

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 _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS THE _____ DAY OF _____ 20____

ENGINEERING DIRECTOR

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: _____

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: _____

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 _____

ZONING
ZONING SHOWN ON OFFICIAL MAP _____
DATE: _____
BY: _____

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: TBG RENOVATIONS, LLC
SIGNATURE(S): _____
DATE: _____
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 NOTORIAL SEAL, THIS THE DAY AND YEAR ABOVE.
WRITTEN _____ NOTARY
MY COMMISSION EXPIRES _____ "SEAL"

KNOX COUNTY PROPERTY ASSESSOR DATE _____

PLANNING COMMISSION 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 IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION, ON THIS THE _____ DAY OF _____ 20____ 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: _____

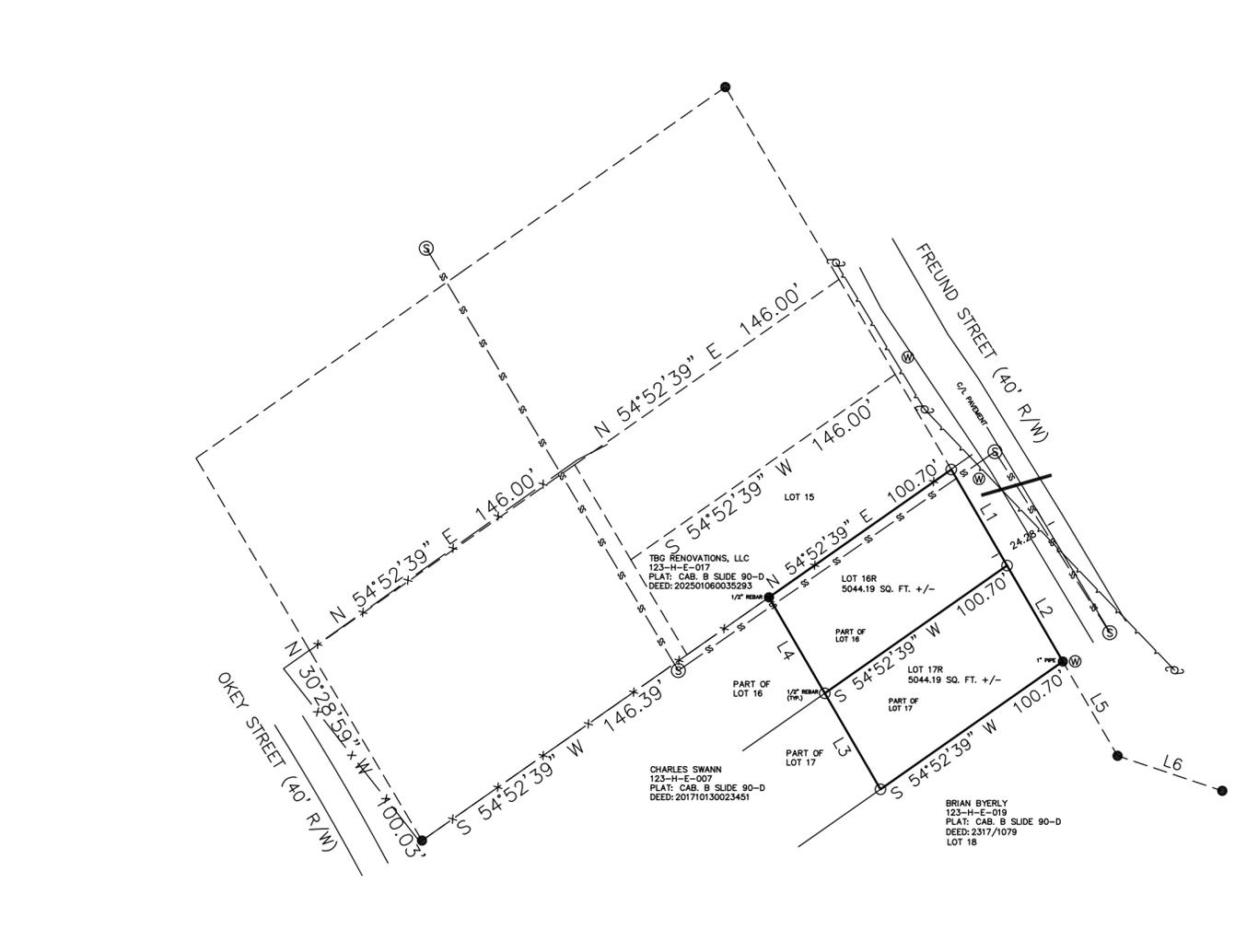
CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.
I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM, 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 _____ 8TH DAY OF _____ APRIL, 2025.
REGISTERED LAND SURVEYOR: JAMES H. LOVEDAY
TENNESSEE LICENSE NO. _____ 1982
DATE: _____ 4-8-2025

NOTES:
THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION.
G.P.S. RECEIVER INFO.: TOPCON HYPER VR S/N XXXXX.
TOTAL STATION: TOPCON PS-103A
VERTICAL DATUM IS NAVD83, GEOID2018

NOTES: LOCATION MAP

- MONUMENTS FOUND/SET AT ALL CORNERS, SET MONUMENTS CONSIST OF 1/2" REBAR W/CAP "LOVEDAY RLS 1982".
- PROPERTY SHOWN ON CLT MAP 123-H-E PARCEL 018.00.
- CURRENT ZONING PER THE DATE OF THIS MAP IS RN-2 & ROW. PER PLANNING SERVICES REQUEST, SETBACKS ARE NOT LISTED AND SETBACKS ARE PER REQUIRED ZONING.
- 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 EXTERIOR LOT LINES.
- THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE PER FEMA MAP #47093C0291F EFFECTIVE DATE MAY 2, 2007.
- PLAT CONTAINS 2 LOTS WITH A TOTAL AREA OF ±10,088 S.F.(±0.232ACRES). LOT 16R AREA = ±5044 S.F., LOT 17R AREA = ±5044 S.F.
- BASIS OF BEARINGS: "TENNESSEE STATE PLANE" NORTH BASE UPON CORS NETWORK. DISTANCES HAVE NOT BEEN REDUCED TO GRID.
- THE PURPOSE OF THIS PLAT IS TO DIVIDE THE CURRENT PARCEL INTO 2 LOTS.
- LOT 16R AND 17R FORMERLY PLATTED AS PARTS OF LOTS 16 & 17 J W OWENS S/D, BEING RECORDED IN CAB. B SLIDE 90D.
- SANITARY SEWER EASEMENT RECORDED WDB 1345 PG 980

TN STATE PLANE



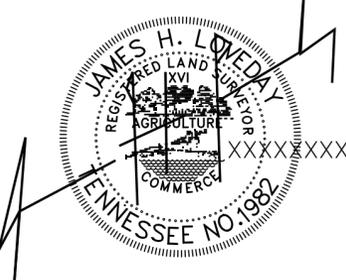
LINE	BEARING	DISTANCE
L1	S 30°03'39\"	50.29'
L2	S 30°03'39\"	50.29'
L3	N 30°03'39\"	50.29'
L4	N 30°03'39\"	50.29'
L5	S 30°03'39\"	49.41'
L6	S 71°26'52\"	49.88'

- LEGEND:**
- HVAC
 - E ELECTRIC
 - T TELEPHONE
 - W WATER
 - C CABLE
 - S SEWER
 - IRON PIN AND CAP SET
 - IRON PIN FOUND
 - UTILITY POLE
 - MANHOLE
 - WATER METER
 - EDGE PAVEMENT
 - UTILITY PEDESTAL
 - X — X — FENCE
 - — — — — OVERHEAD UTILITIES
 - SS — SS — SS — SEWER LINE
 - SEWER
 - FENCE
 - EASEMENT
 - BOUNDARY
 - ADJOINER/DEPARTING

- LEGEND:**
- IRON PIN AND CAP SET
 - IRON PIN FOUND
 - UTILITY POLE
 - MANHOLE
 - WATER METER
 - EDGE PAVEMENT
 - UTILITY PEDESTAL
 - X — X — FENCE
 - — — — — OVERHEAD UTILITIES
 - SS — SS — SS — SEWER LINE



CURRENT OWNER PARCEL 018:
TBG RENOVATIONS, LLC
401 S MT JULIET RD STE 235
MOUNT JULIET, TN 37122
(865) 310-1552



RESUBDIVISION OF
PARTS OF LOTS 16 & 17
J. W. OWENS BLOCK C

DISTRICT: 9 WARD 25 CITY BLOCK 25972 CITY OF KNOXVILLE
INSTR. 202501060035293 KNOX COUNTY
C.L.T. MAP 123-H-E-018
SCALE: 1"=50' DATE: 07-23-2025

CENTURY SURVEYING
576 CLARKE ROAD LENOIR CITY, TN 37771
PH. (865) 388-0410
JLOVEDAY@CENTURYSURVEYING.COM JOB NO.24019

SURVEY INFORMATION FOR THIS PLAT WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
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 TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.
REGISTERED LAND SURVEYOR: JAMES H. LOVEDAY
TENNESSEE LICENSE NO. _____ 1982
DATE: _____ XXXXXX
CALL THREE WORKING DAYS BEFORE YOU DIG E111 ONE CALL SYSTEMS INC. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION