

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: REID RHYNE & HOLLY RHYNE
Signature(s): _____
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 _____ day of _____, 20____.
Registered Land Surveyor _____
Tennessee License No. _____
Date: _____

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. _____
Date: _____

Certification of Approval of Subsurface Sewage Disposal Systems

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.
Knox County Health Department _____
Date: _____

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: _____

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 : REID RHYNE & HOLLY RHYNE

Signature(s): _____ 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 _____

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 _____

Planning Commission 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 in the minutes of the Knoxville-Knox County Planning Commission, on this the _____ day of _____, 20____, 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: _____

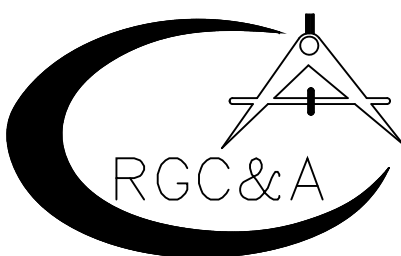
Zoning

Zoning Shown on Official Map _____

Date: _____
By: _____

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: _____



ROBERT G. CAMPBELL & ASSOCIATES , L.P.
CONSULTING ENGINEERS
KNOXVILLE & SEVIERVILLE, TENNESSEE

621 Wall Street
Sevierville, Tennessee 37862

Phone: (865) 429-4683 FAX: (865) 429-4684



LINE	BEARING	DISTANCE
L1	N 29°13'25" E	16.33'
L2	S 53°52'09" W	26.18'

LEGEND					
⊙ IR(F)	IRON PIN FOUND	⊙ UP	UTILITY POLE	⊙ S	SEWER MANHOLE
⊙ IR(S)	IRON PIN SET	⊙ A/C	AIR CONDITIONER PAD	⊙ SD	STORM DRAIN MANHOLE
(R)	RECORDED DATA	⊙	LIGHT STANDARD	⊙	CATCH BASIN
RCP	REINFORCED CONC PIPE	⊙	WATER VALVE	⊙	WATER MANHOLE
CMP	CORRUGATED METAL PIPE	⊙	WATER METER	⊙	CLEAN-OUT
LA	LANDSCAPE AREA	⊙	HYDRANT	⊙	FIRE MAIN
⊙	HANDICAP PARKING	⊙	CURB INLET	⊙	ELECTRIC BOX
14	NO. REGULAR PARKING SPACES	⊙	TELEPHONE MANHOLE	⊙	BOLLARD POLE
⊙	CONCRETE AREA	⊙	IRRIGATION VALVE	⊙	GREASE TRAP
⊙	RIP-RAP	⊙	AUTOMATIC SPRINKLER		
—X—	FENCE LINE	—OU—	OVERHEAD POWER LINE		



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION
CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT
1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE
CONFIRMATION NUMBER.

NOTES

- CORNER MONUMENTS AS SHOWN
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
- SUBJECT PROPERTY IS ZONED: AGRICULTURAL (A)
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER MAP 47093C0158F EFFECTIVE 05-02-2007.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING TRACT INTO THREE SEPARATE LOTS. LOT 1 & LOT 2 WILL ACCESS BEECHTOP WAY, LOT 3 WILL ACCESS LIFFORD LANE.
- TOTAL AREA: 3.01 AC / 131,307 S.F. INTO 3 LOTS
- TRACT 1 HAS BEEN APPROVED PER BZA VARIANCE 26-20047 DATED 06-24-2026.
- THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMING 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 THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
- THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE
- 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 (UPD). 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.
- A VARIANCE TO ALLOW THE CREATION OF ONE ADDITIONAL LOT ON AN EXISTING 25' ACCESS EASEMENT WITHOUT MEETING THE REQUIREMENTS OF SR SECTION 3.03.C WAS APPROVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION ON SEPTEMBER 10, 2026.



I HEREBY CERTIFY THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 10,000 AS SHOWN HEREON.
NO TITLE OPINION WAS FURNISHED TO THIS SURVEYOR AND EASEMENTS SHOWN AND/OR NOT APPARENT IN THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

SURVEYOR
DAVID L. HURST
TENNESSEE REGISTRATION NUMBER 1886

FILE # 9-SB-26-F
FINAL PLAT OF
PROPERTY OF

REID RHYNE & HOLLY RHYNE

N8 CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
TAX MAP: 041 PARCEL: 013.03
ADDRESS: 8049 BEECHTOP WAY
DEED REFERENCES: INST# 202603110050710

APPROVED BY: D. HURST
DRAWN BY: P. BLAKE

FIELD DATE: 06-09-2026
DRAWING DATE: 06-18-2026
LAST REV. DATE: 08-28-2026

SCALE: 1" = 50'
PROJECT NUMBER: 26114