

Owner(s) per tax records: SHEILA PROFFITT CRUM AND DANIEL CRUM, PO BOX 12922, KNOXVILLE, TN, 37912

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: SHEILA PROFFITT CRUM Signature(s) & Date: _____

Owner: DANIEL CRUM Signature(s) & 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: SHEILA PROFFITT CRUM Signature(s) & Date: _____

Owner: DANIEL CRUM Signature(s) & Date: _____

Zoning

Zoning Shown on Official Map _____ Date: _____ By _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

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: _____

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: _____

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 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

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 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.

Knox County Health Department _____

Date _____

3-B-26-DP
SUBMITTED 1/20/2026

PRELIMINARY

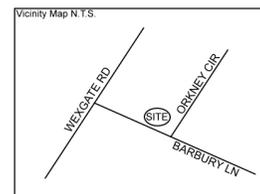
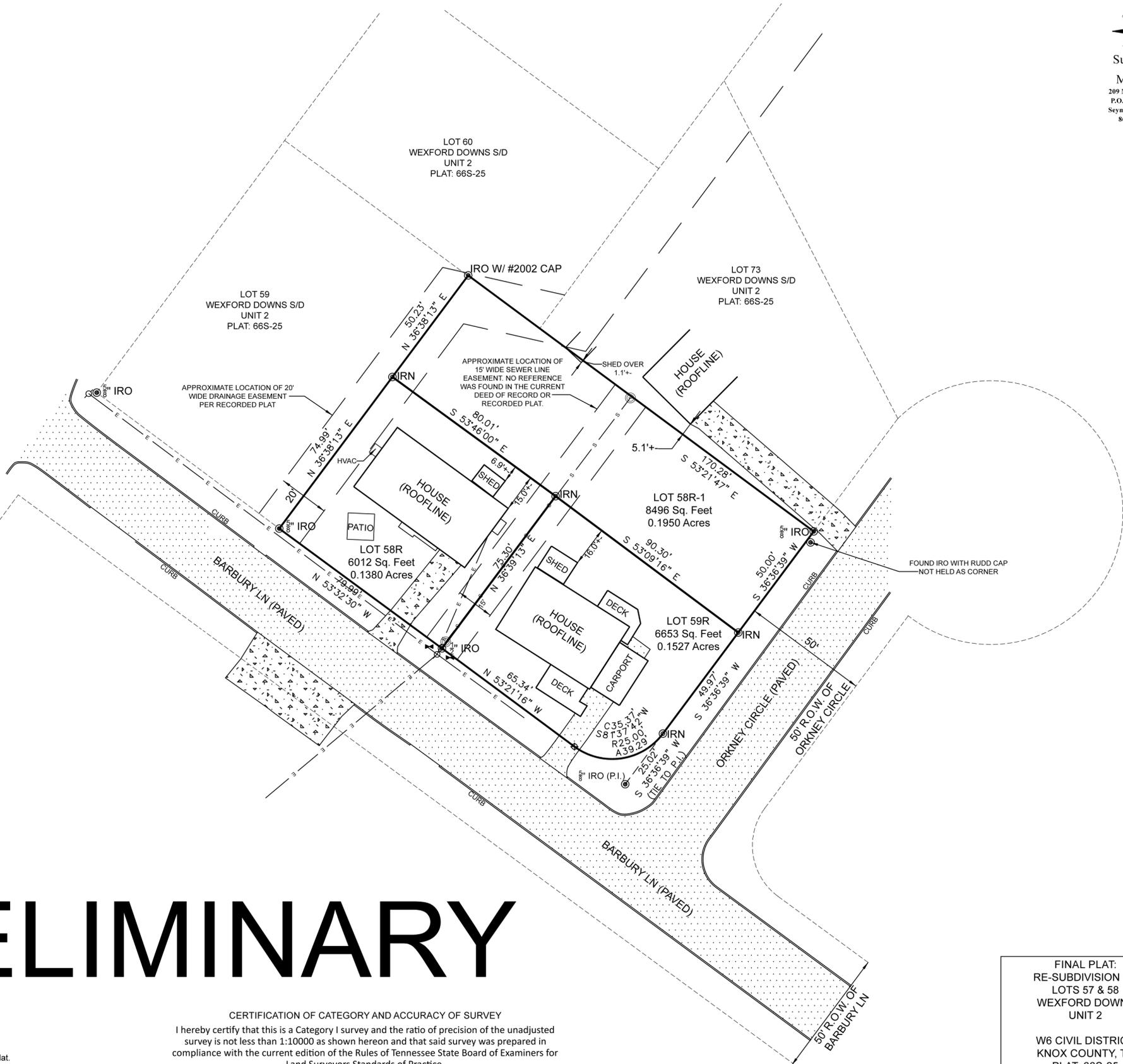
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is not less than 1:10000 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.

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 12th day of DECEMBER, 2025.

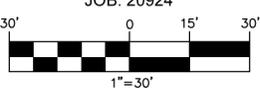
Registered Land Surveyor _____
Tennessee License NO. 3508
Date _____

- Notes:
- This survey does not reflect the location of any underground utilities or structures unless specifically noted on plat.
 - Any underground or above ground existing underground utilities may have written or unwritten rights as they currently exist.
 - This survey is subject to any written or unwritten rights that may be found by an accurate search of title.
 - No title abstract was provided for this survey and it is based solely on previously recorded deed and plat information.
 - I hereby certify that this property DOES NOT lie in a FEMA designated 100 year special flood hazard area as of the date of this survey. FIRM Map 47093C0306F and 47093C0232F, Dated: 5-2-2007
 - This property may be subject to local flooding not indicated on FEMA Flood Hazard Maps.
 - Iron pins on all lot division corners unless otherwise noted on plat.
 - All lines shown as adjoining lines are calculated from recorded plats and deeds.
 - Building setbacks are per required zoning. All future structures must conform to the zoning setbacks in effect at the time of any construction.
 - Current zoning is PR.
 - This map makes no extra Right-of-Way dedication.
 - There is a utility and drainage easements of 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 other exterior lot lines except as modified by the subdivision waiver.
 - This survey indicates one or more features crossing boundary lines. This has not been reviewed by the Knox County Planning Office.



LEGEND:

(Symbol)	IRON ROD OLD (IRO)
(Symbol)	IRON ROD NEW #2002 (IRN)
(Symbol)	CALCULATED POINT
(Symbol)	WATER METER
(Symbol)	SEWER CLEANOUT
(Symbol)	SEWER ACCESS MANHOLE
(Symbol)	WATER METER
(Symbol)	POWER POLES/LINES
(Symbol)	ADJOINING LOT LINES (APPROXIMATE)



FINAL PLAT:
RE-SUBDIVISION OF
LOTS 57 & 58
WEXFORD DOWNS
UNIT 2

W6 CIVIL DISTRICT,
KNOX COUNTY, TN
PLAT: 66S-25
DEEDS: 202210240024989
202510010019255
TAX MAP: 090AC008
090AC009
SCALE: 1" = 30'
DATE: 12-16-2025
JOB: 20924

