

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:

KENNETH BOWMAN

DATE

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by Professional Land Systems

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS
(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.
Owner(s) Printed Name:

KENNETH BOWMAN

DATE

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 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, benchmarks and property monuments were in place on the 30th day of April, 2018.
Registered Land Surveyor

Tennessee License No. 1643

DATE: 10/7/2019

CERTIFICATION OF CATEGORY AND 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 No. 1643 Date: 10/7/2019

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.

Utility Provider

Authorized Signature for Utility

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 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

Authorized Signature for Utility

Date

PLANNING STAFF 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 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.

Signed

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 or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed:

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 20

Engineering Director

TAXES AND ASSESSMENTS

This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee:

Signed: Date:



Call Before You Dig! 1-800-351-1111
Utilities shown were located from actual field evidence, existing utility agency records and other available evidence. Other underground utilities may exist and not be shown or may vary from where shown. No guarantee is expressed or implied as to the location of any utilities shown which are not visible from the surface. Utility data should not be relied upon without verification from the proper utility authority having jurisdiction. (TCA 0820-3-.06.)

I hereby certify that this is a category 4 (remote sensing GPS) survey. This survey meets the minimum standards for the State of Tennessee.

This is to certify that the described property is NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.

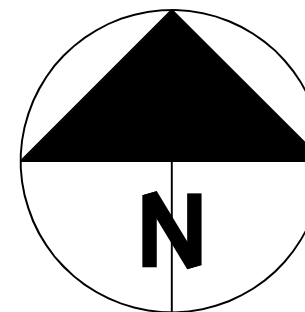
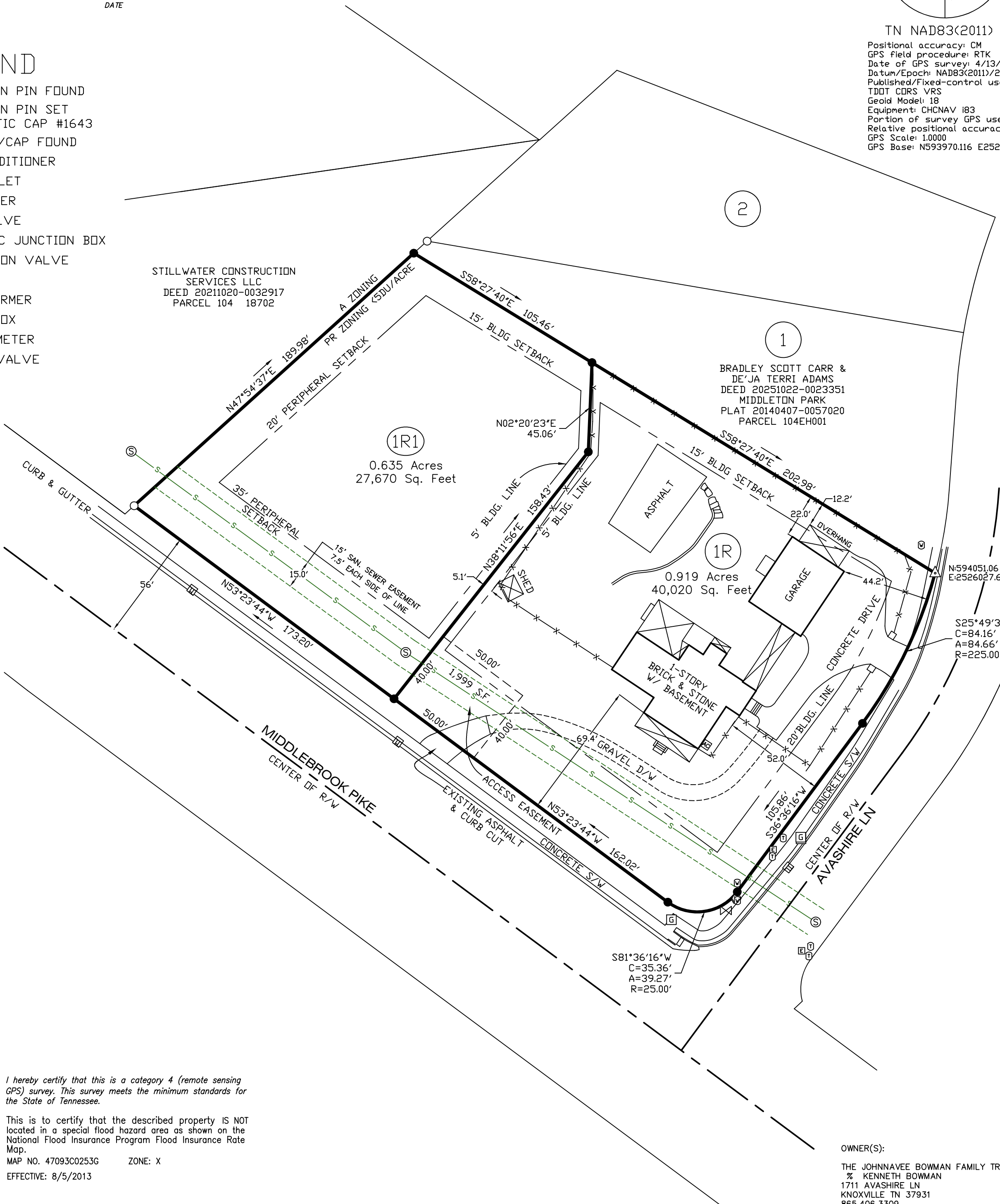
MAP NO. 47093C0253G

ZONE: X

EFFECTIVE: 8/5/2013

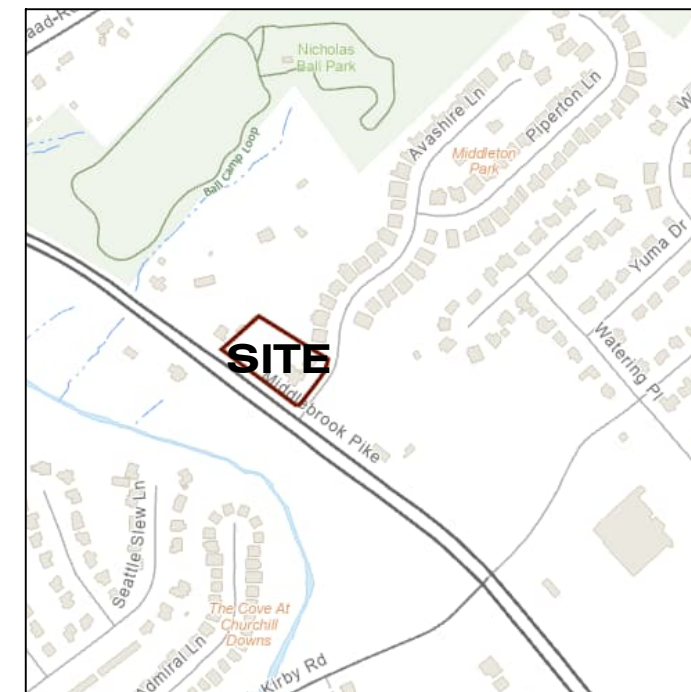
LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET W/PLASTIC CAP #1643
- △ MAGNAIL/CAP FOUND
- ☒ AIR CONDITIONER
- ☒ CURB INLET
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ ELECTRIC JUNCTION BOX
- ⊗ IRRIGATION VALVE
- ⊗ MANHOLE
- ⊗ TRANSFORMER
- ⊗ PHONE BOX
- ⊗ WATER METER
- ⊗ WATER VALVE



TN NAD83(2011)

Positional accuracy: CM
GPS field procedure: RTK
Date of GPS survey: 4/13/2026
Datum/Epoch: NAD83(2011)/2010
Published/Fixed-control use:
TDDT CORS VRS
Geoid Model: 18
Equipment: CHCNAV i83
Portion of survey GPS used: ALL
Relative positional accuracy < 0.1'
GPS Scale: 1.0000
GPS Base: N593970.116 E2525802.971

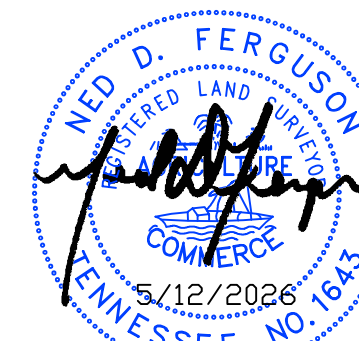


LOCATION MAP-NTS



NOTES:

- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEED AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
- SUBJECT TO UTILITY AND DRAINAGE EASEMENTS 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 ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- DEED 20140527-0066806.
- PROPERTY IS ZONED PR.
- 2 LOTS CONTAINING 1.554 ACRES.
- THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE LOT INTO TWO.
- THIS PLAT REPLACES AND SUPERSEDES ALL PREVIOUS PLATS OF RECORD.
- BUILDING SETBACKS ARE 20' FRONT; 5' SIDE; 15' REAR; 20' PERIPHERAL ALONG THE NORTHWEST LOT LINE OF LOT 1R1; 35' PERIPHERAL ALONG MIDDLEBROOK PIKE.



Revised: 6/23/2026

7-SG-26-C / 7-F-26-DP

RESUBDIVISION OF LOT 1 OF
MIDDLEBROOK PIKE DEVELOPMENT

PLAT REF: 20130429-0070854

SCALE: 1"= 40'

PARCEL(S): 104 18903

COUNTY/DISTRICT: KNOX/6

CITY: N/A

WARD/BLOCK: N/A

DATE: 5/12/2026

Ned D. Ferguson, R.L.S.

400 N Hicks St

Clinton, TN. 37716

Phone: (865) 689-6169

Fax: (888) 232-8718 Toll Free



Professional Land Systems

www.PLSurvey.com

When you need to know, knowing is our business.

OWNER(S):

THE JOHNNAVEE BOWMAN FAMILY TRUST
% KENNETH BOWMAN
1711 AVASHIRE LN
KNOXVILLE TN 37931
865.406.3309