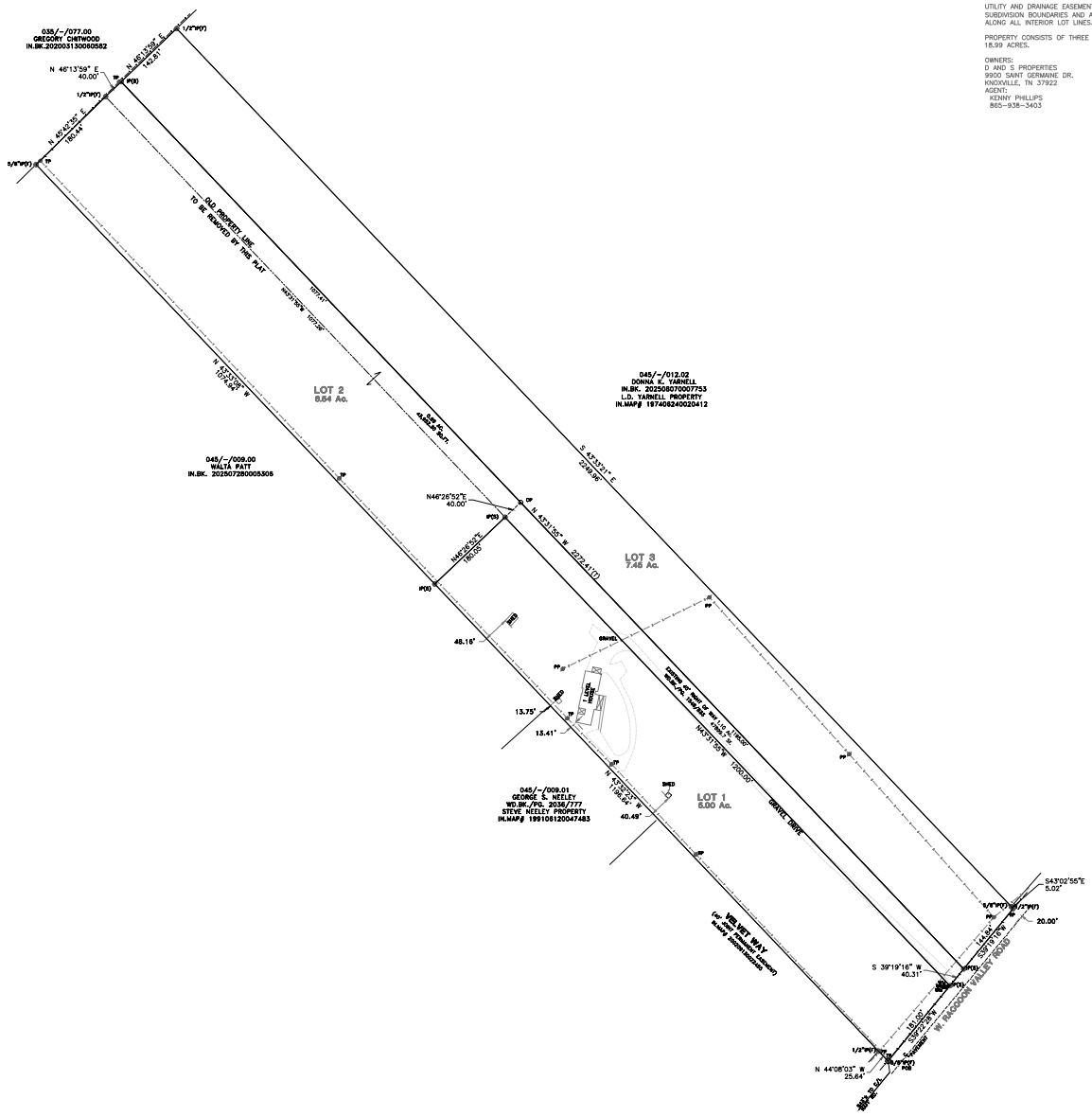
LOCATION MAP (NOT TO SCALE)

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

UTILITY AND DRAINAGE EASEMENT OF 10' ALONG ALL EXTERIOR SUBDIVISION BOUNDARIES AND ALONG RIGHT OF WAYS, 5' ALONG ALL INTERIOR LOT LINES.

PROPERTY CONSISTS OF THREE LOTS WITH A TOTAL AREA OF 18.99 ACRES.

OWNERS:
D AND S PROPERTIES
9900 SAINT GERMAINE DR.
KNOXVILLE, TN 37922
AGENT:
KENNY PHILLIPS
865-938-3403



EXEMPT CERTIFICATION

I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-402 OF THE TENNESSEE CODE, ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE KNOXVILLE/KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS, BECAUSE (a) NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED, AND (b) ALL RESULTANT TRACTS ARE FIVE (5) FIVE ACRES OR GREATER IN SIZE.

EDDY R. GARRETT, RLS NO. 1544

DATED: JULY 15th, 2025

EDDY R. GARRETT
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE
07/15/25
TENNESSEE No. 1544

0 100 200 300
GRAPHIC SCALE

CERTIFICATION OF ACCURACY

I CERTIFY THAT THE PLAT DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

15th DAY OF JULY 2025

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

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.

Part or All of this survey was performed using a CARLSON BRIZ MULTIPLE FREQUENCY RECEIVER.
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
Type of GPS field procedure: Real Time Kinematic Network
Datum/Epoch: Horizontal-NAD 83, Vertical-NAVD 88.
Published/Fixed-control used: TDOT CORS-Reference Network
Geoid Model: 2018
Combined grid factors: none applied

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

SURVEY FOR:
D AND S PROPERTIES

Located within the 8th. district of KNOX. county, Tennessee

Tax Map/Group/Parcel# 045/-/010.00 Deed Ref. Bk/Pg: 20110624007365B

Tax Map/Group/Parcel# 045/-/011.00 Deed Ref. Bk/Pg: 20110624007389B

Bearing Base: Tn. State Grid

GARRETT & ASSOCIATES
EDDY R. GARRETT, RLS#1544
4839 SHADY RD., STRAWBERRY PLAINS, TN 37871
PHONE: (865)-933-5622 FAX: (865)-933-1277
EMAIL: GARRETT1544@BELLSOUTH.NET
36°01'34.769" -83°59'21.028"
LAND SURVEYORS

DATE 07/15/2025
REVISIONS
DRAWN BY TDH
SCALE 1"= 100'
Know what's below. Call before you dig.
DRAWING NO. 26-196