

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.

LARRY TRAGESSER (OWNER) 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 RLS: 1501 DATE

Certification of the Accuracy of Survey
 I hereby certify that this is an accurate on the ground survey, made under my supervision; that this survey has been made using the latest recorded deed and any other information furnished by the Title Attorney; that there are no encroachments or projections other than those shown; that the survey is correct to the best of my knowledge and belief; & that this is a Category "1" Survey, with a ratio of precision exceeding 1:10,000, and that this survey was done in compliance with the current Minimum Standards of Practice for the State of Tennessee.

REGISTERED LAND SURVEYOR RLS: 1501 DATE

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.

FIRST UTILITY DISTRICT 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.

FIRST UTILITY DISTRICT 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.

LARRY TRAGESSER (OWNER) DATE

Zoning
 Zoning Shown on Official Map

ZONING REPRESENTATIVE DATE

Certification of No Recorded Easements
 This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

REGISTERED LAND SURVEYOR RLS: 1501 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.

ADDRESSING REPRESENTATIVE 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 REPRESENTATIVE DATE

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

KNOX COUNTY TRUSTEE DATE

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

NOTES

- 1) RECORD INFORMATION AS FOLLOWS:
 OWNER: LARRY TRAGESSER
 MAP: 153, INSERT: D, GROUP: A, PARCEL: 018, 019, 19.01
 DEED: INST # 200808150011430
 ALL OF THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.
- 2) THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE THE THREE EXISTING PARCELS INTO FOUR LOTS AND CREATE A 40' WIDE ACCESS AND UTILITY EASEMENT.
- 3) NORTH NOTE:
 TENNESSEE COORDINATE SYSTEM OF 1983
 HORIZONTAL DATUM: NAD 83(2011)
 VERTICAL DATUM: NAVD83 GEOID: 2003
 QUASS INFORMATION:
 TIE POINT STATION: TN1A (E:2511,086.90 N:592,902.26)
 RTK QUASS EQUIPMENT: LEICA OS16
 DATE(S) OF OBSERVATION: 27 AUG 2024, 31 JULY 2024, 30 JULY 2024
 EPOCH: 2010
 COMBINED SCALE FACTOR AT SITE: 0.999943356457
 QUASS POSITIONAL QUALITY: H(0.08) V(0.12)
 DISTANCES SHOWN HEREON: GROUND
- 4) FEMA FIRM INFORMATION:
 FLOOD MAP NO. 4709300380F (EFFECTIVE DATE: 5 AUGUST 2013)
 SPECIAL FLOOD HAZARD AREAS: ZONE X (OTHER AREAS) - OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD HAZARD
 ***GRAPHICAL REPRESENTATION OF FEMA SFHAs SOURCED FROM FEMA'S GIS DATABASE FOR KNOX COUNTY.
- 5) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITION NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION FOR UNDERGROUND UTILITY LOCATION CALL 811.
- 6) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.
- 7) SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLETION OF THIS SURVEY.
- 8) PROPERTY IS ZONED "RA", AND IS SUBJECT TO ZONING REGULATIONS AND BUILDING SETBACKS.
- 9) ACCESS TO ALL LOTS CREATED BY THIS PLAT IS OBTAINED BY THE NEWLY CREATED ACCESS AND UTILITY EASEMENT. LOT 1 CANNOT HAVE DRIVE ACCESS DIRECTLY ONTO WESTLAND DRIVE.
- 10) A MAINTENANCE AGREEMENT FOR THE 40' WIDE ACCESS AND UTILITY EASEMENT IS OF RECORD AS INSTRUMENT # _____
- 11) NONE OF THE PROPERTY DESCRIPTIONS WITHIN THE INSTRUMENTS OF RECORD FOR THE SUBJECT AND SURROUNDING PROPERTIES ENCOMPASSED THE AREA REPRESENTED HEREON AS A 12' PROPERTY GAP. HOWEVER, LARRY TRAGESSER HOLDS TITLE TO ALL OF THE PROPERTIES ENCOMPASSING SAID PROPERTY GAP.
- 12) THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-COMFORMING 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.
- 13) THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS AND PRIVATE ROADS-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.

AREA TABLE			
AREA BEFORE (ARCES)		AREA AFTER (ACRES)	
PARCEL 018	0.633 ±	LOT 1	0.520 ±
PARCEL 019	0.921 ±	LOT 2	0.401 ±
PARCEL 19.1	0.802 ±	LOT 3	0.425 ±
		LOT 4	1.008 ±
TOTAL	2.354 ±	TOTAL	2.354 ±

LEGEND

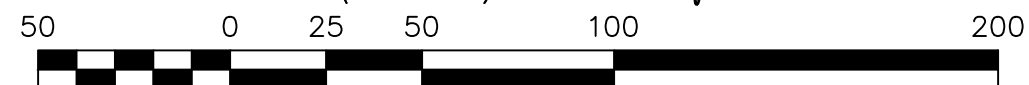
- N 0°0'0" E 00.0' FOUND BEARING/DISTANCE
 (N 0°0'0" E 00.0') RECORD BEARING/DISTANCE
 [N 0°0'0" E 00.0'] EASEMENT CALLS
- IRON PIN (FOUND) (SIZE/TYPE NOTED)
 - IRON PIPE (FOUND) (SIZE NOTED)
 - 5/8" IRON PIN W/CAP (SET)
 - BENT ANGLE IRON (FOUND)
 - MAG NAIL
 - SS CLEANOUT
 - LIGHT POLE
 - GAS METER
 - FIRE HYDRANT
 - TELECOMMUNICATION PEDESTAL
 - ① LOT NUMBERS

OWNER INFORMATION

LARRY TRAGESSER
 865-705-4337
 10069 WESTLAND DRIVE, KNOXVILLE
 TN 37922

- UTILITY POLE - OVERHEAD DIRECTION
- SANITARY SEWER AND MANHOLE
- ▨ CONCRETE SURFACE
- ▨ DIRT ROAD
- ▨ ASPHALT SURFACE
- 12' PROPERTY GAP (SEE NOTE 11)
- 12' INGRESS/EGRESS EASEMENT (WB 1271 PG 781)
- 40' ACCESS AND UTILITY EASEMENT (CREATED BY THIS PLAT)
- 10' VEGETATION BUFFER (CREATED BY THIS PLAT)
- 15' FUD EASEMENT (WB 2317 PG 1178)
- 15' FUD EASEMENT (WB 2036 PG 250 / WB 2045 PG 865)
- 15' FUD EASEMENT (WB 2030 PG 326)

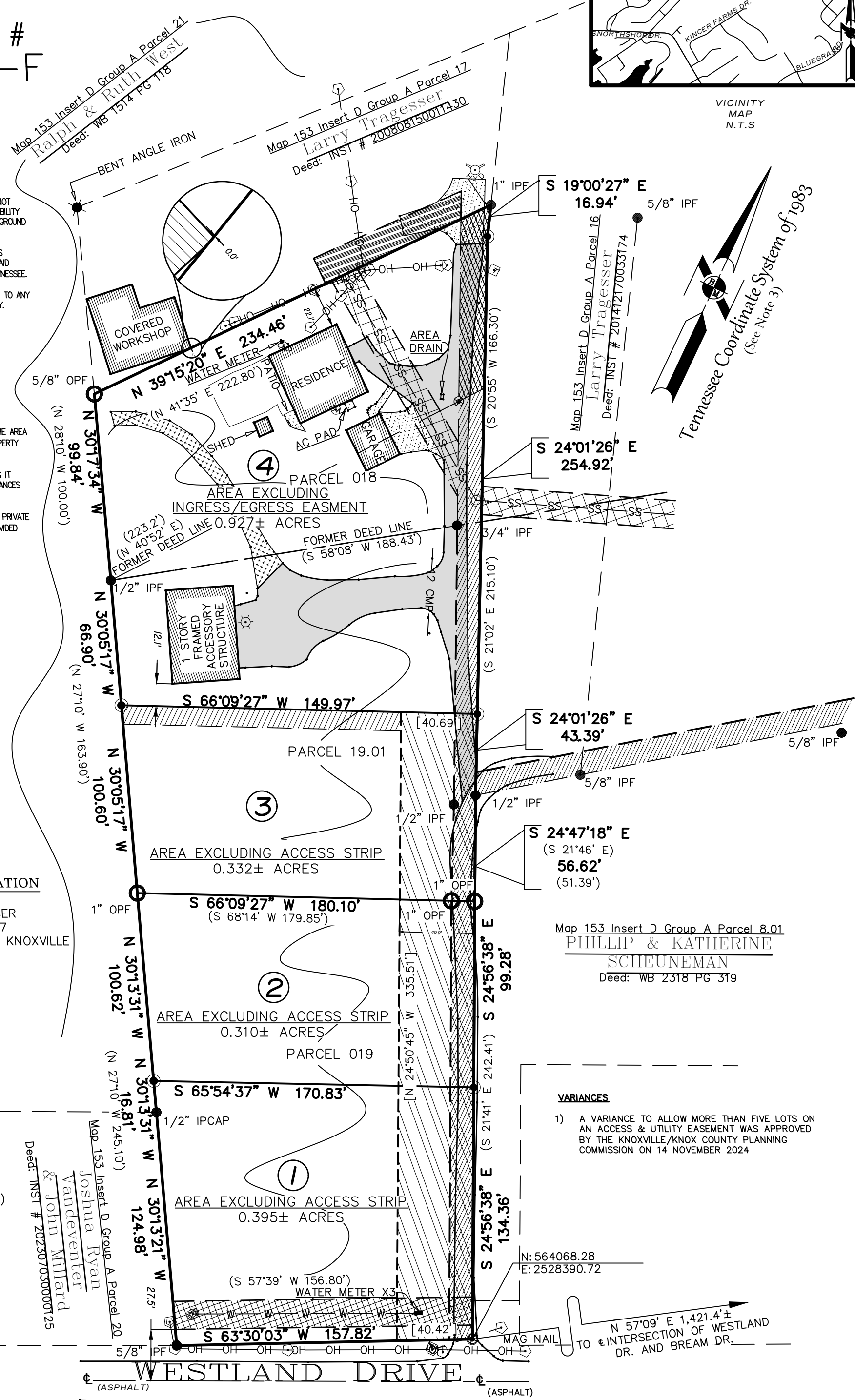
GRAPHIC SCALE
 (IN FEET) 1 inch = 50 ft.



**FINAL PLAT OF SUBDIVISION OF
 Tragesser Properties**

CLT MAP 153 - INSERT D - GROUP A - PARCEL 018, 019, 19.01
 SITUATED WITHIN THE SIXTH COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE,
 WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE.

PLANNING FILE #
 11-SH-24-F



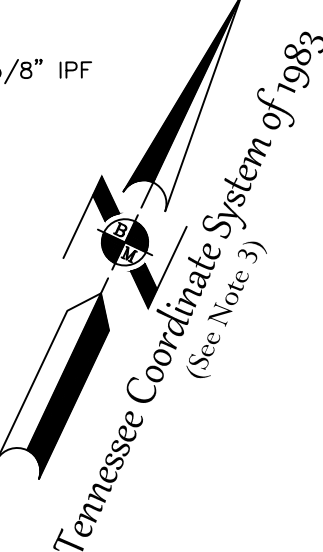
VARIANCES
 1) A VARIANCE TO ALLOW MORE THAN FIVE LOTS ON AN ACCESS & UTILITY EASEMENT WAS APPROVED BY THE KNOXVILLE/KNOX COUNTY PLANNING COMMISSION ON 14 NOVEMBER 2024

Map 153 Insert D Group A Parcel 8.01
PHILLIP & KATHERINE SCHEUNEMAN
 Deed: WB 2318 PG 319

N: 564068.28
 E: 2528390.72



VICINITY MAP
 N.T.S



10308 Hardin Valley Road
 Knoxville, Tennessee 37932
 Phone (865) 692-4090
 Facsimile (865) 692-4091

BENCHMARK ASSOCIATES, INC.
 Land Planners & Land Surveyors

Final Plat of Subdivision of
 Tragesser Properties

Westland Dr.
 Knoxville, TN 37922

DATE: 10OCT2024
 SCALE: 1"=50'
 DRAWN BY: MRC
 FILE NAME: 24043-RESUB.DWG
 BM PROJECT NO.: 24-043

FINAL PLAT

1 of 1

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