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	NOTES 1. PURPOSE OF PLAT: SUBDIVIDE LOT INTO TWO (2) LOTS AND ESTABLISH AN ACCESS EASEMENT.			, LLV 18
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.	 PORFOSE OF PEAT: SUBDIVIDE EOT INTO TWO (2) EOTS AND ESTABLISH AN ACCESS EASEMENT. 1.1. TOTAL ACREAGE: 127,435 SQ. FT± OR 2.926 ACRES± PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 067 KNOX COUNTY, TENNESSEE. 			TN 379
Owner Name: TIMOTHY ADDIS Signature: Date:	3. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.	Auton Vigo	SVEY 8 IV	\vr\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM-MINOR SUBDIVISIONS	4. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR		To San	rive, k
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	TEMPERATURE. 4.1. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN MARCH 13, 2025, UTILIZING TOPCON HIPER VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.	NA D 83 (20) SITE		6 Maize D
sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.	5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE	$\begin{array}{cccccccccccccccccccccccccccccccccccc$		701
Utility Provider: Date: Date:	IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0120F, DATED 05/02/2007.	ON O		
OWNER CERTIFICATION OF PUBLIC SEWER AND WATER SERVICE-MINOR SUBDIVISIONS	6. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.	GRAPHIC SCALE 1" = 40'	U	
(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.	7. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING			
Owner Name: Grant Denton, Trellis Investments, LLC Signature:	GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD	Matrice Convolution Convolutio	TIES ROAD 7931	
Date:	OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY		PER' ANE TIN 3	
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	ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.	CLINTON REPUBLICATION REPUBLIC	' ROI ?05SI VILLE,	
water system, and that such installation shall be in accordance with State and local regulations.	8. SUBJECT PROPERTY IS CURRENTLY ZONED "PR(K) (12DU/AC)": PLANNED RESIDENTIAL WITH	VICINITY MAP	.IS P 704 CF (NOX)	
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.	CONDITIONS. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.	NOT TO SCALE	ELL 27	
Utility Provider: Date:	9. REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE	N: 618987.14	Ħ K	
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS	PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.	E: 2550212.37		\prod
The Knox County Department of Engineering and Public Works hereby approves this plat on this theday of, 20	 ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROKC). 			, ——
	10.1. DEED REFERENCE(S): INSTRUMENT NO. 200703300079413	The state of the s		!
Engineering Director ZONING	11. SURVEY FIELD DATA COLLECTED ON MARCH 13, 2025.12. SURVEYOR: LEAH M. METCALF			,
Zoning Shown on Official Map	7016 MAIZE DRIVE KNOXVILLE, TN 37918			
Date	865-248-2424	ZONE "PR (5-12 DU/AC)"		,
ADDRESSING DEPARTMENT CERTIFICATION	13. OWNER(S): TIMOTHY & VANESSA ADDIS 2520 W BEAVER CREEK DRIVE POWELL, TN 37849			
I, the undersigned, hereby certify that the subdivision name and all street names conform to the	865-964-1608			
Knoxville-Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.		25' PERMANENT ACCESS EASEMENT LINE TABLE		
Signed:Date: PLANNING STAFF APPROVAL FOR RECORDING- FINAL PLAT		LINE BEARING DISTANCE L1 N 39°22'50" E 25.64' L2 S 37°46'21" E 158.20'		
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision		L3 S 41°53'47" W 25.41' L4 N 37°46'21" W 157.06'		,
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 <i>Tennessee Code</i> ,				
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		280 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
ground upon the plat. Signed:Date:				
TAXES AND ASSESSMENTS		89,299 SQ.FT. ± OR 2.05 ACRES±		
This is to certify that all property taxes and assessments due on this property have been paid.		TOTAL AREA: 108,758 SQ. FT.± OR		
Knox County Trustee Signed: Date: COUNTY-RELEASE OF EASEMENTS		2.50 ACRES±		
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights			Ħ l	
that may have accrued for their use and benefit in the utility and drainage easements along all boundary/lot lines.		The state of the s	Ιχ	
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		TO BE DIST PLANT	ER	
relocated, the easement rights will be released. Knox County Department of Electric: Knoxville Utility Board		age internologies of the state	OD	SSEE
Engineering and Public Works Signed:	ZONING RESTRICTIONS		PR(Ž Z Z
Signed: Date: Date: Gas: Knoxville Utility Board	ZONING: PR(k) (<12 DU/AC) FRONT YARD SETBACK: 20 FEET	(<12 DU/AC)" (<12 DU/AC)"	IS]	TEN
Signed: Water: Knoxville Utility Board Date:	SIDE YARD SETBACKS: 5 FEET REAR YARD SETBACKS: 15 FEET			LLE,
Signed:			A PAR	X
Date: Signed:			HIE	X
Sewer: Knoxville Utility Board Date: Signed:	LEGEND		F T	ĬŢ,
Date:	LOT NO. ##		\bigcirc	
Signed: Date:	PARCEL NO. (xx) IRON ROD (OLD) \bigcirc IR(O)	CEDAR SNAG	$\frac{1}{2}$) X
OWNER CERTIFICATION ON RELEASE OF EASEMENTS (I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any	IRON ROD (SET) "ATLAS SURV & MAP"		ISI	SNS
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.	IRON PIPE (OLD) DIP(O)	Tope Link	NI	_
Owner(s) Printed Name:	ADJOINER PROPERTY LINE — — — ——————————————————————————————	Life RA BOUNT ZONE "A"	BE	
Signature(s): Date:	SANITARY SEWER LINE ————————————————————————————————————	PERIPH NO. IT OF	SO	
CERTIFICATION OF ACCURACY OF SURVEY I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is	OVERHEAD POWER LINE ————————————————————————————————————	1, 180 2 (Solido Particular de la companya de la co		
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.	UTILITY POLE	Red No. 2000.	I	
REGISTERED LAND SURVEYOR: LEAH M. METCALF (SEE STAMP & SIGNATURE BELOW)	WATER METER W WATER VALVE			
TENNESSEE LICENSE No.: 3430 DATE:	SANITARY MANHOLE S	6-E-25-DP		
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		Revised: 5/27/2025		
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 <i>Knoxville-Knox County Subdivision Regulations</i> 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			DATE MAY 27, 2025	
REGISTERED LAND SURVEYOR: LEAH M. METCALF			PROJECT NUMBER 251002	
TENNESSEE LICENSE No.: 3430 DATE:			SHEET NUMBER	<u> </u>
			1 OF 1	