

CERTIFICATE OF OWNERSHIP
AND GENERAL DEDICATION

REGAS BROTHERS LLC, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, 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.

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 ITEMIZED, DESCRIBED AND JUSTIFIED 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 4/3/25.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NUMBER: 2116
DATE: 4/3/25

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.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NUMBER: 2116
DATE: 4/3/25

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 UTILITY PROVIDER 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

OWNER CERTIFICATION FOR PUBLIC SEWER AND
WATER SERVICE – MINOR SUBDIVISIONS

REGAS BROTHERS LLC, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS MY 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 (PRINTED NAME)

SIGNATURE

DATE

IN THE CITY OF KNOXVILLE AND SEWERED
AREAS OF KNOX COUNTY

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM –
MINOR SUBDIVISIONS

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.

KNOX CHAPMAN UTILITY DISTRICT

UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY

DATE

LEGEND

- IRON PIN SET AT ALL CORNERS UNLESS AS SHOWN. ALL NEW PINS ARE 1/2-INCH DIAMETER IRON ROD W/ PLASTIC CAP ENGRAVED WITH "ROMANS 2116"
- IRON ROD OLD (1/2" NO I.D.)
- IRON PIPE OLD (5/8" NO I.D.)
- T — TELEPHONE LINE
- E — ELECTRIC LINE
- ⚡ POWER POLE
- ⚡ GUY WIRE
- WV ⚡ WATER VALVE
- FH ⚡ FIRE HYDRANT
- ⚡ WATER METER
- ⚡ WELL
- D — DRAINAGE DITCH
- CMP — CORRUGATED METAL PIPE
- CB ■ CATCH BASIN
- HW HEAD WALL
- ✉ MAILBOX
- ⚡ ROAD SIGN
- — — ADJOINER LINES NOT SURVEYED
- — — ZONING BOUNDARY

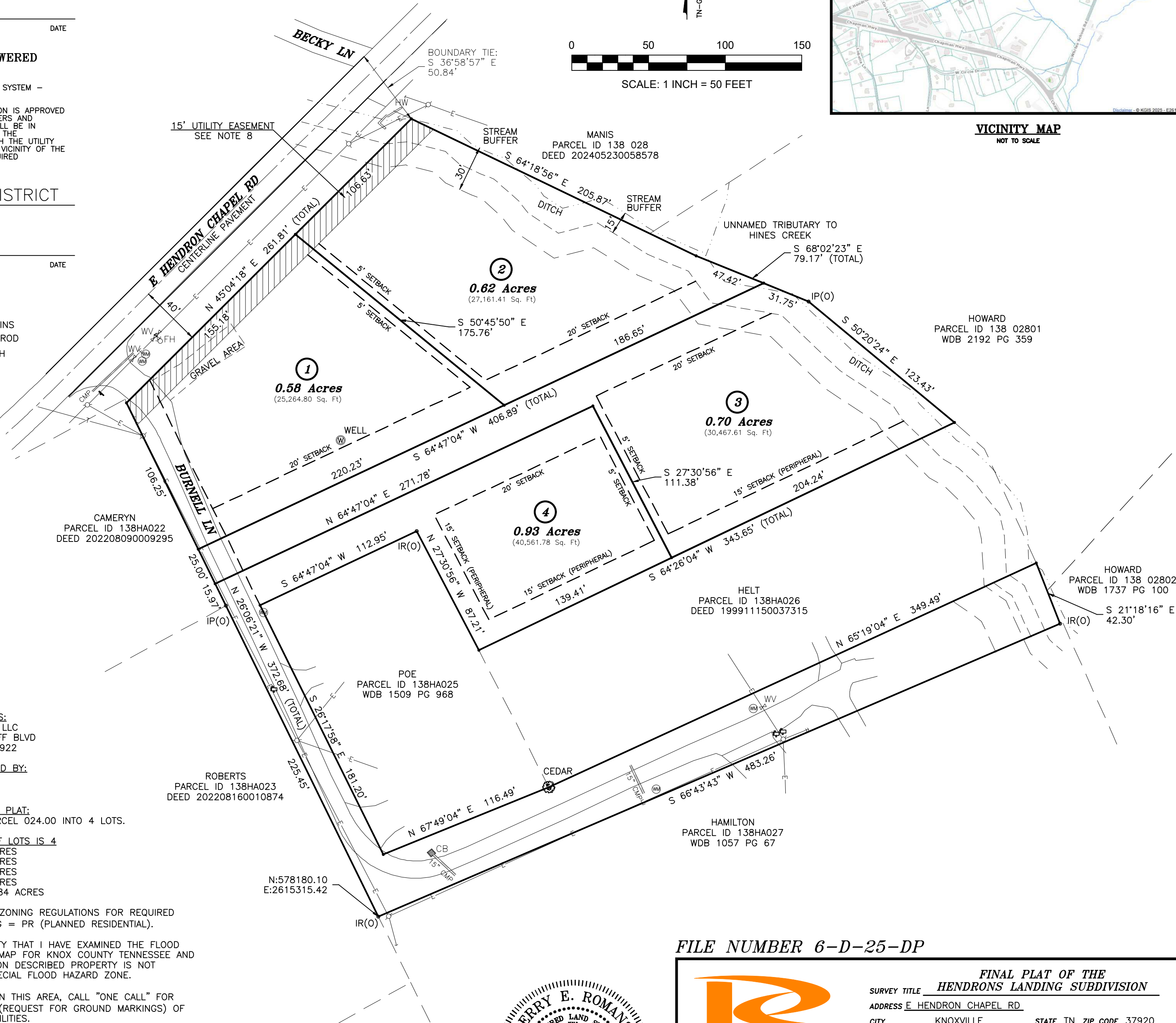
NOTES

- PROPERTY OWNERS:
REGAS BROTHERS LLC
1712 BICKER STAFF BLVD
KNOXVILLE, TN 37922
- SURVEY REQUESTED BY:
MATTHEW REGAS
(865) 235-9587
- PURPOSE OF THIS PLAT:
TO SUBDIVIDE PARCEL 024.00 INTO 4 LOTS.
- TOTAL NUMBER OF LOTS IS 4
LOT 1 = 0.58 ACRES
LOT 2 = 0.62 ACRES
LOT 3 = 0.70 ACRES
LOT 4 = 0.93 ACRES
TOTAL AREA = 2.84 ACRES
- REFER TO LOCAL ZONING REGULATIONS FOR REQUIRED SETBACKS. ZONING = PR (PLANNED RESIDENTIAL).
- 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.
- BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITIES.
- SUBJECT TO EASEMENTS OF RECORD
INST. 202103240078016 & INST. 202103240078017

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-NAO 83, VERTICAL-NAO 88.
PUBLISHED/FIXED-CONTROL USED: TDOT GNSS REFERENCE NETWORK
GEOID MODEL: 2020
COMBINED GRID FACTORS: NONE APPLIED

ONLY LOT 2 SHALL ACCESS HENDRON CHAPEL
RD WITH ADEQUATE SIGHT DISTANCE.

EACH LOT MUST NOT EXCEED 50
PERCENT IMPERVIOUS AREA.



FILE NUMBER 6-D-25-DP



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

FINAL PLAT OF THE
HENDRONS LANDING SUBDIVISION
SURVEY TITLE
ADDRESS E HENDRON CHAPEL RD
CITY KNOXVILLE STATE TN ZIP CODE 37920
DISTRICT 9th COUNTY KNOX ZONE PR
TAX MAP 138 INSERT H GROUP A PARCEL 024.00
WARD — BLOCK — SCALE 1"=50'
DEED 202411270029095 DATE 5/27/25
MAP BOOK — PAGE — DRAWN BY MLR
PLAT CAB — SLIDE — SHEET 1 OF 1
LOT NO — DWG NO. 25-22-1
SUBDIVISION NAME —