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: Weatherstone Custom Homes LLC 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 we 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	GRID NORTH is based on a bearing of S 13° 40′ 43″ W from City Control Point #1322 to #1344. Distances have not been reduced to grid.  ORID NORTH NAD83(2011)	COURTNEY M. LINDSAY TAX ID MAP 068NB011	C.O.K. MON. 1322 N: 615,377.563 E:2,564,926.411	VICINITY MAP  N.T.S.  PLANNING FILE# 5-SD-25-F
Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.  Registered Land Surveyor	FLOYD & LILLIE H. DAVIS TAX ID MAP 068NB016 DB 811, PG 311 P.C. B, SLIDE 111A	74R1  8,417 S.F.  0.193 AC	SURVEYOR'S STATEMENT:  On the basis of my knowledge, information a direct supervision to the standard of care of hereon is true and correct to the best of my  This statement is neither a warranty nor a g  For boundary aspects of this survey, RTK GPS positional da 01/13/2025 utilizing a Carlson BRX7 dual frequency receives shown were derived using a VRS network of CORS stations. Geoid 18. Positional accuracy of the GPS vectors does not encountered on Fixed Station 1 N:615,072.643' E: 2,564, is a Category IV survey and the ratio of precision of the una hereon and that said survey was prepared in compliance with State Board of Examiners for Land Surveyors – Standards of Registered Land Surveyor	ta was observed on/between the dates of ers. The grid coordinates of the Fixed Station(s) referenced to NAD 83 (2011) (Epoch 2010), xceed: H 0.05', V0.10' Combined Grid Factor: 659.684' as shown hereon. I hereby certify that this djusted survey is not less than 1:10,000 as shown the current edition of the Rules of Tennessee
systems in the vicinity of the lot(s) and to pay for the installation of the required connections.  Owner(s) Printed Name: Weatherstone Custom Homes LLC Signature(s):	EXISTING 10' U&D DEDICATED BY P.C. B, SLIDE 111A  10.0'  74R3  8,379 S.F. 0.192 AC	\$ 30.0' \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	SITE FEATURES NOTE:  THIS SURVEY INDICATES ONE OR MORE SITE FEATURES	LEGEND  These standard symbols will be found in the drawing.  ———————————————————————————————————
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:	DONALD B. & STEPHANIE L. ISAKSON TAX ID MAP 068NB018 INST.# 201903060052218	Le Control of the Con	THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.	NOTES:  1. PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE INTO 3 LOTS OF RECORD.  2. IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.  3. TOTAL NUMBER OF 3 LOTS, TOTAL ACREAGE 25,195 SQUARE FEET OR 0.578 ACRES.  4. THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN(10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES AND ADJOINING STREETS AND PRIVATE RIGHTS—OF—WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET WIDTH SHALL BE PROVIDED ALONG BOTH IDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.  5. PROPERTY IS ZONED RN-2. SEE CITY OF KNOXVILLE FOR SETBACKS AND USE.  6. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEMA SPECIAL FLOOD HAZARD RATE MAP 47093C0138G AND FOUND THAT A PORTION OF THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA(S). X. EFFECTIVE DATE AUGUST 514,000.  7. VARIANCES APPROVED AT THE MAY 8th, 2025 PLANNING COMMISSION MEETING.  A) TO APPROVE PLAT WITH PORTION UNDER PREVIOUS OWNERSHIP BY DEED CONVEYANCE. MSR 2.13(B)
	0 20 40	OWNER PARCEL 11  WEATHERSTONE CU 906 CALLAHAN DR S KNOXVILLE, TN 3791 PHONE: (865) 548-502	STOM HOMES LLC UITE 110  CONTROL WOODSHIRE DRIVE  KNOXVILLE, TN 37922  OFFICE: (865) 671-1149	ADDRESS WALLWOOD ROAD DISTRICT 5th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37934 LOT NO. p/o 74 RIDGEFIELD ADD S/D  WARD 39th CITY BLOCK 39790 MAP CAB. P.C. B, SLIDE 111A TAX MAP ID 068NB017 WARRANTY DEED BK. 202503130047350 DATE PREPARED 03/24/25  DRAWN BY SWA  SCALE 1" = 20' FILE NO. 495