

Certification of Ownership and 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: Jessica Richard Signature: _____

Owner's Printed Name: Christopher Richard Signature: _____

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.

Owner's Printed Name: Jessica Richard Signature: _____

Owner's Printed Name: Christopher Richard Signature: _____

Date: _____

Owner Certification on Release of Easements

I, We, the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or construction any building or structure.

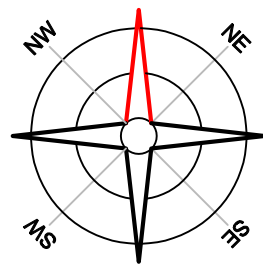
Owner's Printed Name: Jessica Richard Signature: _____

Owner's Printed Name: Christopher Richard Signature: _____

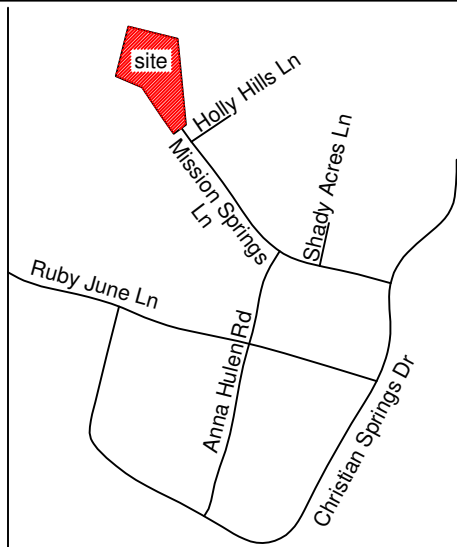
Date: _____

Notes:

Zoned = PR
Building setbacks (minimum)
20' front
5' sides
15' rear
Utility and Drainage Easement (per plat)
5' inside all lot lines
10' inside all boundary lines and road rights of ways
Flood Insurance Rate Map
#: 47093C0151F
Dated: 5/2/2007
Contours (if shown) derived from TN State LiDAR Data.
Title opinion not provided. Other easements, encroachments, etc. may exist and not be shown.



State Plane
NAD 83 (2011)



Location Map (nts)

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 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 _____

Authorized Signature for Utility _____ 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 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 _____

Authorized Signature for Utility: _____ Date: _____

Taxes and Assessments

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

City Tax Clerk: Signed: _____ Date: _____

Knox County Trustee: Signed: _____ 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.

Signed: _____ Date: _____

Zoning

Zoning Shown on Official Map _____

Date _____

By _____

Knox County Property Assessor

John R Whitehead

Date _____

By _____

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: _____

Date: _____

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 16th day of July, 2025.

Registered Land Surveyor _____
Tennessee License No. 2263

Date: 7/18/2025

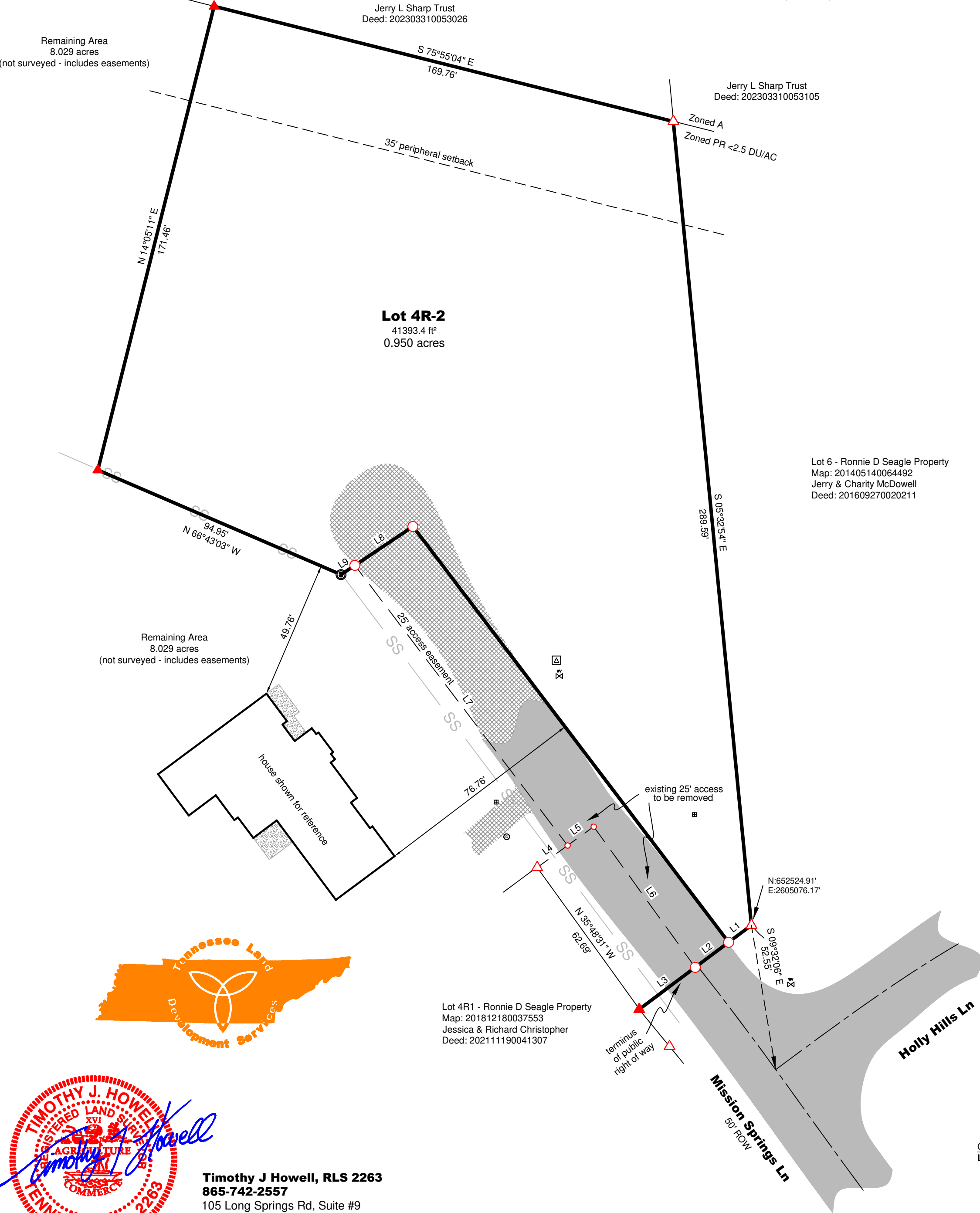
Certification of Category and Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

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.

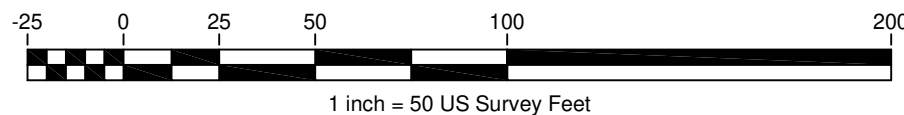
Registered Land Surveyor _____
Tennessee License No. 2263

Date: 7/18/2025

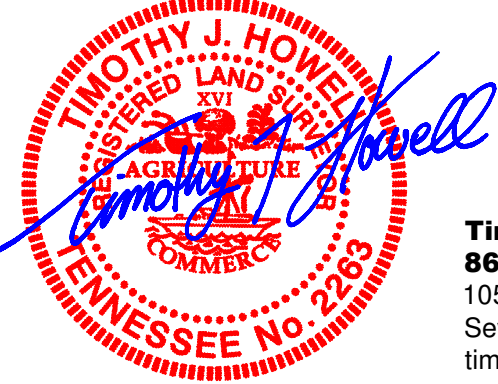
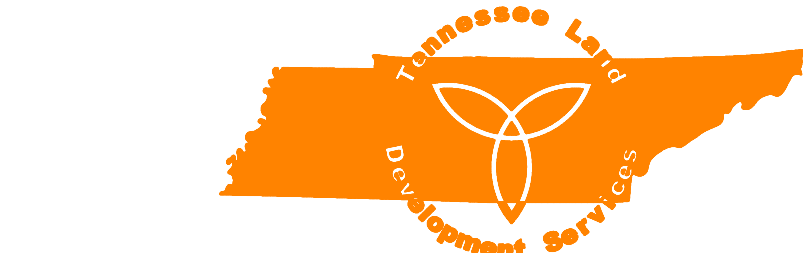


Lot 6 - Ronnie D Seagle Property
Map: 201405140064492
Jerry & Charity McDowell
Deed: 201609270020211

Lot 4R1 - Ronnie D Seagle Property
Map: 201812180037553
Jessica & Richard Christopher
Deed: 202111190041307



LINE	BEARING	DISTANCE
L1	S 53°06'12" W	10.22'
L2	N 53°06'12" E	14.98'
L3	N 53°06'12" E	25.00'
L4	S 54°11'29" W	13.45'
L5	S 54°11'29" W	11.55'
L6	N 35°48'31" W	62.21'
L7	S 37°12'30" E	126.14'
L8	N 56°11'01" E	25.04'
L9	S 56°11'01" W	5.98'



Timothy J Howell, RLS 2263
865-742-2557
105 Long Springs Rd, Suite #9
Sevierville, TN 37876
tim@tnlds.com

Owners:
Lot 4R-2a
Jessica Richard & Christopher Richard
6720 Mission Springs Ln.
Corryton, TN 37721

10-A-25-DP
Submitted on 9/15/2025

Final Plat
of Lot 4R-2 of the
Ronnie D Deagle
Property

Showing property of Richard
Located in the N8 civil district of Knox County, Tennessee.
Tax Map 030 Pcl 80.26 Deed: 201902040045991
Plat: 201405140064492
July 18, 2025

Project: OHW
Drawing: Segal 4R-2a