

Lots 10-17 shown on this plan are not part of this review and approval.

Driveway relocation plan.

6-D-26-DP
5/22/2026

FINAL PLAT OF SUBDIVISION OF THE BGA HOLDINGS, LLC PROPERTY

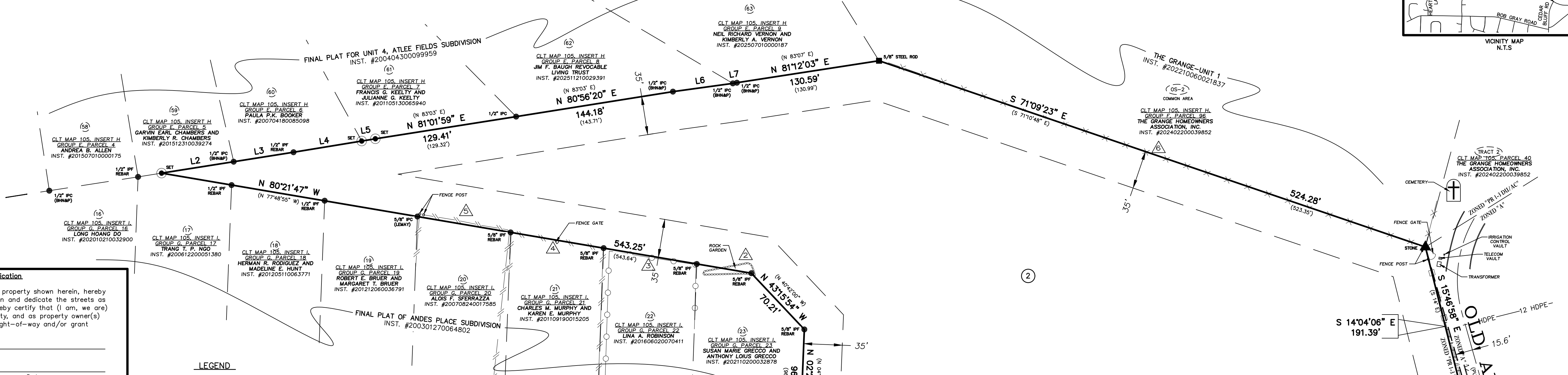
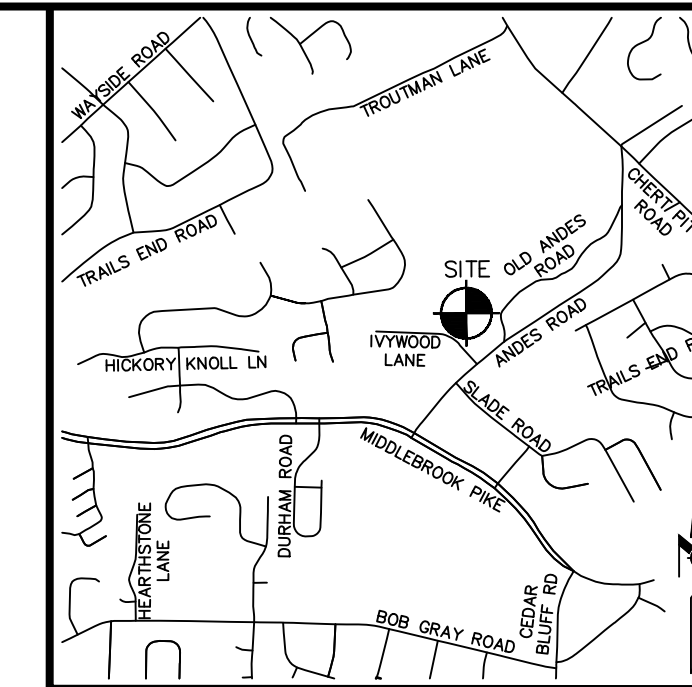
BEING LOCATED ON CLT MAP 105 AND REPRESENTED AS PARCEL 042
SITUATED WITHIN THE SIXTH COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE
BEING WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE

OWNERS:

BGA HOLDINGS, LLC
815 SUNNYDALE ROAD
KNOXVILLE, TN 37923
(865) 207-9663

PLANNING FILE #6-D-26-DP

TENNESSEE COORDINATE SYSTEM OF 1983 (SEE NOTE 2)



Certificate of Ownership and General Dedication

I, (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.

BGA HOLDINGS, LLC
Owner(s) Printed Name _____

Signature(s) _____ 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 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, and benchmarks and property monuments were in place on the _____ day of _____, 20____.

Registered Land Surveyor _____ Date _____

Tennessee License No. _____ Date _____

Certificate of Category and Accuracy of Survey

I hereby certify that this is a category _____ survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown herein 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.

Registered Land Surveyor _____ Date _____

Tennessee License No. _____ Date _____

Certificate of Approval of Public Water System — Minor Subdivisions

This is to certify that the subdivision shown herein 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 (WKUD) _____

Authorized Signature _____ Date _____

Certificate of Approval of Public Sanitary Sewer System — Minor Subdivisions

This is to certify that the subdivision shown herein is approved subject to the installation of a public sanitary sewers 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 (WKUD) _____

Authorized Signature _____ Date _____

Owner Certification for Public Sewer and Water Service — Minor Subdivisions

I, (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.

BGA HOLDINGS, LLC
Owner(s) Printed Name _____

Signature(s) _____ Date _____

LEGEND

- IRON PIN FOUND
- 5/8" IRON PIN W/CAP SET
- 5/8" STEEL ROD
- ▲ STONE
- LOT NUMBERS
- FOUND CALLS
- RECORD CALLS
- GAS VALVE
- SANITARY SEWER CLEAN OUT
- CATCH BASIN/DROP INLET STRUCTURE
- MAILBOX
- FENCE GATE
- ELECTRIC METER
- WATER METER
- GAS METER
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- OH OVERHEAD UTILITY LINE
- WELDED WIRE FENCE
- VINYL FENCE
- BARBED WIRE FENCE
- 18 HDPE STORM DRAIN PIPE
- CONCRETE SURFACE
- RIGHT-OF-WAY DEDICATION

AREA BEFORE:	AREA AFTER:
PARCEL 042 307,737± SQ. FT. 7.065± ACRES	LOT 1 36,424± SQ. FT. 0.836± ACRES
	LOT 2 262,964± SQ. FT. 6.037± ACRES
TOTAL 307,737± SQ. FT. 7.065± ACRES	TOTAL 307,737± SQ. FT. 7.065± ACRES

- NOTES**
- CURRENT PROPERTY RECORD INFORMATION AS FOLLOWS:
PARCEL 042; STANDS IN THE BGA HOLDINGS, LLC AND IS OF RECORD AS A PORTION OF THE PROPERTY DESCRIBED IN INSTRUMENT #202603040049297, OF THE REGISTER'S OFFICE KNOX COUNTY, TENNESSEE.
 - THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE PARCEL INTO TWO NEW LOTS AND DEDICATE RIGHT-OF-WAY.
 - NORTH NOTE:**
TENNESSEE COORDINATE SYSTEM OF 1983
HORIZONTAL DATUM: NAD 83(2011) EPOCH: 2010
VERTICAL DATUM: NAVD83 GEOID: 2003
GNSS INFORMATION:
TDOT REFERENCE STATION: TN1A (E: 2,511,086.96' N: 592,902.26')
RTK GNSS EQUIPMENT: CARLSON BRX7
DATE(S) OF OBSERVATION: 29 AND 30 OCTOBER 2025
COMBINED SCALE FACTOR AT SITE: 0.99990942
GNSS POSITIONAL QUALITY: H(0.09') V(0.17')
DISTANCES SHOWN HEREON: GROUND
 - FEMA FIRM INFORMATION:**
FLOOD MAP NO. 47093C0120F (EFFECTIVE DATE: 5 AUGUST 2013)
— SPECIAL FLOOD HAZARDOUS AREAS: ZONE X (OTHER AREAS) — OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD
 - THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITION NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811.
 - THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY, EXCEPT AS SHOWN HEREON. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.
 - SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY.
 - SUBJECT PROPERTY IS ZONED "PR 1-3 DU/AC" AND IS SUBJECT TO BUILDING SETBACKS AND ALLOWED DENSITY AS ESTABLISHED DURING CONCEPT PLANNING AND USE-ON-REVIEW EVALUATION UPON PLANNED DEVELOPMENT FOR THE SUBJECT PROPERTY. BUILDING SETBACKS AS FOLLOWS:
FRONT—25'
SIDE—10'
REAR—10'
PERIPHERAL—35'
 - IRON PINS AT ALL CORNERS, UNLESS DESIGNATED OTHERWISE.
 - NO RECORDED EASEMENTS WERE FOUND OF RECORD FOR THE OVERHEAD UTILITIES SHOWN HEREON. PRESUMPTIVE EASEMENT RIGHTS MOST PROBABLY EXIST FOR THE USE AND MAINTENANCE OF THESE FEATURES.
 - THE RIGHT-OF-WAY DEDICATION REPRESENTED HEREON IS REFLECTIVE OF THE EXTENTS OF PROPERTY CURRENTLY BEING MAINTAINED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
 - A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS:
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 PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES.

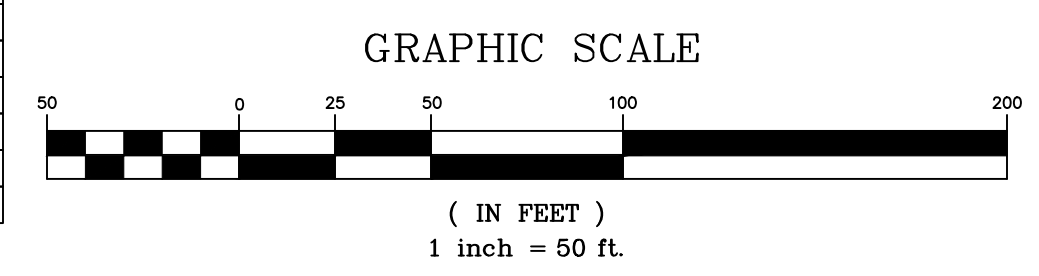
FENCE NOTES

- THE WELD WIRE FENCE EXISTING ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND THE NORTHEAST RIGHT-OF-WAY OF IVYWOOD LANE MEANDERS WITHIN 1.6' FOR A TOTAL DISTANCE OF 427.7' ALONG SAID COMMON LINE.
- THE ROCK GARDEN EXISTING ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND THE SUSAN MARIE AND ANTHONY LOUIS GRECCO ENCROACHES ON THE SUBJECT PROPERTY 8.1' OVER A TOTAL DISTANCE OF 31.8' ALONG SAID COMMON LINE.
- THE VINYL FENCE EXISTING ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND THE LINA A. ROBINSON PROPERTY LIES WHOLLY ON THE ROBINSON PROPERTY.
- THE WOOD FENCE EXISTING ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND THE CHARLES M. AND KAREN E. MURPHY PROPERTY LIES WHOLLY ON THE MURPHY PROPERTY.
- THE WOOD FENCE EXISTING ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND THE ALOIS F. SPERRAZZA PROPERTY ENCROACHES ON THE SUBJECT PROPERTY 3.1' OVER A TOTAL DISTANCE OF 82.1' ALONG SAID COMMON LINE.
- THE BARB WIRE FENCE EXISTING ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND THE GRANGE HOMEOWNERS ASSOCIATION PROPERTY MEANDERS WITHIN 1.1' OVER A TOTAL DISTANCE OF 515.0' ALONG SAID COMMON LINE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	38.14'	34.54'	N 87°02'41" W
	(25.00')	(38.08')	(34.50')	(N 84°20'12" W)

LINE	BEARING	DISTANCE
L1	N 39°26'59" W	17.60'
L2	N 80°58'30" E	66.32'
	(N 83°07' E)	(89.32')
L3	N 80°59'26" E	55.01'
	(N 83°07' E)	(55.30')
L4	N 80°39'59" E	62.74'
	(N 82°41' E)	(62.70')
L5	N 80°39'59" E	12.59'
	(N 82°41' E)	(12.58')
L6	N 82°09'15" E	54.94'
	(N 83°56' E)	(55.48')
L7	N 80°43'37" E	3.73'
	(N 83°07' E)	(3.72')
L8	N 45°33'31" E	21.58'

6-D-26-DP
Revised: 5/18/2026



BENCHMARK ASSOCIATES, INC.

10308 Hardin Valley Road
Knoxville, Tennessee 37922
Phone (865) 692-4090
Facsimile (865) 692-4091

Land Surveyors

Member in Good Standing of
Tennessee Association of
Professional Surveyors

FINAL PLAT OF SUBDIVISION OF THE BGA HOLDINGS, LLC PROPERTY

SITE ADDRESS:
ANDES ROAD
KNOXVILLE, TENNESSEE 37931

DATE: 14 APRIL 2026
SCALE: 1" = 50'
DRAWN BY: LGAS
FILE NAME: 25251-RESUB-1
BM PROJECT NO.: 25251

FINAL PLAT

SHEET
1 of 1

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Required Tree
Removal to
Achieve Site
Distance
Requirements

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Ivywood Lane
Aerial Overlay
Site Lines

6-D-26-DP
5/22/2026



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