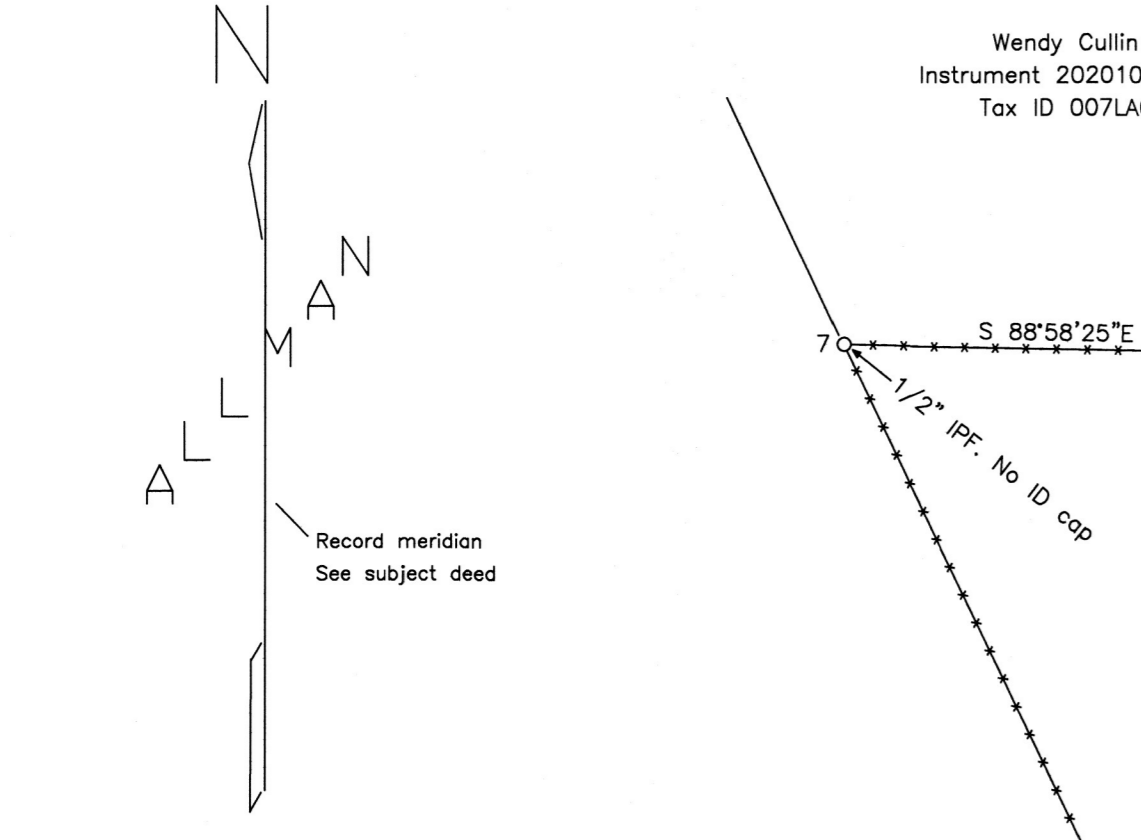
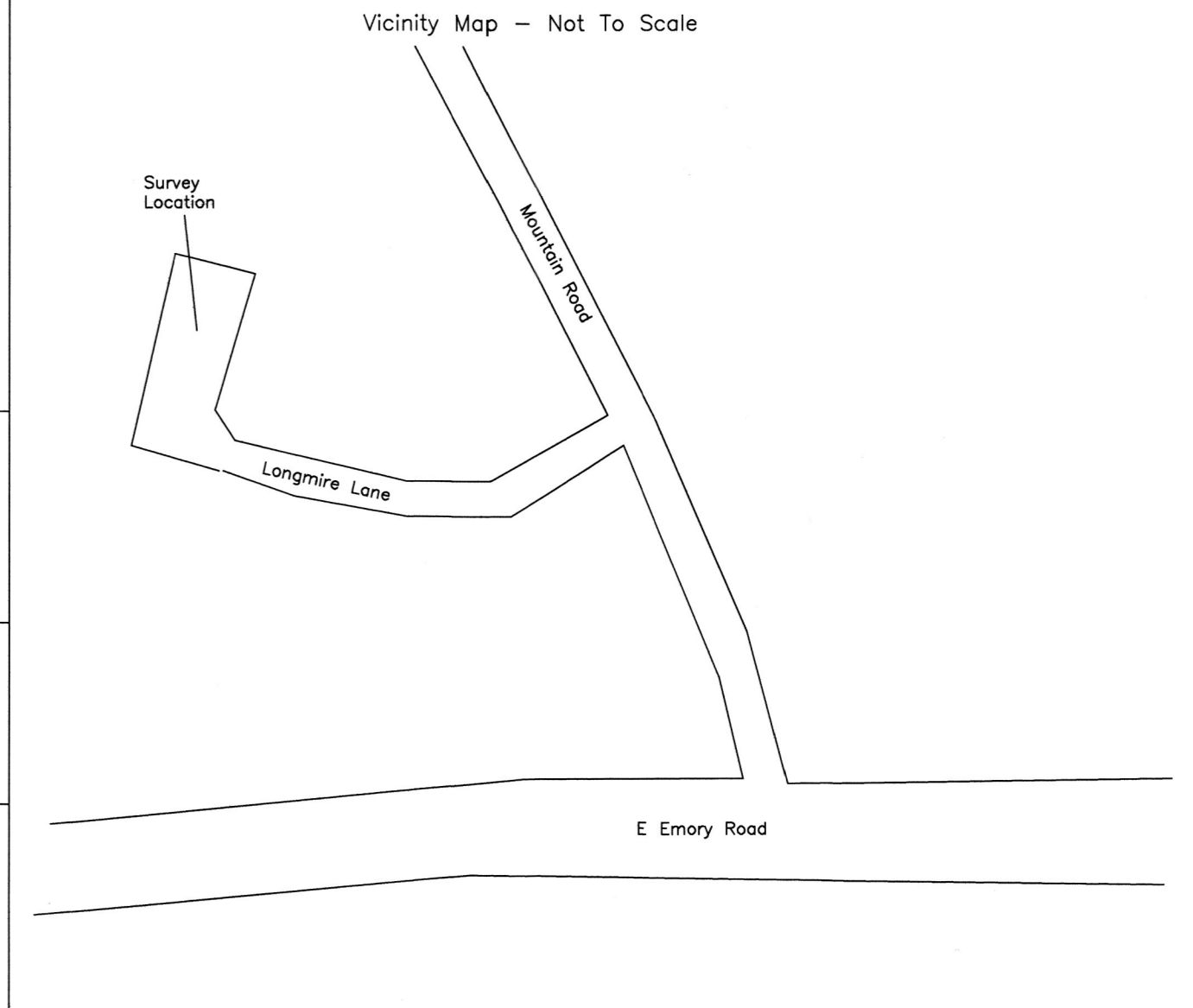


Final Plat of the Division of the Gary and Catherine Calhoun Property  
 Instrument 202111080038068  
 Tax ID 007LA015  
 Contains 6.83 Total Acres  
 Dividing One Lot Into Three

10-SB-22-F  
 11.3.22



- Legend**
- Iron pin (set) = 1/2" x 18" rebar, set during this survey, with a yellow, plastic ID cap on it that reads "KY PLS 2989" and "TN RLS 1626"
  - IPF = Iron pin (found)
  - R/W = Right-of-way
  - MFP = Metal fence post
  - WFP = Wooden fence post
  - WUP = Wooden utility pole
  - MUP = Metal utility pole
  - OUL = Overhead utility lines
  - - - - - = Existing fence
  - - - - - K - - - - - = Approximate county line
- NOTES:**
- The lot shown hereon is not located within a special flood hazard area
  - There will be a ten (10) foot wide drainage and utility easement inside all exterior lot lines adjoining streets and private rights-of-way (including joint permanent easements). 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
  - Setbacks per required zoning Property is Zoned A (agriculture) in Knox County
  - Gary and Catherine Calhoun are hereby advised by Comparoni & Associates that they may have title problems on the south end of the property shown hereon. They are advised to seek advice of a licensed attorney as to how to proceed with this matter

**Certificate of Ownership and General Dedication**  
 We, Gary and Catherine Calhoun, the undersigned owners of the property shown herein, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owners Signature: \_\_\_\_\_ Owners Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Owners Signature: \_\_\_\_\_ Owners Printed Name: \_\_\_\_\_ 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 identified, 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 quantities, reference markers and monuments, benchmarks, and property monuments were in place on the 22nd day of July, 2022.

Registered Land Surveyor: \_\_\_\_\_ Tn. Lic. No.: 1626 Date: 11/01/22

**Certificate of the Accuracy of Survey**  
 I hereby certify that this survey was prepared in compliance with the current edition of the Rules of the Tennessee State Board of Examiners for Land Surveyors - Standards of Practice

Registered Land Surveyor: \_\_\_\_\_ Tn. Lic. No.: 1626 Date: 11/01/22

**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

**Certification of the 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 lots and to pay for the installation of the required connections

**Certification for Public Sewer and Water Service - Minor Subdivisions**  
 We, Gary and Catherine Calhoun, the undersigned owners 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 lots and to pay for the installation of the required connections

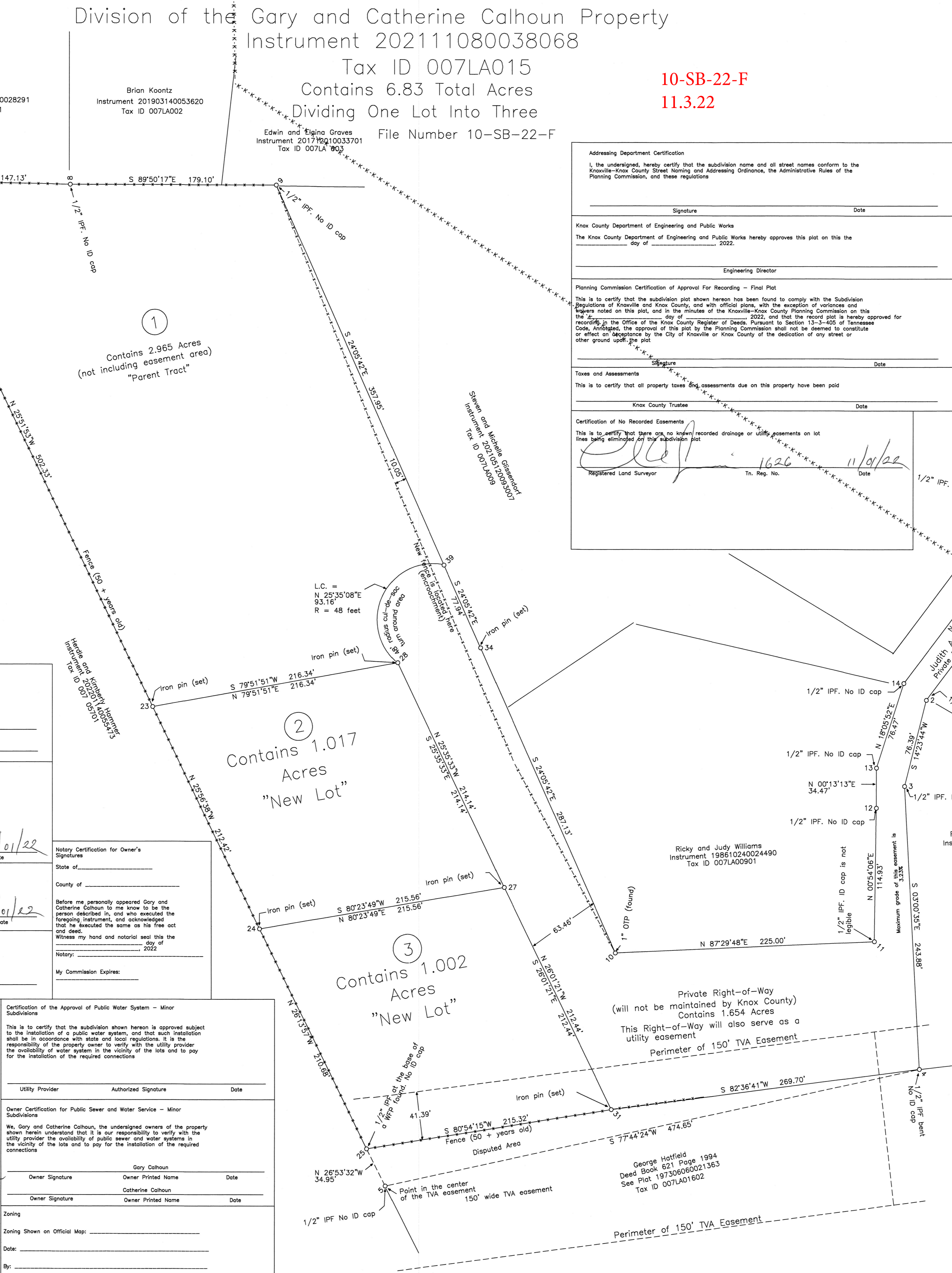
Utility Provider: \_\_\_\_\_ Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Gary Calhoun  
 Catherine Calhoun

Zoning: \_\_\_\_\_  
 Zoning Shown on Official Map: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_

**Notary Certification for Owner's Signatures**  
 State of: \_\_\_\_\_  
 County of: \_\_\_\_\_  
 Before me personally appeared Gary and Catherine Calhoun to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.  
 Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
 My Commission Expires: \_\_\_\_\_

Gary Calhoun  
 Catherine Calhoun

Surveyor's Signature: \_\_\_\_\_ Tn. Reg. No.: 1626 Date: 11/01/22

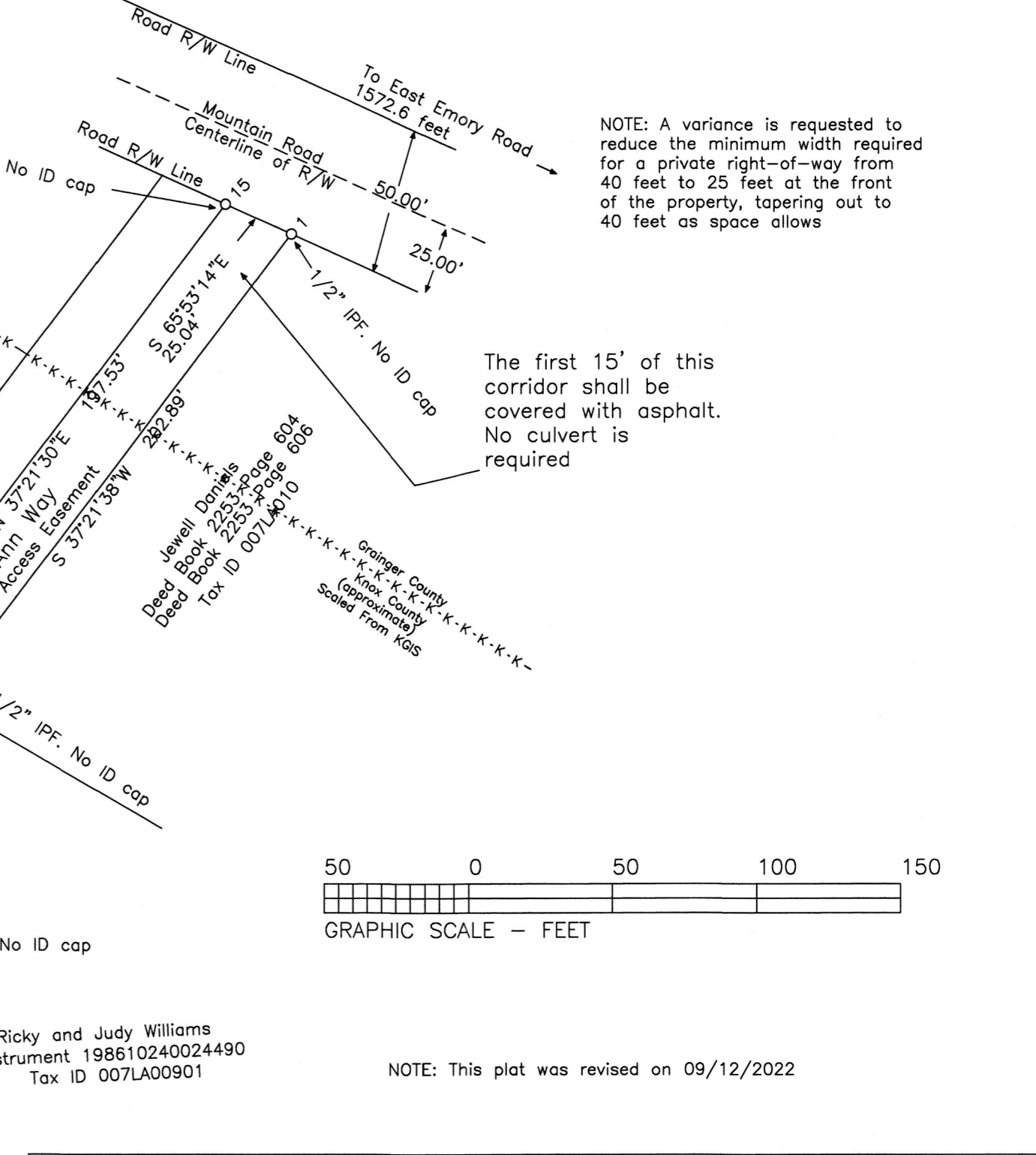


**Addressing Department Certification**  
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations

**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 official plans, with the exception of variances and waivers noted on this plat, and in the minutes of the Knoxville-Knox County Planning Commission on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 the 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.

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

**Certification of No Recorded Easements**  
 This is to certify that there are no known recorded drainage or utility easements on lot lines being subdivided for this subdivision plat



**NOTE:** A variance is requested to reduce the minimum width required for a private right-of-way from 40 feet to 25 feet at the front of the property, tapering out to 40 feet as space allows

**Comparoni & Associates**  
 Mark A. Comparoni, Tn. R.L.S. No. 1626  
 P.O. Box 577  
 Williamsburg, Kentucky 40769  
 Phone: 606-499-2089  
 Fax: 606-261-2141  
 E-mail = petemark@netzero.net

**Division of the Gary and Catherine Calhoun property**  
 recorded in Instrument 202205200088010  
 Located on the southwest side of Mountain Road, Civil District 8, Knox County, Tennessee  
 Contains 6.83 acres  
 Scale 1 inch = 50 feet  
 Surveyed by Mark A. Comparoni, Tn. R.L.S. No. 1626  
 Surveyed on 07/22/2022  
 Drawn by Mark A. Comparoni, Tn. R.L.S. No. 1626  
 Drawn on 07/23-24/2022  
 Survey was requested by Catherine via Chris Lane of Clayton Homes  
 Job number 22-182-70-71  
 File name JORSWA\*  
 Bearings are based on record meridian. See subject deed

**Subject property location:**  
 10750 Mountain Road  
 Luttrell, Tennessee 37779

**Owner and client information:**  
 Gary and Catherine Calhoun  
 5321 Nickle Road  
 Knoxville, Tennessee 37921