

TOTAL AREA = 1.67 ACRES

TOTAL LOTS = 2

Taxes and Assessments

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

City Tax Clerk: Signed: _____

Date: _____

Knox County Trustee: 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

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: _____ Signature(s): _____

Date: _____

GPS SURVEY NOTE:

ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(2011) VERTICAL DATUM IS NAVD83, GEIOD18. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 30 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

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: _____

Signature(s): _____

Date: _____

OWNER:

EIGHTGK PROPERTIES INC

6906 WEAVER ROAD

KNOXVILLE, TENNESSEE 37931

LOCATION MAP

NO SCALE

SURVEYOR'S NOTES:

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "RLS 3124".
- CLT TAX MAP 078 PARCELS 132
- DEED REFERENCES – 202307260004576
PLAT REFERENCES – 201611290034352
- THIS PROPERTY IS ZONED A
- THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C00256F EFFECTIVE DATE: MAY 2, 2007
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO WHAT IS VISIBLE AND APPARENT IN THE FIELD AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(2011)
- PROPERTY SUBJECT TO EASEMENTS RECORDED IN INSTRUMENT 200803180069704 & 202108250016167.
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT 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 OTHER EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS WITH AN ACCESS EASEMENT AND REMOVE PREVIOUSLY PLATTED LOT LINES AS SHOWN.
- VARIANCE APPROVED BY KNOX COUNTY BOARD OF ZONING AND APPEALS ON JUNE 24, 2026 FOR A WAIVER OF LOT INTENSITY FROM 1 ACRE TO 0.5 ACRES. (REQUEST 4C) (APPLICATION REFERENCE #26-Z0006)
- THE BOUNDARY LINE ALONG THE WEAVER ROAD FRONTAGE DIFFERS FROM THE PREVIOUSLY RECORDED PLAT (201611290034352) BECAUSE THE MOST RECENT DEED (202307260004576) ALONG WITH PREVIOUS DEEDS OF RECORD FOLLOW THE "CENTERLINE OF WEAVER ROAD".
- TOTAL AREA FOR LOT 1R = 0.60 ACRES OR 26,139 SQUARE FEET
AREA FOR LOT 1R EXCLUDING ACCESS EASEMENT = 0.50 ACRES OR 21,792 SQUARE FEET
- PLANNING COMMISSION VARIANCE APPROVED ON AUGUST 13, 2026, TO PERMIT THE REMAINDER OF LOT 1 OF THE HAMMOND AND OKAIN PROPERTY TO BE LEFT WITHOUT THE BENEFIT OF A SURVEY.

RIDGELINE SURVEYS LLC

5607 TENNYSON DRIVE
KNOXVILLE, TENNESSEE 37909
865.771.7917
OFFICE@RIDGELINESURVEYS.COM

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, benchmarks and property

monuments were in place on the _____ day of _____, 20____.

Registered Land Surveyor _____

Tennessee License No. 3124

Date: _____

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

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 No. 3124

Date: _____

Utility & Drainage Easement Waiver

TO REDUCE THE UTILITY & DRAINAGE EASEMENT FROM 10' TO 3.1' UNDER THE EXISTING SHED AS SHOWN.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	31.63	1558.77	S03°30'54"W	31.63
C2	25.00	1558.77	S02°28'27"W	25.00
C3	53.45	1558.77	S01°01'57"W	53.44

MUNICIPALITY NOTES:

- THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING 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 PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
- FUTURE WEAVER RD DRIVEWAY CONNECTION FOR LOT 1R-1 WILL BE REQUIRED TO MEET 300FT OF SIGHT DISTANCE AND APPLY FOR KNOX COUNTY DRIVEWAY PERMIT.

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: _____

Utility Provider

Authorized Signature for Utility _____ Date _____

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Signature(s): _____

Date: _____

OWNER:

EIGHTGK PROPERTIES INC

6906 WEAVER ROAD

KNOXVILLE, TENNESSEE 37931

LOCATION MAP

NO SCALE

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RESUBDIVISION OF:

Part of Lot 1
Hammond and Okain Property
Weaver Road
District 6, Knox County, Tennessee

SURVEY FOR:

SHAWN LEBARON
6906 WEAVER ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: 865-223-9316

DRAWN BY: CJV

CHECKED BY: C.J.V.

APPROVED BY: C.J.V.

SCALE: 1"=50'

DATE: 01/11/2026

REVISION:

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

PROJECT NO.

26-1