

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:
RICHARD FAGAN HBB LLC

Signature(s): _____

Date: _____

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 through 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.

Knox County Health Department

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: _____

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

This is to certify that the subdivision plat shown herein 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 12th day of February, 2026, and that the record plat is hereby approved for recording in the office of the Knoxville-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: _____

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: _____

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 _____ day of _____, 20____

Registered Land Surveyor _____

TN. #2253

Tennessee License No. _____

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 TN. #2253

Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

This is to certify that the subdivision shown herein 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 _____

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 _____, 20____

Engineering Director _____

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 is a Category _____ survey and the ratio of precision of the unadjusted survey is not less than 1:_____ 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 _____

TN. #2253

Tennessee License No. _____

Date _____

OWNER INFORMATION:

GIS 024 066.08
HBB LLC
1712 BICKER STAFF BLVD.
KNOXVILLE, TN 37922
PHONE: 865.382.6376

TAXES AND ASSESSMENTS

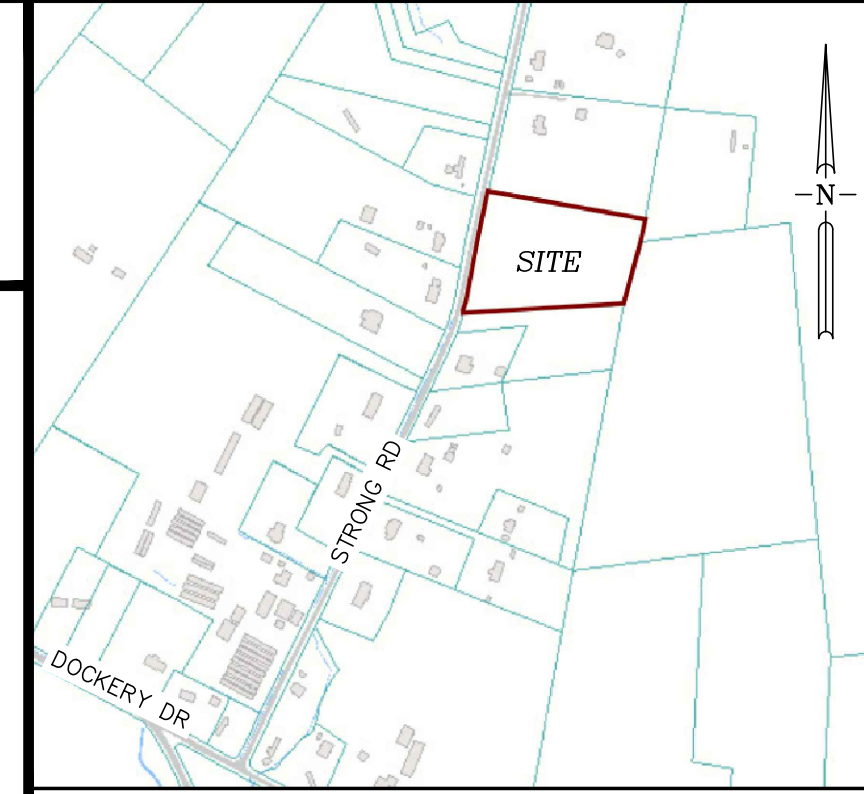
This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk _____

Date _____

Knox County Trustee _____

Date _____



LOCATION MAP - NOT TO SCALE

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON SEPTEMBER 5, 2025, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
A VRS NETWORK OF MULTIPLE TENNESSEE DEPARTMENT OF TRANSPORTATION CORRS STATIONS.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83). CORRS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS).
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) GEOID 18.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS _____.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 4708300180F, EFFECTIVE DATE MAY 02, 2007.
11. THE SUBJECT PROPERTY IS LOCATED IN ZONING "A". THE CURRENT BUILDING SETBACKS ARE PER KNOX COUNTY ZONING OFFICE.
12. A VARIANCE TO ALLOW THE REMAINDER OF THE TRACT DESCRIBED IN DEED INSTRUMENT # 20250810008228 TO BE LEFT WITHOUT THE BENEFIT OF A SURVEY WAS APPROVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION ON FEBRUARY 12, 2026.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

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.

12/03/2025

DATE OF SIGNATURE

MICHAEL S. GREENE TN. #2253

LEGEND

- ⊙ = "IRF" IRON ROD FOUND
- ⊕ = "IRS" IRON ROD & CAP SET
- ⊙ = COMPUTED POINT
- ⊙ = "IPF" IRON PIPE FOUND
- ⊕ = CONCRETE MONUMENT FOUND
- ⊕ = "MNS" MAG NAIL SET
- ⊕ = "MHS" MAG HUB SET
- ⊕ = UTILITY POLE
- ⊕ = SANITARY SEWER MANHOLE
- ⊕ = WATER METER
- = BOUNDARY/PROPERTY LINE
- - - = ADJOINING PROPERTY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- - - = RIGHT OF WAY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- - - = SETBACK LINE
- = OHW
- = OVERHEAD WIRE
- ⊕ = UTILITY POLE
- ⊕ = EASEMENT AREA
- ⊕ = SETBACK LINE
- ⊕ = OVERHEAD WIRE
- ⊕ = EASEMENT AREA
- ⊕ = NO DISTURB STREAM BUFFER



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 PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPES). 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

PURPOSE STATEMENT
THIS PLAT SERVES TO SUBDIVIDE EXISTING TAX MAP 024 PARCEL 066.08 (4.153 ACRES, MORE OR LESS) INTO LOT 1, LOT 2, AND LOT 3.
LOT 1 CONTAINS 1.383 ACRES, MORE OR LESS
LOT 2 CONTAINS 1.384 ACRES, MORE OR LESS
LOT 3 CONTAINS 1.386 ACRES, MORE OR LESS

Trueline Land Surveying, LLC
P.O. Box 3242
Knoxville, TN 37930

(865) 607-0131
info@truelines.com
WWW.TRUELINES.COM

REFERENCES: DEED INST. 20250810008228
GIS 033 103.00 - DEED INST. 201411070025829
GIS 024 066.07 - DEED INST. 200410120030866

PARCEL ID: 024 066.08

JOB NO: 202518458

DRAFTED BY: K. BLAKE

DATE: 09/05/2025

SCALE: 1" = 40'

FINAL PLAT OF: RICK FAGAN SUBDIVISION

SHOWING A SURVEY REQUESTED BY RICHARD FAGAN
CIVIL DISTRICT 08, COUNTY OF KNOX, STATE OF TENNESSEE

#	DATE	BY
1	11/14/2025	MSG
2	12/03/2025	MSG

SHEET 1 OF 1