

CERTIFICATE OF OWNERSHIP
AND GENERAL DEDICATION

SHARON TERRY, KARON TAYLOR, & PATRICK LEWIS CAGLE, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

SHARON TERRY

OWNER (PRINTED NAME)

SIGNATURE

DATE

KARON TAYLOR

OWNER (PRINTED NAME)

SIGNATURE

DATE

PATRICK LEWIS CAGLE

OWNER (PRINTED NAME)

SIGNATURE

DATE

CERTIFICATE 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 TEMERED, 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 7/24/24.

TERRY

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NUMBER: 2116
DATE: 3/20/25

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.

TERRY

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NUMBER: 2116
DATE: 3/20/25

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 66-13-401 THRU 66-13-415 OF THE TENNESSEE CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THEREOF.

KNOX COUNTY HEALTH DEPARTMENT

DATE

PUBLIC WATER SYSTEM

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 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 SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

AUTHORIZED SIGNATURE FOR UTILITY

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 ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

SIGNATURE

DATE

PLANNING STAFF CERTIFICATION OF APPROVAL
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.

SIGNATURE

DATE

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

KNOX COUNTY TRUSTEE

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

DATE

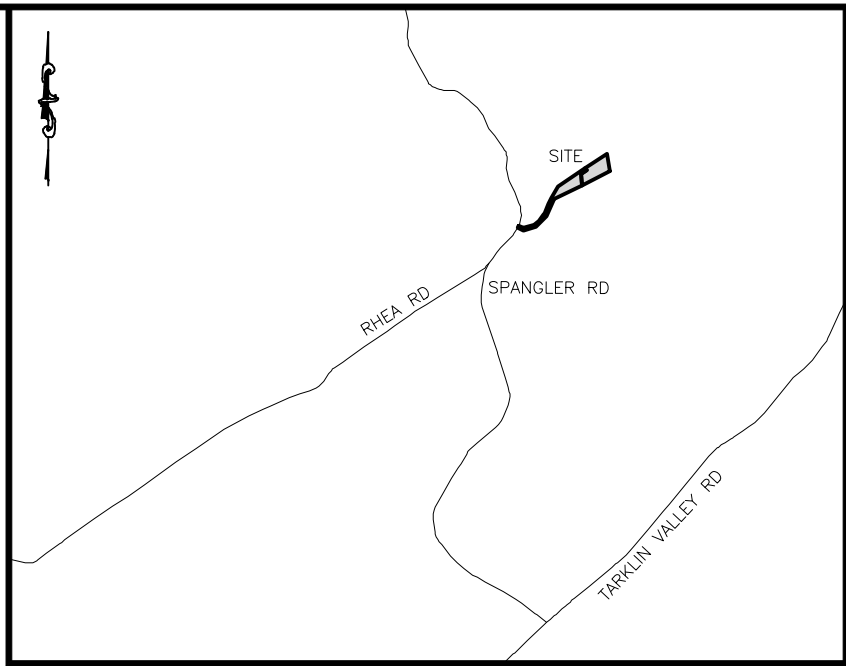
VARIANCE REQUEST

1. TO REDUCE LOT SIZES TO LESS THAN 1 ACRE, BECAUSE OF EXISTING NONCONFORMITY. (BASED ON KNOX COUNTY ZONING ORDINANCE ARTICLE 3 - GENERAL PROVISIONS SECTION 3.12.

LEGEND

- IR(N) • IRON ROD (NEW)
1/2-INCH DIAMETER IRON ROD
W/ PLASTIC CAP ENGRAVED WITH
"ROMANS 2116"
PK(N) • PK-NAIL (NEW)
PK-NAIL IN ASPHALT
W/ METAL WASHER ENGRAVED WITH
"ROMANS 2116"
IR(O) • IRON ROD OLD (NO I.D.)
IP(O) • IRON PIPE OLD
ASH TREE
T TELEPHONE LINE
E ELECTRIC LINE
E ELECTRIC METER
P POWER POLE
+ GUY WIRE
CMP CORRUGATED METAL PIPE
ADJOINER LINES NOT SURVEYED

0 50 100 150
SCALE: 1 INCH = 50 FEET



VICINITY MAP
NOT TO SCALE

NOTES

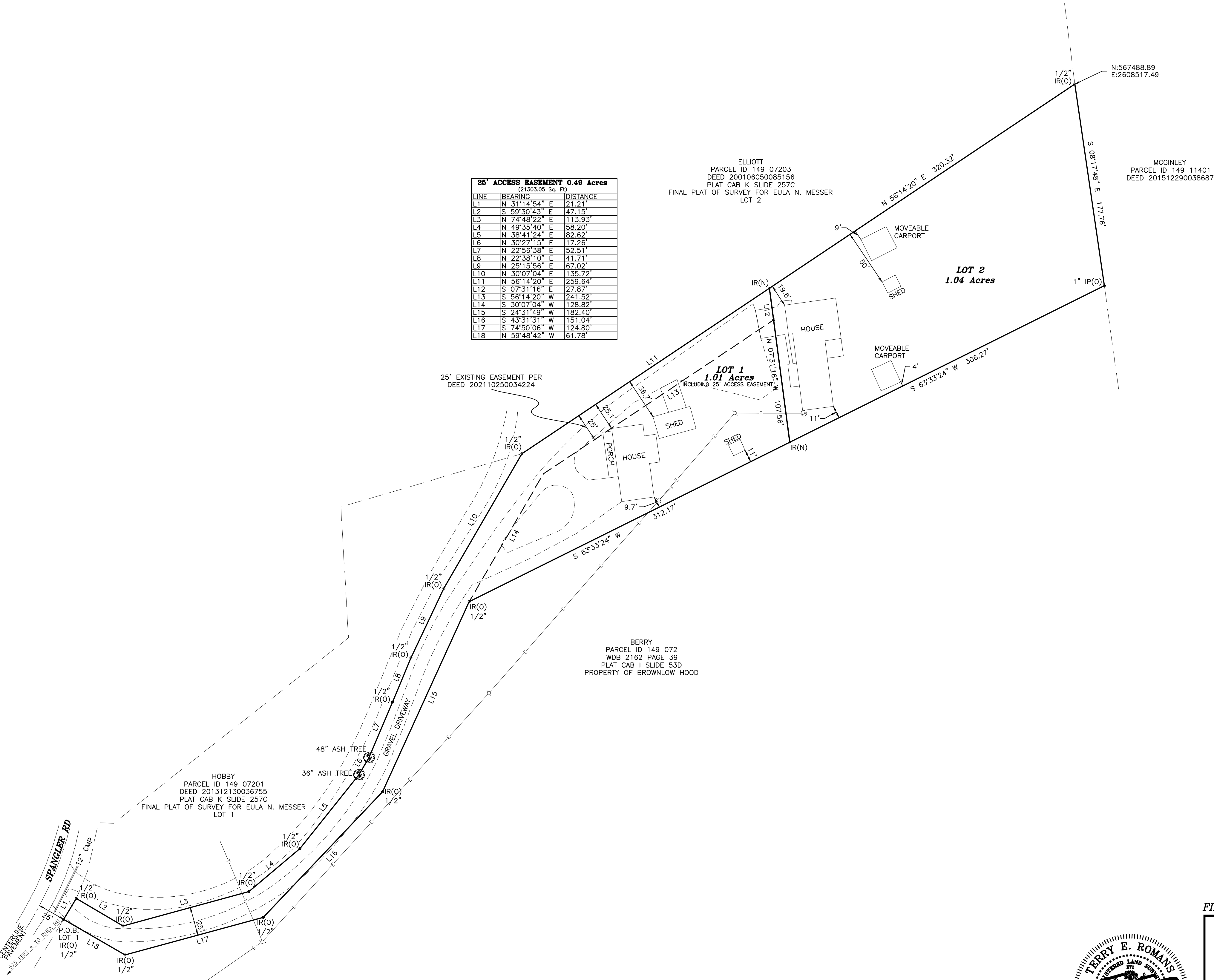
1. PROPERTY OWNERS:
(PARCEL 072.04)
LEWIS CAGLE (DECEASED)
SHARON TERRY
KARON TAYLOR
8550 SPANGLER RD
KNOXVILLE, TN 37920
(PARCEL 072.02)
STACY CAGLE (DECEASED)
PATRICK LEWIS CAGLE
8546 SPANGLER RD
KNOXVILLE, TN 37920
2. SURVEY REQUESTED BY:
SHARON TERRY
(865) 257-1681
3. PURPOSE OF THIS PLAT:
TO SUBDIVIDE PARCELS 072.04 & 072.02.
4. TOTAL NUMBER OF LOTS IS 2
LOT 1 = (1.01 ACRES TOTAL WITH ACCESS EASEMENT)
(0.52 ACRES WITHOUT ACCESS EASEMENT)
LOT 2 = 1.04 ACRES
TOTAL AREA = 2.05 ACRES
5. REFER TO LOCAL ZONING REGULATIONS FOR REQUIRED SETBACKS. ZONE A = AGRICULTURAL
6. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR KNOX COUNTY TENNESSEE AND FOUND THAT HERON DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
7. BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITIES.
8. WAIVER TO REDUCE THE UTILITY AND DRAINAGE EASEMENT FROM 10 FEET TO THE NEEDED SETBACK FROM THE PROPERTY LINE FOR THE EXISTING MOVABLE CARPORT AND HOME.
9. THIS PLAT MAY PROVIDE UPDATED SURVEYING BOUNDARY MEASUREMENTS AND CONSOLIDATIONS OF PROPERTY; HOWEVER, IT DOES NOT CREATE OR INCREASE A SUBSTANDARD LOT NON-CONFORMITY.

STANDARD UTILITY AND DRAINAGE EASEMENTS
THE REQUIRED UTILITY AND DRAINAGE EASEMENT 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).

EXISTING NON-CONFORMING STRUCTURES
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 LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

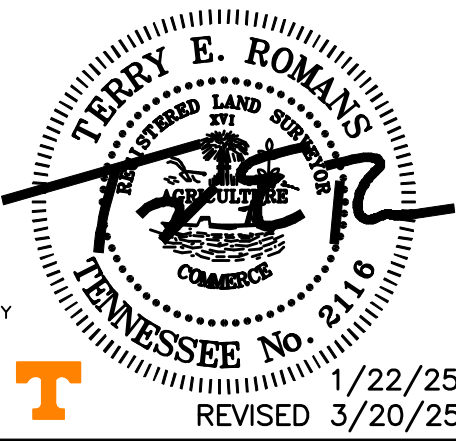
THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.

UTILITY AND DRAINAGE EASEMENT WAIVER
TO REDUCE THE UTILITY AND DRAINAGE EASEMENT FROM 10.0 FEET TO 0.0 FEET UNDER THE EXISTING STRUCTURES.



PART OR ALL OF THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 MULTIPLE FREQUENCY RECEIVER.
POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL.
TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORK
DATUM/EPOCH: HORIZONTAL-NAD 83, VERTICAL-NAVD 88
PUBLISHED/FIXED-CONTROL USED: TIGHT ONES REFERENCE NETWORK
COORD MODEL: 2020
COMBINED GRID FACTORS: NONE APPLIED

THIS SURVEY HAS BEEN MADE IN COMPLIANCE WITH 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. FIELD WORK WAS COMPLETED 7/24/24 AND THE MONUMENTS SHOWN WERE IN PLACE ON THAT DATE.



FILE NUMBER 4-SE-25-F



1923 Hopewell Road
Knoxville, TN 37920
Phone (865) 679-5736
romansengineering@gmail.com

RESUBDIVISION OF LOTS 1 & 2
OF THE BILLY P. MOSIER LOTS 1 & 2
ADDRESS SPANGLER RD
CITY KNOXVILLE, STATE TN, ZIP CODE 37920 COUNTY KNOX, ZONE A
DISTRICT 9th, TAX MAP 149, INSERT - GROUP - PARCEL 072.04
DEED 202110250034224
CITY KNOXVILLE, STATE TN, ZIP CODE 37920 COUNTY KNOX, ZONE A
DISTRICT 9th, TAX MAP 149, INSERT - GROUP - PARCEL 072.02
DEED 200802170069670
PROPERTY OF
PLAT CAB 1 SLIDE 54B, SUBDIVISION NAME BILLY P. MOSIER
DATE 3/20/25 DWG NO. 24-106-1
DRAWN BY MLR SHEET 1 OF 1 SCALE 1"=50'