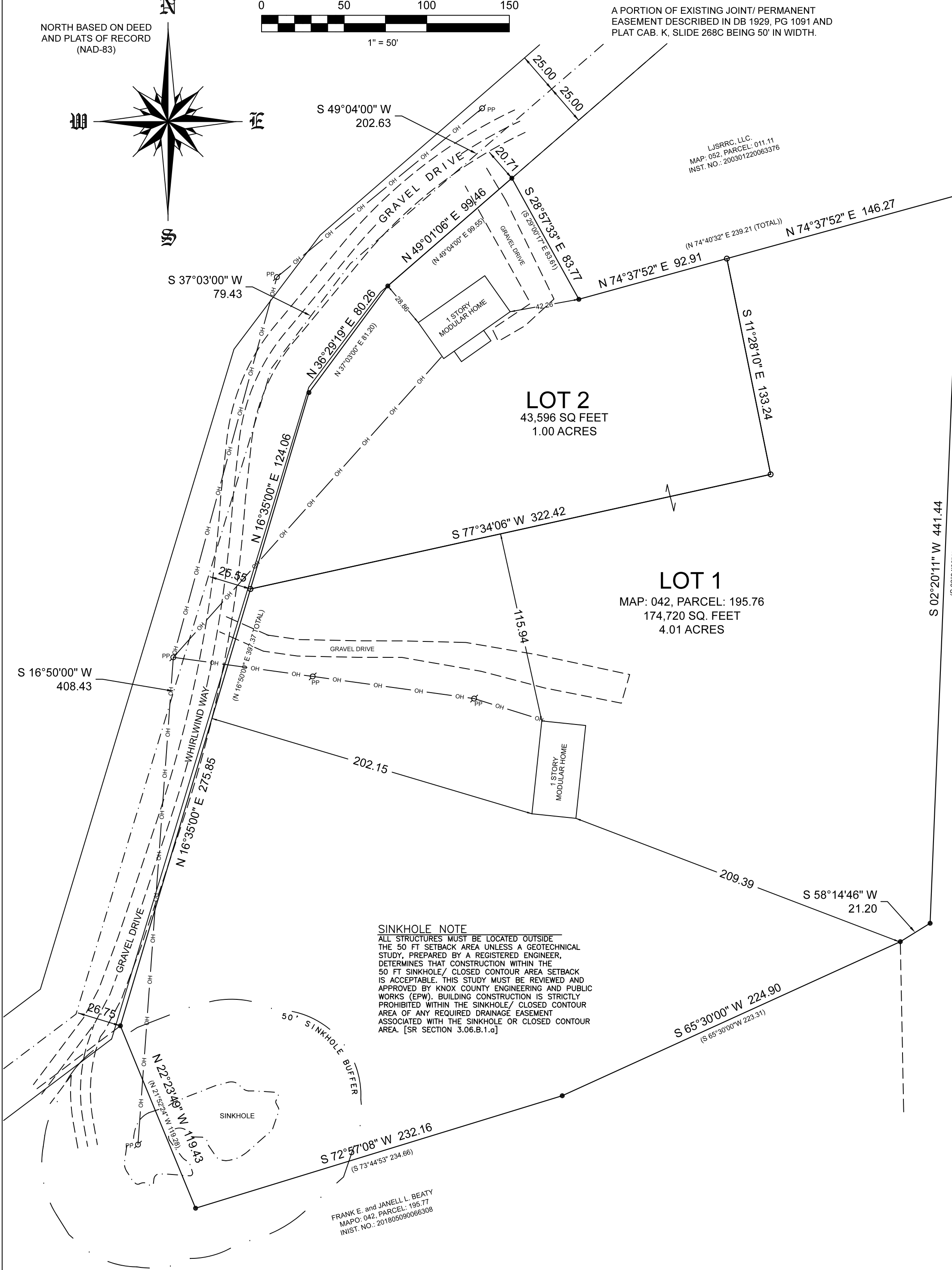


A PORTION OF EXISTING JOINT/ PERMANENT EASEMENT DESCRIBED IN DB 1929, PG 1091 AND PLAT CAB. K. SLIDE 268C BEING 50' IN WIDTH.

LJSRRC, LLC.
MAP: 052, PARCEL: 011.11
INST. NO.: 200301220063976



SINKHOLE NOTE
ALL STRUCTURES MUST BE LOCATED OUTSIDE THE 50 FT SETBACK AREA UNLESS A GEOTECHNICAL STUDY, PREPARED BY A REGISTERED ENGINEER, DETERMINES THAT CONSTRUCTION WITHIN THE 50 FT SINKHOLE/ CLOSED CONTOUR AREA SETBACK IS ACCEPTABLE. THIS STUDY MUST BE REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS (EPW). BUILDING CONSTRUCTION IS STRICTLY PROHIBITED WITHIN THE SINKHOLE/ CLOSED CONTOUR AREA OF ANY REQUIRED DRAINAGE EASEMENT ASSOCIATED WITH THE SINKHOLE OR CLOSED CONTOUR AREA. [SR SECTION 3.06.B.1.c]

FRANK E. and JANEL L. BEATY
MAP: 042, PARCEL: 195.77
INST. NO.: 201805090066308

NOTE:
THE FOLLOWING VARIANCES FROM THE SUBDIVISION REGULATIONS WERE APPROVED BY THE KNOXVILLE- KNOX COUNTY PLANNING COMMISSION ON MAY 14TH, 2026:
1. VARIANCE FROM SECTION 3.03.E TO ALLOW AN ADDITIONAL LOT TO BE CREATED WITHOUT REQUIRING THE EXISTING JOINT PERMANENT EASEMENT TO BE SUBJECT TO THE APPLICABLE REQUIREMENTS OF SECTION 3.03.D.
2. VARIANCE FROM SECTION 3.03.G TO ALLOW AN ADDITIONAL LOT TO USE THE EXISTING JOINT PERMANENT EASEMENT WITHOUT UPDATING THE LEGAL DOCUMENTATION.

- LEGEND**
- 1/2" IRON ROD FOUND (IRO)
 - 1/2" IRON WITH CAP NEW (IRC-N)
 - POWER POLE (PP)
 - OH— OVERHEAD UTILITIES

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.

Cathy Lee Bentley
OWNER SIGNATURE DATE

OWNER SIGNATURE DATE

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE- MINOR SUBDIVISIONS

I, (WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON 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.

Cathy Lee Bentley
OWNER SIGNATURE DATE

OWNER 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 SIGNATURE 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 SIGNATURE DATE

ZONING

ZONING SHOWN ON OFFICIAL MAP: _____
DATE: _____
BY: _____

PLANNING COMMISSION 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 THE EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND IN THE MINUTES OF THE KNOXVILLE- KNOX COUNTY PLANNING COMMISSION, ON THIS THE _____ DAY OF _____, 2026, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 13-5-405 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 SIGNATURE DATE

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWER 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 SIGNATURE DATE

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAN ON THIS THE _____ DAY OF _____, 2024.

ENGINEERING DIRECTOR SIGNATURE DATE

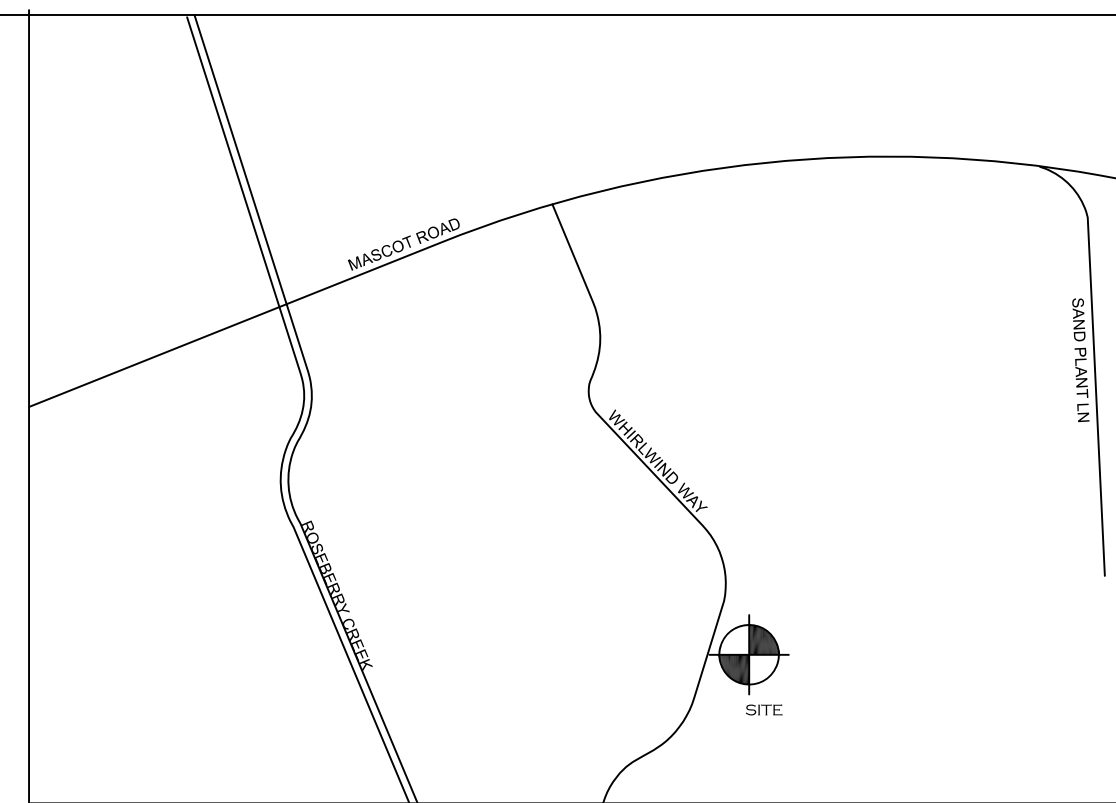
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

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 THE 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 SIGNATURE DATE

AUTHORIZED SIGNATURE FOR UTILITY SIGNATURE DATE



VICINITY MAP (N.T.S.)

NOTES

1. IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED HEREON.
2. PROPERTY IS SUBJECT TO ANY RESTRICTIONS, COVENANTS AGREEMENTS AND/ OR EASEMENTS RECORDED BUT NOT SHOWN ON THIS PLAT. A FULL TITLE SEARCH WAS NOT PROVIDED FOR THIS SURVEY.
3. THE PURPOSE OF THIS PLAT IS FOR A TWO LOT SUBDIVISION OF PARCEL 195.76. TOTAL: 218,316 SQ. FEET/ 5.01 ACRES
LOT 1: 174,720 SQ. FEET/ 4.01 ACRES
LOT 2: 43,596 SQ. FEET/ 1.00 ACRES
4. PROPERTY IS ZONED A- AGRICULTURAL ZONE. SETBACKS PER KNOX COUNTY ZONING REQUIREMENTS.
5. THE 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 LINES.
6. SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE PER FEMA FIRM PANEL 47093C0170F, EFFECTIVE 05/02/2007
7. WHIRLWIND WAY IS A PRIVATE ROAD AND DESCRIBED AS AN EXISTING JOINT, PERMANENT NON-EXCLUSIVE EASEMENT (JPE) AS DESCRIBED IN DEED BOOK 1929, PAGE 1091 AND PLAT CAB. K. SLIDE 268C.
RIGHT OF WAY IS DESCRIBED AS 50 FEET IN WIDTH AND IS TO BE USED FOR INGRESS/ EGRESS AND ANY UTILITY INSTALLATION OR MAINTENANCE. THIS EASEMENT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY KNOX COUNTY. THIS JPE WILL ALSO FUNCTION AS A UTILITY EASEMENT.
8. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMFORMITIES OF THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-COMFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
9. NO FURTHER SUBDIVIDING UNTIL PRIVATE ROAD IS IMPROVED.
10. PROPERTY OWNER: BEVERLY TURNER (DECEASED) and CATHY LEE BENTLEY
PHONE: (865)355-0664
1920 WHIRLWIND WAY
MASCOT, TN 37806
MAP: 042, PARCEL: 195.76
PLAT- INST. NO.: 201905160067565
DEED- INST. NO.: 201905210068646

CERTIFICATION OF FINAL PLAT- ALL INDICATED MARKER, MONUMENTS AND BENCHMARKS SET

I HEREBY CERTIFY THAT I AM A REGISTERED 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 MONUMENTS WERE IN PLACE ON THE 30TH DAY OF MAY, 2026.

G. CHRISTIAN WATTS SIGNATURE DATE
TN RLS #2768

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON. THIS SURVEY HAS BEEN PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS-MINIMUM STANDARDS OF PRACTICE.

G. CHRISTIAN WATTS SIGNATURE DATE
TN RLS #2768

SURVEYOR:
CHRISTIAN WATTS, RLS# 2768
6625 RUBY JUNE LANE
CORYTON, TN
865-250-8438

**FINAL PLAT OF:
BEVERLY TURNER & CATHY L. BENTLEY
PROPERTY
FORMERLY PLATTED AS :
LOT 2, LJSRRC, LLC PROPERTY**
CLT MAP: 042, PARCEL 195.76
PLAT-INST. NO.: 201905160067565
DEED-INST. NO.: 201905210068646
LYING IN THE 8TH CIVIL DISTRICT OF
KNOX COUNTY, TENNESSEE
FILE NO.: 5-SI-26-F