

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: Robert Hester & Lauren Mulreany

Signature: _____
Date: _____

Signature: _____
Date: _____

Certificate of Notary

State of _____ County of _____
On this _____ day of _____, 20__

Before me personally appeared _____ 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 8th day of September, 2025.

Registered Land Surveyor: OMGL
Tennessee License No. 2663
Date: 09/17/2025

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: OMGL
Tennessee License No. 2663
Date: 09/17/2025

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: Robert Hester & Lauren Mulreany

Name: _____

Signature(s): _____

Date: _____

Zoning
Zoning Shown on Official Map _____

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: _____

Owner Certification on Release of Easement

(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 constructing any building or structure.

Owner(s) Printed Name: Robert Hester & Lauren Mulreany

Signature(s): _____

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: _____

12-C-25-SU

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this _____ day of _____, 20__

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: _____

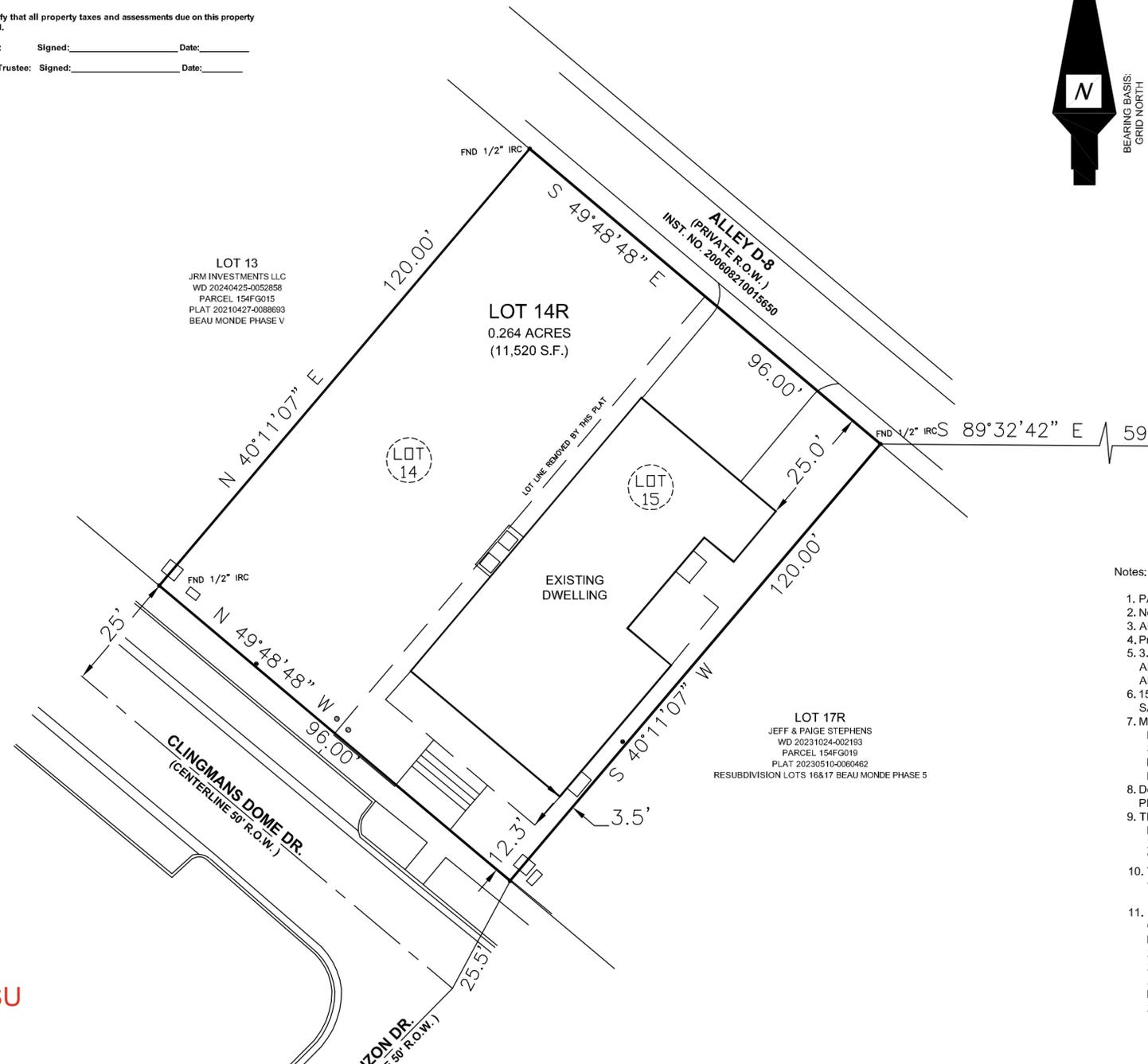
OWNER:
ROBERT HESTER & LAUREN MULREANY
P.O. BOX 24021
KNOXVILLE, TN 37933



SCALE: 1" = 30'



VICINITY MAP



LEGEND	
PROPERTY BOUNDARY	—
BUILDING	—
FENCE	—
EDGE OF PAVEMENT	—
EDGE OF CONCRETE	—
OVERHEAD UTILITIES	—
EASEMENT	—
SETBACK	—
WATER VALVE	—
WATER METER	—
FIRE HYDRANT	—
UTILITY RISER	—
WOOD POWER POLE	—
METAL POWER POLE	—
TRAFFIC SIGNAL BOX	—
BOLLARD	—
CATCH BASIN	—
GAS VALVE	—
TRAFFIC LIGHT POLE	—
SEWER MANHOLE	—
IRON ROD (FOUND)	—
IRON ROD (SET)	—
NAIL (FOUND)	—
NAIL (SET)	—
TRAFFIC WATER SPIGOT	—
CLEAN OUT	—
HAND HOLE	—
CONCRETE MONUMENT	—

Notes:

- PART OF PARCEL ID 154FG017 & 154FG016
- No. Of Lots - 1
- AREA SUBDIVIDED: 0.264 AC.
- Property Zoning: RN-3.
- 3.5' UTILITY AND DRAINAGE EASEMENT EACH SIDE OF ALL LOT LINES, 5' INSIDE EXTERIOR BOUNDARY LINES AND ROAD RIGHT-OF-WAY PER ORIGINAL PLAT.
- 15' SANITARY SEWER EASEMENT, 7.5' EACH SIDE OF SANITARY SEWER AS INSTALLED.
- MINIMUM BUILDING SETBACKS:
FRONT YARD = 15'
STREET SIDE YARD = 10'
INTERIOR SIDE YARD = 3.5'
REAR YARD = 25'
- Deed Reference 20221214-0034657 & 20241203-0029762, PLAT REFERENCE 20210427-0088693.
- THE F.I.R.M. FLOOD MAPS HAVE DESIGNATED THE HEREON DESCRIBED PROPERTY LIE WITHIN FLOOD ZONE "X" UNSHADED, TAKEN FROM MAP #47093C0380F, WITH AN EFFECTIVE DATE OF MAY 5, 2007.
- THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 14 & 15 INTO A SINGLE LOT, BEING LOT 16R.
- PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD UNDER INST. NO. 200604280090178 AND AMENDED UNDER INST. NO.'S 200608210015650, 200703130074377, 201011240032713, AND 201503040047204; AND SUPPLEMENTED BY INST. NO.'S 200610250035840, 200703130074376, 201108160008711, AND 201503040047205.
-MATTERS PERTAINING TO OWNERS ASSOCIATION AND PRIVATE RIGHT-OF-WAYS ARE CONTAINED THEREIN.



I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of the Tennessee State Board of Examiners for Land Surveyors Standards of Practice.



FILE No.		Project Number
RE-SUBDIVISION		25-101
of		Drawing Number
LOTS 14 & 15, BEAU MONDE PHASE V		1
DISTRICT 6 OF KNOX COUNTY, TN		
WARD No. 51 OF CITY OF KNOXVILLE		
PINNACLE Land Surveying, Inc. 212 Battle Front Trail Knoxville, TN 37934 Phone: 865.548.2385 www.pinnaclelandsurvey.com	Revisions	
	- Issued for review 09/17/2025	
Drafted By: MOK 09/10/25		