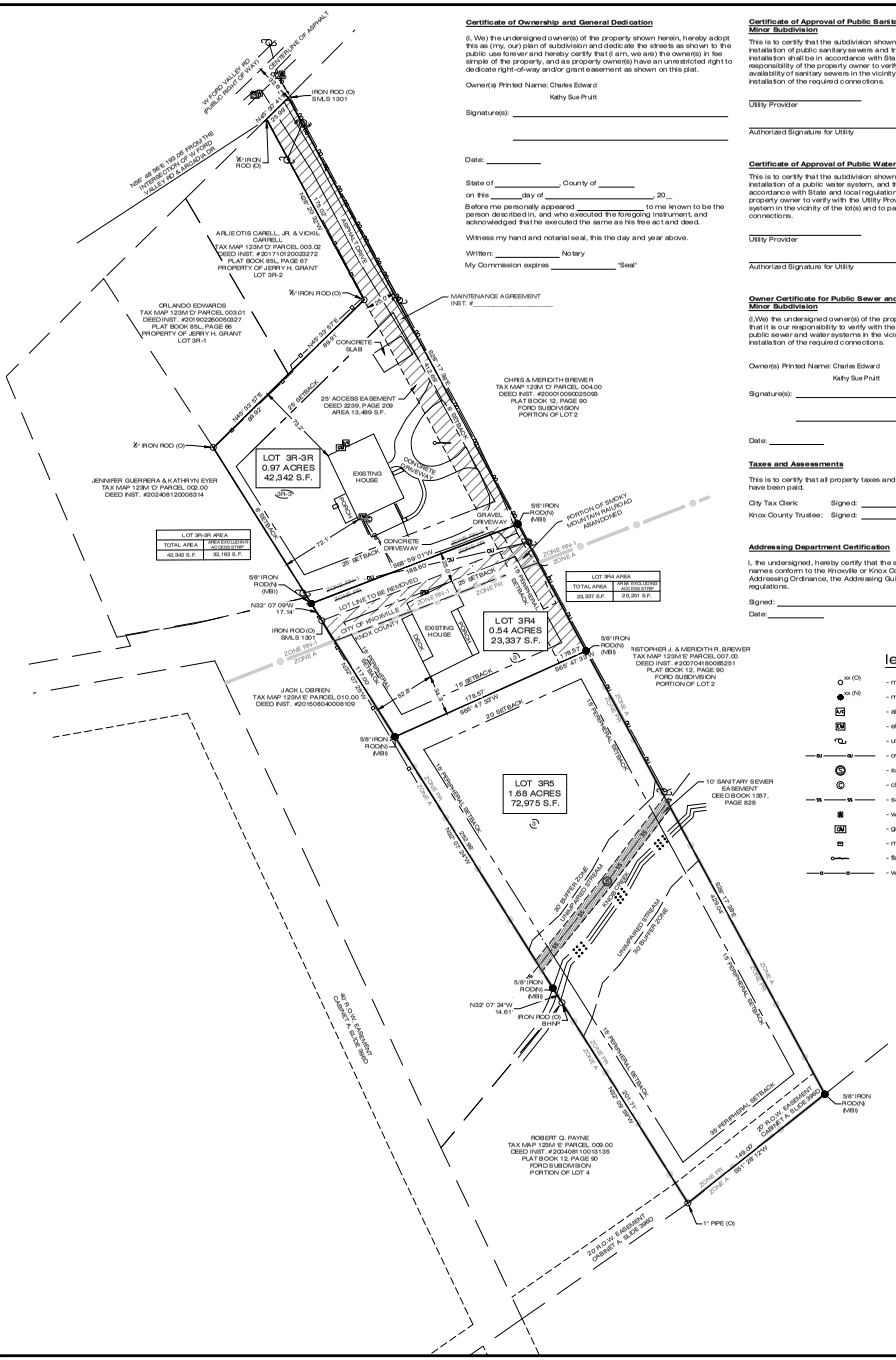


Certificate of Ownership and General Dedication

(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: Charles Edward
Kathy Sue Pruitt

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 notarial seal, this the day and year above.

Written: _____ Notary
My Commission expires _____ "Seal"

Certificate of Approval of Public Sanitary Sewer System - Minor Subdivision

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

Certificate of Approval 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

Owner Certificate for Public Sewer and Water System - Minor Subdivision

(I,We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provided 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: Charles Edward
Kathy Sue Pruitt

Signature(s): _____

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: _____

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: _____

legend

- (O) - monument (old)
- (N) - monument (new)
- AC - air conditioner unit
- EM - electric meter
- PL - utility pole
- OU - overhead utility line
- S - sanitary sewer manhole
- C - clean out
- SS - sanitary sewer line
- WM - water meter
- GM - gas meter
- MB - mailbox
- FP - flagpole
- WF - wood fence

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the ___ day of _____, 20___

_____
Engineering Director

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

Zoning

Zoning Shown on Official Map_____

Date: _____

By _____

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 be 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. 3144
Date: _____

City - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

City of Knoxville Department of Engineering
Signed _____ Date: _____
Water: (Utility Agency Name)
Signed: _____ Date: _____
Sewer: (Utility Agency Name)
Signed _____ Date: _____
Electric: (Utility Agency Name)
Signed: _____ Date: _____
Gas: (Utility Agency Name)
Signed _____ Date: _____
Telephone: (Utility Agency Name)
Signed: _____ Date: _____
Cable Television: (Utility Agency Name)
Signed _____ Date: _____

Owner Certification on Release of Easement

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

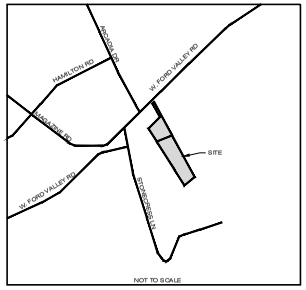
Owner(s) Printed Name: Charles Edward
Kathy Sue Pruitt

Signature(s): _____

Date: _____

TN STATE GRID (NAD-83 2011)

GRID NORTH is based on a bearing of _____ from City Control Point #_____ to #_____. Distances have not been reduced to grid.



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GENERAL NOTES

G1 The purpose of this plat is to move lot lines and create three lots.

G2 Verify exact size, depth and location of all underground utilities prior to construction.

G3 Property subject to all applicable easements, setback and restrictions of record.

G4 Verify current zoning with appropriate government planning agency prior to any site design and/or construction.

G5 This survey plat does not warrant title.

G6 Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.

G7 By graphic plotting, this property lies in Zone X on FEMA Panel #47093C0292F, which bears an effective date of 5-2-07, and is not in a special flood hazard area.

G8 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. These easements are not required along specific lot lines for property that is zoned to allow less than a five (5) foot building setback.

G9 Total Lots = 3 Total Area = 3.18 acres / 138,655 s.f.

G10 25' Access Easement Agreement recorded as Inst. #_____

UTILITY INFORMATION

ELECTRIC SERVICE	WATER SERVICE	SEWER SERVICE
Knoxville Utilities Board	Knoxville Utilities Board	Knoxville Utilities Board
4505 Middlebrook Pike	4505 Middlebrook Pike	4505 Middlebrook Pike
Knoxville, TN 37921	Knoxville, TN 37921	Knoxville, TN 37921
Phone: 865-524-2911	Phone: 865-524-2911	Phone: 865-524-2911
GAS SERVICE	**TELEPHONE SERVICE**	**CABLE SERVICE**
Knoxville Utilities Board	AT&T	Xfinity
4505 Middlebrook Pike	9733 Parkside Drive	5720 Asheville Hwy
Knoxville, TN 37921	Knoxville, TN 37922	Knoxville, TN 37924
Phone: 865-524-2911	Phone: 865-539-2956	Phone: 800-266-2278

U1 Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.

U2 Verify exact size, depth and location of all underground utilities prior to design and / or construction.

U3 Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

ZONING INFORMATION

Z1 Property is zoned RN-1 & PR

Z2 Building Setbacks:
Setbacks per required zoning

Z3 Verify full zoning regulations by contacting:

KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION

SURVEYOR'S CERTIFICATION

Certification of Category and Accuracy of Survey

For boundary aspects of this survey, RTK GPS positional data was observed on 1-20-25 utilizing a Topcon HiPer HR Multi-Purpose GNSS Receiver. The grid coordinated of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011)(Epoch 2010) Geoid 18. Positional accuracy of the GPS vectors does not exceed: H 0.05, V 0.10 Combined Grid Factor: 0.99991209 centered on TN15 as shown hereon.

I hereby certify that this us a Category IV 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 Zebulon W. Beason
Tennessee License No. 3144
Date: _____

ZEBULON W. BEASON
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 3144
STATE OF TENNESSEE
NOT VALID WITHOUT SEAL

MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-0213
WEB: mbicompanies.com

811 Know what's below. Call before you dig.
In Tennessee call 811 or 1-800-351-1111

OWNER:
Charles Edward & Kathy Sue Pruitt
115 Fox Chase Way
Louisville, Tn 37777

COPYRIGHT © MBI COMPANIES INC.

FILE #5-G-25-DP

RESUBDIVISION OF

LOT 3 OF THE FORD SUBDIVISION & LOT 3R-3 OF THE SURVEY FOR LAWRENCE G. WHITEHEAD

W. FORD VALLEY RD
KNOXVILLE, TN 37920

Knox County, Tn
City of Knoxville, Tn
District: 09

City Ward: 27
City Block 27810

Tax Map 123M 'D' Parcel 003.00
Tax Map 123M 'E' Parcel 008.00

Deed Ref(s) : Inst. #200810080024495, Inst. #201203280035974

Plat Ref (s): Book 12, Page 90
Cabinet O, Slide 321D

Crew Chief:	B. Pate/B. Satterfield
Drawn By:	B. Myhre
Appvd. By:	Z. Beason
Field date:	1-1-1-24
Drawing date:	3-5-25
Last Revision:	
Scale:	1" = 50'
Job No.	241469
SHEET NO.:	1 OF 1