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 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: ____LAURA G. BAILEY____ SIGNATURE(S): ______________________________

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 __16__DAY OF__JUNE______, 20 26 .

REGISTERED LAND SURVEYOR______________________
TENNESSEE LICENSE NO.________2927____________
DATE: _______________

CERTIFICATION OF THE 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.________2927____________
DATE: _______________

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

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: __________________________

SIGNATURE(S): ______________________________

DATE: ______________

ZONING
ZONING SHOWN ON OFFICIAL MAP__LAURA G. BAILEY______
DATE: _____________
BY______________

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:_____________________

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THE _______________DAY OF ________________, 2025.

____
ENGINEERING DIRECTOR

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:__________

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:____________________________

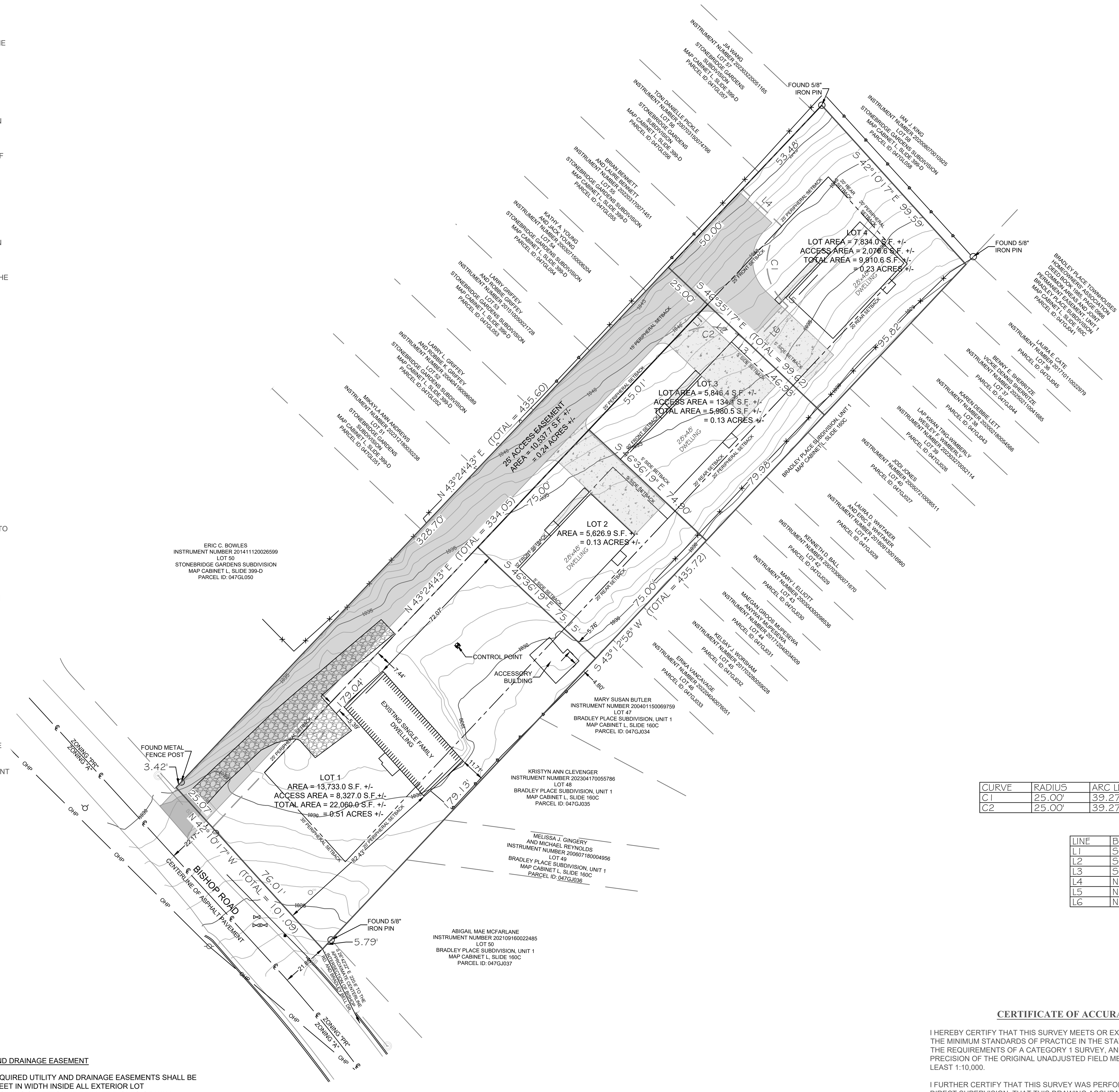
GNSS SURVEY NOTES:

1. THIS SURVEY WAS CONDUCTED IN PART WITH GNSS SURVEY EQUIPMENT. THE GNSS DATA WAS POST PROCESSED USING TRIMBLES CENTER POINT PROCESSING SERVICE AND REFERENCED TO NAD83 (2011) (EPOCH 2011), NAVD88.
2. THE GNSS DATA WAS OBSERVED ON MAY 08, 2026.
3. THE COORDINATE SYSTEM USED FOR THESE OBSERVATIONS IS AS FOLLOWS:
   - 3.1. US STATE PLANE 1983, ZONE - TENNESSEE 4100
   - 3.2. GEOID MODEL: GEOID18
   - 3.3. COMBINED SCALE FACTOR = 1.0000886456
   - 3.4. THE COMBINED SCALE FACTOR WAS APPLIED AT THE FOLLOWING COORDINATES TO DETERMINE THE GROUND COORDINATES FOR THIS SURVEY:
     POINT # 1:
     N: 633531.566
     E: 2562954.698
     EL: 1031.394
4. THE EQUIPMENT USED FOR THESE GNSS OBSERVATIONS WAS A TRIMBLE R12, DUAL FREQUENCY RECEIVER.
5. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM.
6. THE POSITIONAL ACCURACY OF THE GNSS OBSERVATIONS IS AS FOLLOWS:
   HORIZONTAL = 0.04 FEET
   VERTICAL = 0.07 FEET

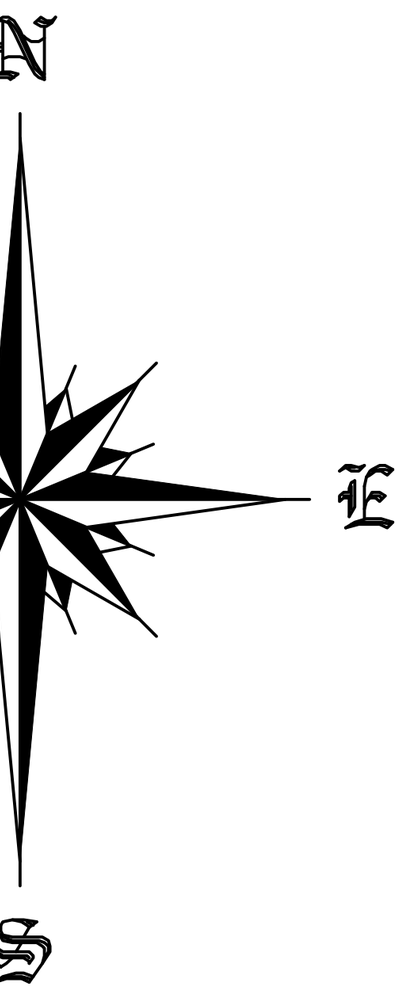
UTILITY AND DRAINAGE EASEMENT

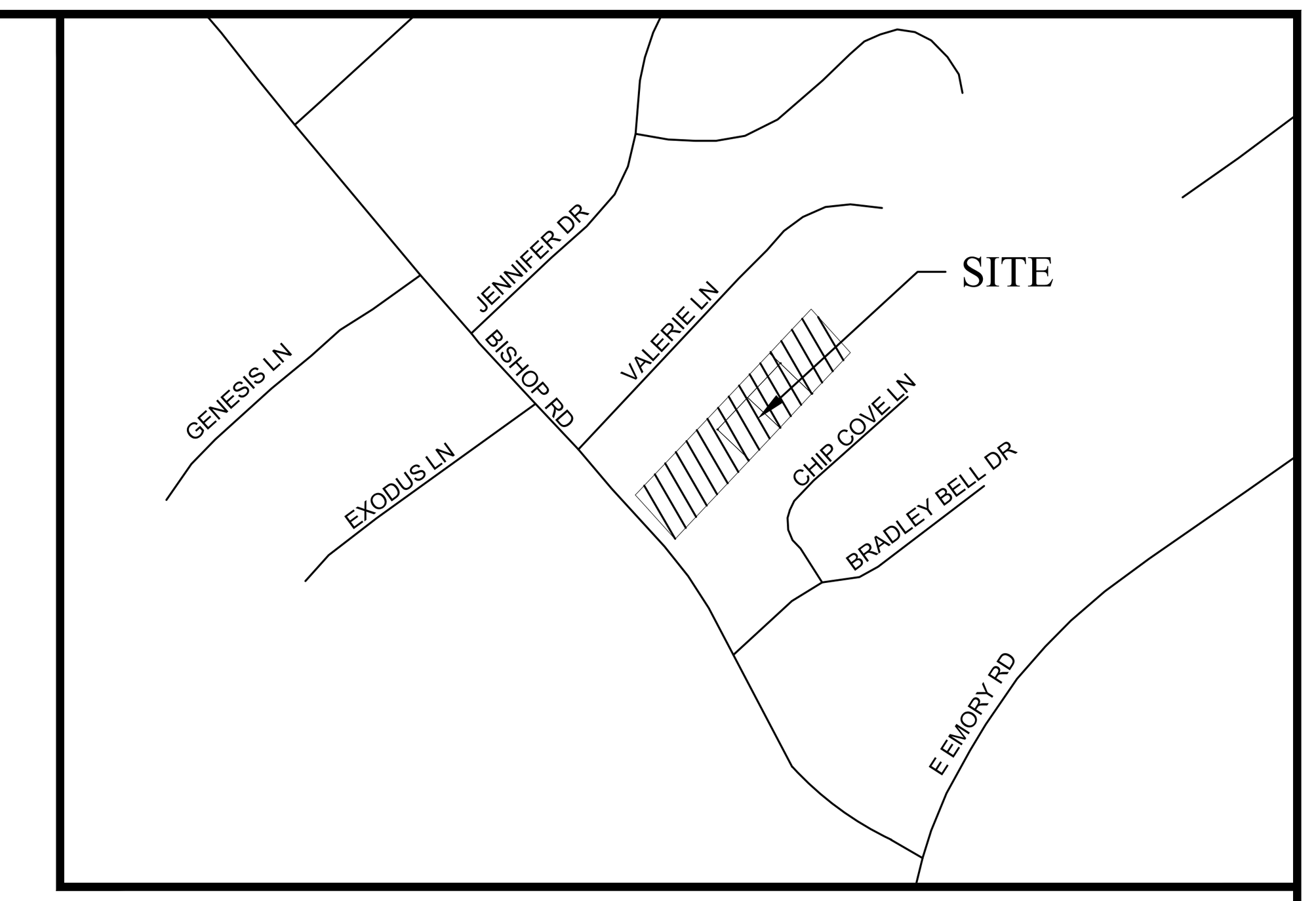
THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS).
EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES, EXCEPT AS MODIFIED BY THE SUBDIVISION WAIVER.

UTILITY AND DRAINAGE EASEMENT - WAIVER
TO REDUCE THE UTILITY AND DRAINAGE EASEMENT FROM 10 FT TO 4.8 FT UNDER THE EXISTING ACCESSORY STRUCTURE.



BEARING BASED ON:
GRID NORTH NAD83 ADJ. 2011





VICINITY MAP
N.T.S.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENT 2011 BY STATIC OBSERVATIONS. SEE GNSS NOTES.
2. DISTANCES SHOWN ARE GROUND DISTANCES.
3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY OF LARRY V. BAILEY AND LAURA G. BAILEY AS RECORDED IN INSTRUMENT NUMBER 201006040076016, IN THE REGISTER OF DEEDS OFFICE FOR KNOX COUNTY, TENNESSEE; SAID PROPERTY ALSO BEING KNOWN AS A 1 ACRE LOT AS SHOWN ON THE "SURVEY OF JOHN BELL PROPERTY", AS RECORDED IN PLAT BOOK 105L, PAGE 6 (PLAT CABINET J, SLIDE 277A); INTO 5 LOTS AS FOLLOWS:
   - 3.1. LOT 1 = 13,733.0 SQUARE FEET (0.27 ACRES) MORE OR LESS
     - 3.1.1. ACCESS EASEMENT = 8,327.0 SQUARE FEET (0.19 ACRES) MORE OR LESS
   - 3.2. LOT 2 = 5,626.9 SQUARE FEET (0.13 ACRES) MORE OR LESS
   - 3.3. LOT 3 = 5,846.4 SQUARE FEET (0.13 ACRES) MORE OR LESS
     - 3.3.1. ACCESS EASEMENT = 134.1 SQUARE FEET MORE OR LESS
   - 3.4. LOT 4 = 7,834.0 SQUARE FEET (0.18 ACRES) MORE OR LESS
     - 3.4.1. ACCESS EASEMENT = 2,076.6 SQUARE FEET (0.05 ACRES) MORE OR LESS
   - 3.5. ACCESS AND UTILITY EASEMENT = 10,537.7 (0.24 ACRES) MORE OR LESS
   - 3.6. TOTAL AREA SURVEYED = 43,578.0 SQUARE FEET (1.0 ACRES) MORE OR LESS
4. THE BOUNDARY SHOWN HEREON IS LOCATED IN "ZONE X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47093C0136F AND HAS AN EFFECTIVE DATE OF MAY 02, 2007.
5. ALL MONUMENTS FOUND WERE HONORED FOR THEIR LOCATION, UNLESS OTHERWISE NOTED.
6. INDIVIDUAL LOT LINES FOR STONEBRIDE GARDENS SUBDIVISION AND BRADLEY PLACE SUBDIVISION, WERE NOT SURVEYED FOR THIS PLAT AND ARE SHOWN BY THEIR RECORDED DOCUMENTATION.
7. THE SUBJECT BOUNDARY SHOWN HEREON IS ZONED "PR <6DU/AC".
8. THE MINIMUM BUILDING AND STRUCTURE SETBACKS ARE PER CURRENT ZONING REGULATIONS AND INCLUDE THE FOLLOWING:
   - 8.1. FRONT = 20 FEET (25' FOR LOT 4 ONLY)
   - 8.2. SIDE = 5 FEET
   - 8.3. REAR = 20 FEET
   - 8.4. PERIPHERAL = 20 FEET
     = 25 FEET (ALONG ACCESS EASEMENT ONLY)
     = 35 FEET (ALONG BISHOP ROAD ONLY)
9. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, REGULATIONS OR RESTRICTIONS IN EFFECT AT THE TIME OF THIS SURVEY. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
10. UNDERGROUND UTILITIES ARE SHOWN BY VISIBLE APPURTENANCES AT THE TIME OF THE SURVEY. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. NO WARRANTY IS EXPRESSED OR IMPLIED BY SHOWING THESE ESTIMATED LOCATIONS.
11. THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.
12. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
13. THE PROPERTY OWNER, OWNERS ADDRESS AND KNOX COUNTY PARCEL ID NUMBER:
    047 07511 - LARRY V. BAILEY & LAURA G. BAILEY TRUSTEES
    P.O. BOX 9
    KNOXVILLE, TN 37849
14. THIS SURVEY IS CERTIFIED TO:
    LAURA G. BAILEY
    P.O. BOX 9
    KNOXVILLE, TN 37849
    (865) 599-1199

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	25.00'	39.27'	N 01°35'14" W	35.35'	89°59
C2	25.00'	39.27'	N 88°24'46" E	35.36'	90°00

LINE	BEARING	DISTANCE
L1	S 43°24'43" W	25.00'
L2	S 46°35'18" E	25.00'
L3	S 46°35'11" E	2.70'
L4	N 46°35'17" W	25.00'
L5	N 46°35'11" W	2.70'
L6	N 43°24'49" E	25.00'

LEGEND:

(solid line)	SUBJECT BOUNDARY LINE
(broken line)	ADJACENT BOUNDARY LINE
(dashed line)	EASEMENT
℄	CL ROADWAY
x	FENCE LINE - BARBED WIRE
X	FENCE LINE - CHAIN LINK
▫	FENCE LINE - WOOD PRIVACY
SS	SANITARY SEWER
OHP	OVERHEAD POWER LINE
●	SET #5 REBAR AND CAP STAMPED "A SCHMEING #2927"
○	FOUND IRON PIN / IRON PIPE
	CONTROL POINTS
	FIRE HYDRANT
	POWER POLE
	ANCHOR - GUY WIRE
	SANITARY SEWER MANHOLE
WM	WATER METER
⋈	WATER VALVE
	ASPHALT PAVING
	CONCRETE PAVING
	GRAVEL PAVING

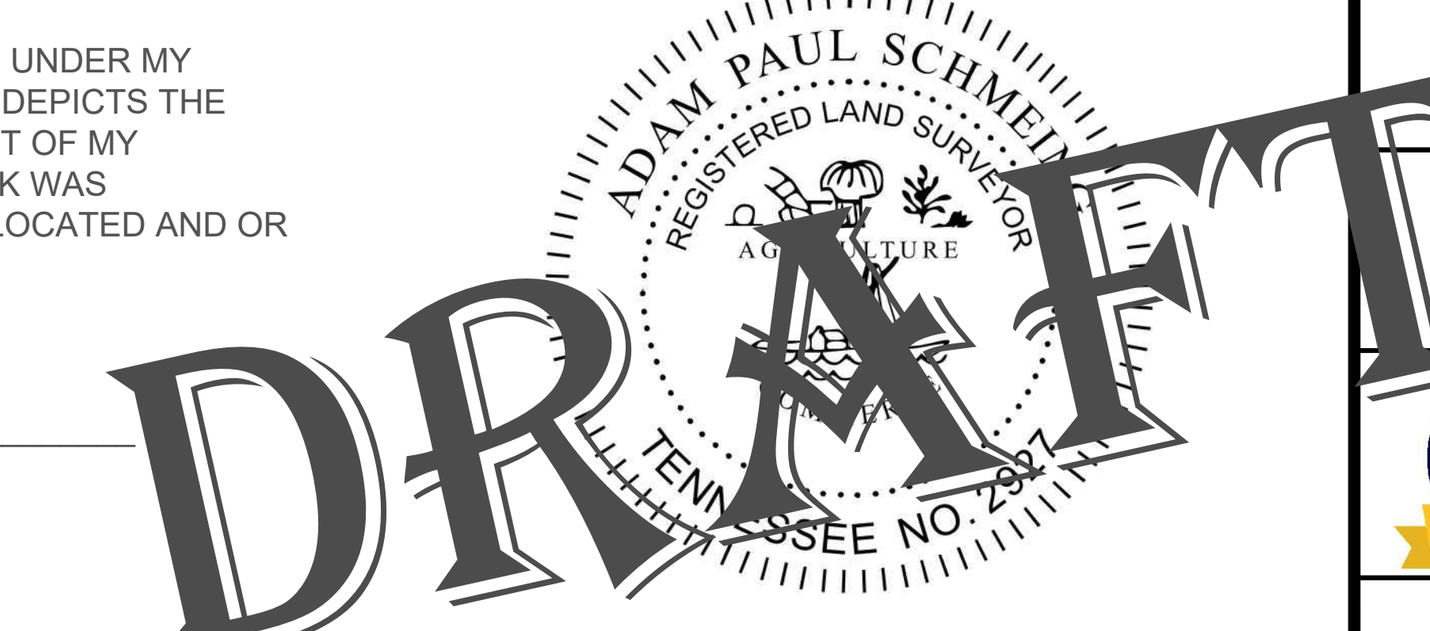
PLANNING SERVICES FILE NUMBER: 11-B-26-DP

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE IN THE STATE OF TENNESSEE, THE REQUIREMENTS OF A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE ORIGINAL UNADJUSTED FIELD MEASUREMENTS IS AT LEAST 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FIELD WORK WAS COMPLETED 06/xx/2026. THE MONUMENTS SHOWN WERE LOCATED AND OR SET ON OR BEFORE THIS DATE.

____
Adam Schmeing, RLS 2927
ADAM SCHMEING LAND SURVEYING
6619 CROSSGATE DRIVE
KNOXVILLE, TENNESSEE 37912



DEVELOPMENT PLAN FOR THE RESUBDIVISION OF THE JOHN BELL PROPERTY

DISTRICT W6
KNOX COUNTY, TENNESSEE

LAURA BAILEY
P.O. BOX 9
KNOXVILLE, TN 37849

ADAM SCHMEING LAND SURVEYING
SURVEYING THE PAST FOR A BETTER FUTURE
6619 CROSSGATE DRIVE
KNOXVILLE, TN 37912
859.391.2601

SCALE 1" = 30' DATE: 10/27/26 26060