

Owner(s) per tax records: JONATHAN & DARCI LYONS, PO BOX 1298, DANDRIDGE, TN, 37725 (865-577-4611)  
STEVE & LOIS PIERSON, 2420 MAPLES RD, KODAK, TN, 37764 (865-255-2646)  
THELMA BIVENS FAMILY TRUST, 824 MIDWAY RD, STRAWBERRY PLAINS, TN, 37871 (865-202-0307)

#### 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: JONATHAN LYONS Signature(s) & Date: \_\_\_\_\_

Owner: DARCI LYONS Signature(s) & Date: \_\_\_\_\_

Owner: STEVE PIERSON Signature(s) & Date: \_\_\_\_\_

Owner: LOIS PIERSON Signature(s) & Date: \_\_\_\_\_

Owner: BIVENS TRUST REPRESENTATIVE(S) Signature(s) & 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: JONATHAN LYONS Signature(s) & Date: \_\_\_\_\_

Owner: DARCI LYONS Signature(s) & Date: \_\_\_\_\_

Owner: STEVE PIERSON Signature(s) & Date: \_\_\_\_\_

Owner: LOIS PIERSON Signature(s) & Date: \_\_\_\_\_

Owner: BIVENS TRUST REPRESENTATIVE(S) Signature(s) & 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-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: \_\_\_\_\_ 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: \_\_\_\_\_

#### 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

#### 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

#### 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 \_\_\_\_\_

#### Notes:

- This survey does not reflect the location of any underground utilities or structures unless specifically noted on plat.
- Any underground or above ground existing underground utilities may have written or unwritten rights as they currently exist.
- This survey is subject to any written or unwritten rights that may be found by an accurate search of title.
- No title abstract was provided for this survey and it is based solely on previously recorded deed and plat information.
- I hereby certify that this property DOES NOT LIE in a FEMA designated 100 year special flood hazard area as of the date of this survey.
- FIRM Map 47093C0189F, dated 05/02/2007. However, this property may be subject to localized flooding.
- Iron pins on all lot division corners unless otherwise noted on plat.
- Building setbacks are per required zoning. All future structures must conform to the zoning setbacks in effect at the time of any construction.
- Current zoning is A.
- The adjoining lot lines are based off an approximation of deeds and tax maps. No certification is made to their accuracy.
- The approval of this plat does not increase any zoning nonconformities for the existing structures on the property nor does it change the nonconforming 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 later date for permit applications or other development approvals.
- This map makes no extra Right-of-Way dedication.
- There is hereby dedicated a 5' Drainage/Utility Easement inside all interior lot lines, and a 10' Drainage/Utility Easement inside all exterior lot lines and R.O.W.'s.
- The area between L17, L18, and L19 as shown on this plat represents a "gore" between the subject deed of Phinney and Roberts. This area is being quitclaimed to Phinney with no warranty of title due to the vagueness of the original description (1932-1040).
- All lots must provide a vehicular turnaround on the lot to eliminate backing out onto the public street.

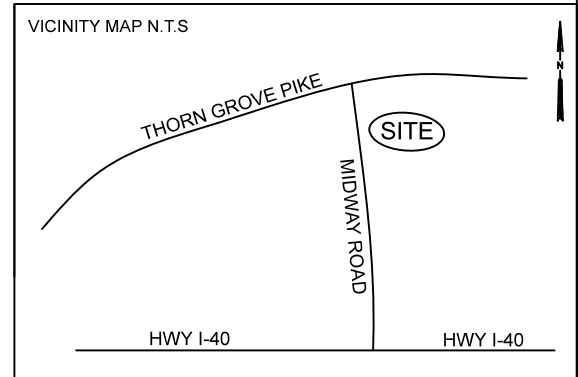
#### Certification of Concept Plan by Registered Land Surveyor

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 the plan 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 and described in a report filed with the Planning Commission.

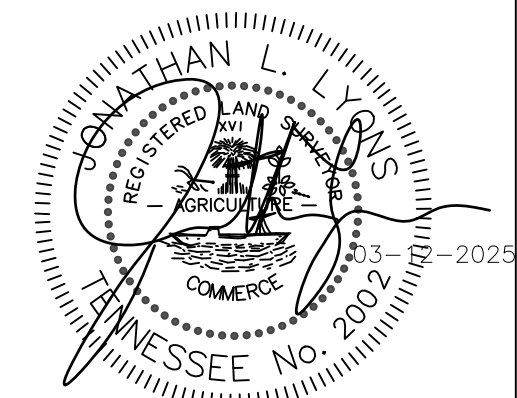
Registered Land Surveyor \_\_\_\_\_

Tennessee License No. \_\_\_\_\_ 2002

Date \_\_\_\_\_ 03-12-2025



LINE	BEARING	DISTANCE
L1	N 24°20'25" W	30.00'
L2	S 64°31'45" W	78.34'
L3	N 68°55'08" W	46.23'
L4	N 37°06'13" E	41.58'
L5	N 79°43'36" E	80.59'
L6	N 79°43'36" E	35.03'
L7	S 01°30'37" E	25.48'
L8	S 88°29'23" W	64.80'
L9	S 88°29'23" W	84.85'
L10	N 19°03'10" W	26.22'
L11	N 19°03'10" W	44.89'
L12	S 88°29'23" E	26.22'
L13	N 69°56'38" E	19.76'
L14	N 16°27'35" W	33.96'
L15	S 80°26'32" W	46.39'
L16	N 66°23'46" W	217.25'
L17	S 72°50'50" W	32.35'
L18	N 15°13'57" W	139.81'
L19	N 18°34'29" W	63.60'



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This is a category II & IV survey and meets or exceeds a Ratio of Precision of 1:7500. Survey Control is Tennessee State Grid NAD83/NAVDS.

For portions of the boundary, survey control, and topographic aspects of this survey, RTK (Real-time Kinematic) GPS positional data was observed utilizing a Hemisphere S631 GNSS Receiver, Dual Frequency Receivers, RTK network. The grid coordinates as shown were derived using VRS network of CORS stations referenced to NAD83 (2011) (Epoch 2010), Geoid 12B. Positional accuracy 10mm+1ppm horizontal, 15mm+1ppm vertical.

#### CONCEPT PLAN of 360 SURVEYING & MAPPING PROPERTY

17th Civil District, Knox County, TN  
Tax Map: 074 104  
Deed: 202208260013205  
Total Acreage: 5.37+-  
Total Lots: 6  
Date: 09-01-2024  
Revised: 03-12-2025  
Scale: 1"=100'  
Planning File #: (4-SB-25-C)

Revised: 3/17/2025