

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

Padgett Real Estate LLC Signature: _____ 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 Public Sanitary Sewer System - Minor Subdivision

This is to certify that the subdivision shown hereon is approved subject to the installation of public of sanitary sewer, 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: _____

Certification of Public Water System - Minor Subdivision

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: _____

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 _____

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: _____

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: _____

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: _____

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 _____

Tennessee License No. _____

Date: _____

Certificate of Survey Accuracy

I hereby certify that to the best of my knowledge and belief this a true and accurate survey of the property shown heron, that this is a Class I Boundary Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ration of precision is greater than or equal to 1:10,000

Registered Land Surveyor _____

Tennessee License No. 2807 Date: _____



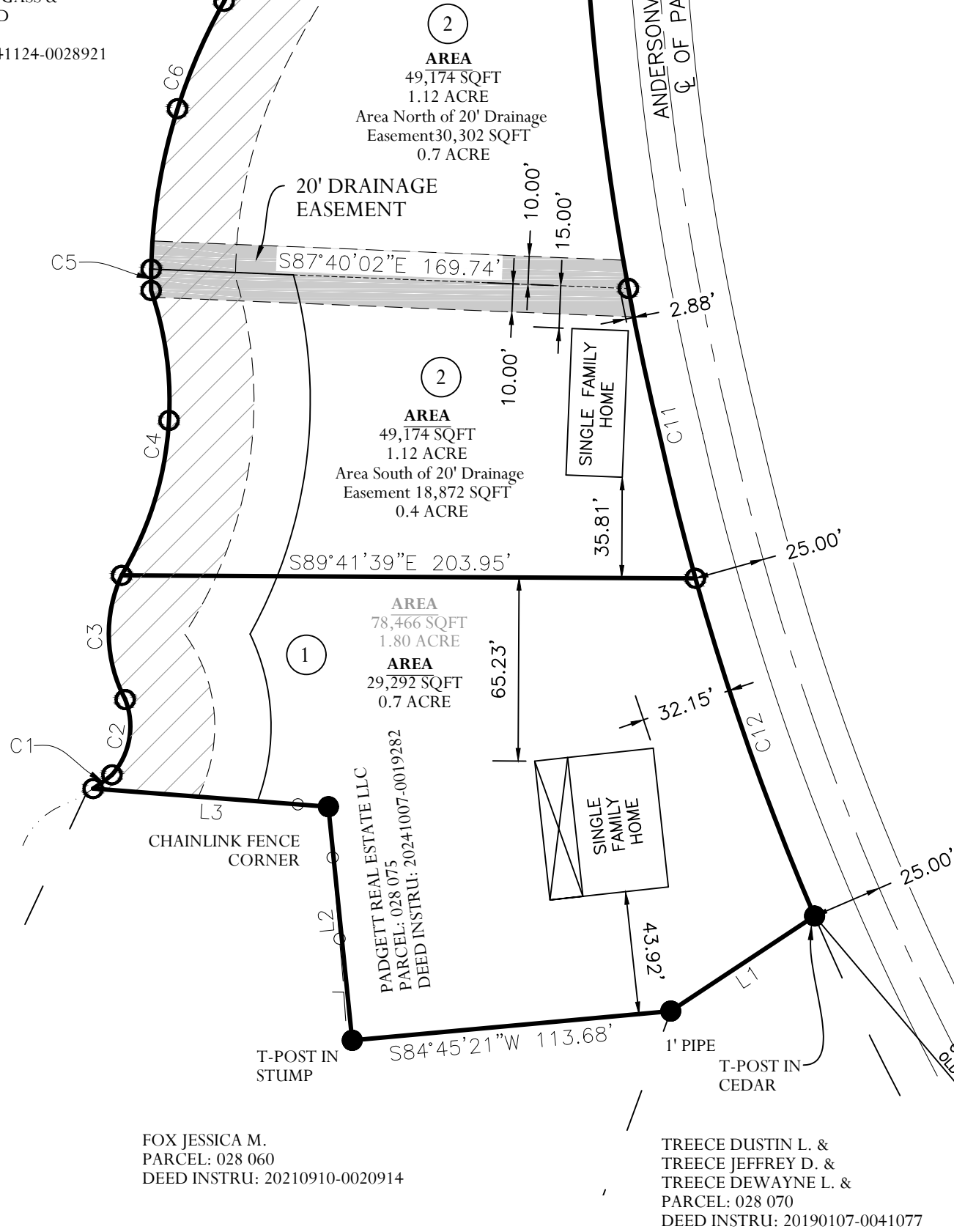
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NELSON MATT
PARCEL: 028 078
DEED INSTRU: 20020129-0062030

CENTERLINE OF STREAM
RUNS WITH WESTERN
BOUNDARY LINE

50' STREAM BUFFER

HOWARD YANINA GASS &
HOWARD RICHARD
PARCEL: 028 059.01
DEED INSTRU: 20141124-0028921



FOX JESSICA M.
PARCEL: 028 060
DEED INSTRU: 20210910-0020914

TREECE DUSTIN L. &
TREECE JEFFREY D. &
TREECE DEWAYNE L. &
PARCEL: 028 070
DEED INSTRU: 20190107-0041077

ADDITIONAL NOTES:

- SETBACK PER REQUIRED ZONING:
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 15 FEET
- THE PURPOSE OF THIS PLAT IS TO CREATE
THREE SEPARATE PARCELS
- 35' PERIPHERAL

FILE # 5-C-25-DP

Line Table		
Line #	Length	Direction
L1	61.26'	S56°32'57"W
L2	83.43'	N05°50'26"W
L3	83.85'	N85°35'47"W
L4	65.32'	S54°08'03"E

Curve Table (Chord Distance & Bearing)			
Curve #	DIST	BEARING	RADIUS
C1	8.29	N53°54'39"E	75.6
C2	27.17	N09°58'45"E	25.9
C3	44.16	N01°40'35"W	49.4
C4	101.76	N05°55'21"E	120.9
C5	7.60	N00°03'08"E	202.1
C6	98.59	N15°15'01"E	202.1
C7	30.37	N31°10'38"E	240.6
C8	121.59	N24°25'32"E	146.8
C9	79.68	N09°11'53"E	705.3
C10	279.37	S02°27'42"E	999.2
C11	56.14	S12°06'26"E	999.2
C12	127.23	S19°26'36"E	944.0



VICINITY MAP

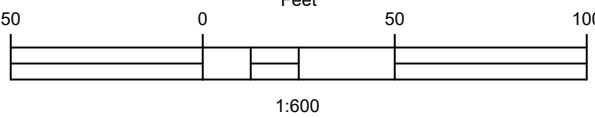
FINAL PLAT
OF PADGETT REAL ESTATE LLC
PROPERTY

DEED INSTRUMENT 20241007-0019282

6TH CIVIL DISTRICT of KNOX COUNTY
MAP PARCEL 028 075
24 APRIL 2025

● MONUMENTS (FOUND)	— BOUNDARY LINE
○ MONUMENTS (SET)	- - - ADJOINING LOT LINES
⊕ UTILITY POLE	- · - · - CENTER LINE ROAD
⊕ WATER VALVE	- · - · - CENTER LINE STREAM
⊕ ELECTRIC METER	- · - · - EASEMENT
⊕ MISC. POINT	- · - · - CHAINLINK FENCE
□ BUILDING	- · - · - WOOD FENCE
	▨ 50' STREAM BUFFER

SCALE: 1"=50'



Notes:

- Deed Instrument: 20241007-0019282
- Zoned PR- Planned Residential
- Setback per required zoning
- Zone "X" per FEMA Map 47093C0130F, effective date: 5/2/2007
- Total Area: 78,466 SqFt / 1.80 Acres into 2 Lots
- Standard Drainage and Utility Easements:
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 other exterior lot lines.
- This survey was done in accordance to the State of Tennessee Minimum Standards of Practice.
- All set pins consist of 1/2" rebar.

OWNER

Padgett Real Estate LLC
P.O. Box 420
Norris, TN 37828
(865)748-4247

LAND SURVEYOR

John Scott Stanley
619 Glen Willow Drive
Knoxville TN, 37934
(865) 675-0175

PROJECT NUMBER: APK20241220

REV: - BY: Carol Miller

FILE NAME: Andersonville Pike Plat

DATE: Thursday, May 1, 2025