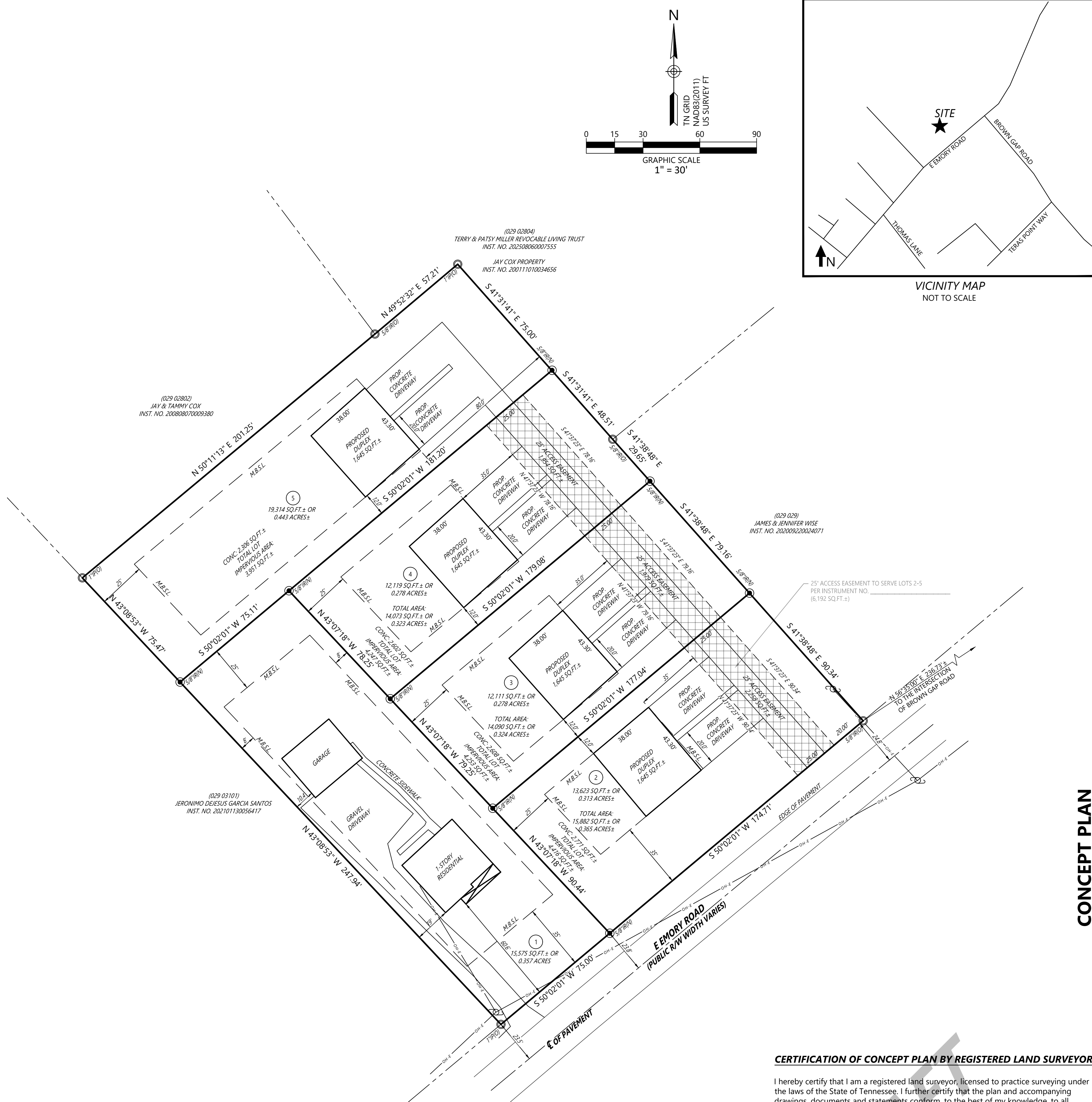


1. PURPOSE: SUBDIVIDE LOT INTO FIVE (5) LOTS AND PROPOSE DUPLEX SPECIAL USE.
1.1. TOTAL ACRES: 81.940 SD, FT., ± OR 1.881 ACRES.±
2. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3.1. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTGNS POSITIONAL DATA WAS OBSERVED ON/ BETWEEN JULY 15, 2025, UTILIZING TOPCON HIRER VN GNSS RECEIVERS, THE GRID COORDINATES OF THE FIRST STATION WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN PLANE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0133G, DATED 08/05/2013.
5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES ETC TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
7. SUBJECT PROPERTY IS CURRENTLY ZONED "RA": LOW DENSITY RESIDENTIAL ZONE. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES BE TEN (10) FEET ±-2500.
7. REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE 65'± FIVE FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING TO AND FROM PERMANENT EASEMENTS). EASEMENTS OF FIVE (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.
8. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROCK).
8.1. DEED REFERENCE(S): INSTRUMENT NO. 2025040051116

PROPERTY LOCATED ON KNOX COUNTY TAX MAP
MAP 029, PARCELS 030.00

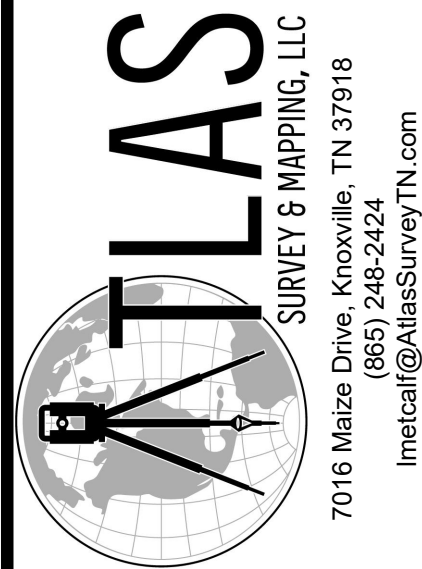
LEGEND

PARCEL NO.	(xx)
LOT NO.	(xi)
IRON ROD (OLD)	⊙ IR(O)
5/8" IRON ROD (SET) 'ATLAS SURV & MAP'	● 5/8" IR(IN)
IRON PIPE (OLD)	⊙ IP(O)
PROPERTY ADJOINER LINE	_____
PROPERTY LINE	=====
OVERHEAD POWER LINE	_____ OH - E
UTILITY POLE	⊙



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 the plan 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 and described in a report filed with the Planning Commission.

By: LEAH M. METCALF Date:
LEAH M. METCALF TN Registered Surveyor No. 3430



ZACHARY TUNBERG
3730 W MAYBURY MALL
BLOOMINGTON, IN 47403
812-325-1387

[illegible]

SUBDIVISION OF THE HAY &
TUNBERG PROPERTY

TAX MAP 029, PARCEL 030.00
KNOXVILLE, KNOX COUNTY, TENNE

DATE
OCTOBER 21, 2025
PROJECT NUMBER
251114
SHEET NUMBER
1 OF 1