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)	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		360°
Certificate of Ownership and General Dedication (i) We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan	further certify that the pan and accompanying drawings, documents and statements conform, to the best of my		
of subdivision and dedicate the streets as shown to the public use for ever and hereby certify that (I am we are) the owner(s) in fee simple of the property, and as property owner(s) have an	knowledge, to all applicable provisions of the Knoxville-Knox		
unrestricted right to dedicate right-of-way and/or grant easement a shown on this plat	County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Com miss ion.		
Owner JONATHAN LYONS Signature(s) & Date:	Registered Land Surveyor Tennessee License No. 2002		MAN AND MAN AN
Owner: LARCI LYONS Signature(s) & Date:	Tennessee License No. 2002 Date 03-12-2025		Surveying
Owner: ST. VE PIERSON Signature(s) & Date:			Mapping 209 Maryville Highway P.O. Box 554-mail
Owner: LOIS CIERSON Signature(s) & Date:			Seymour, TN 37865 865-577-4611
Owner: BIVENS TRUST REPRESENTATIVE(S) Signature(s) & Dite:		1030'	jll.360survey@gmail.com
Owner Certification for Public Sewer and Water Service Minor Subdivisions (I, We) the unders gned owner(s) of the property shown nerein understand that it is our	1030'		
responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the locks) and to pay for the installation of the required connections.			
Owner: JONATHAN LYCNS Signature(s) & Date:	EXISTING R.O.W. AS SHOWN ON	1020'	ICINITY MAP N.T.S
Owner: DARCI LYONS Signature(s) & Date:	INSTRUMENT 202104210087016		THORN GROVE PIKE (SITE)
	R67.00' A27.52' AN 15:20'38" F		MIDV
Owner: STEVE PIERSON Signature(s) & Date:	BN 132930 E		VAY RO
Owner: LOIS PIERSON Signature(s) & Date:	C27.33' THORN GROUNGS 124.92'56" E 1.01+-Acres 13.8'+		AD I
Owner: BIVENS TRUST REPRESE ITATIVE(S) Signature(s) & Date:	IRM 65 40 08 Z J J J J J J J J J J J J J J J J J J	KE 147459 -1105	HWY I-40 HWY I-40
Zoning Zoning Shown on Official Map Date: By	IRNO LOT 5 C. O. DRAGE		
N 16°27'3	IA 50' GROVE PIKE GROVE PIKE	1040	LINE BEARING DISTANCE
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	INSTRUMENT 202104210087016 OT LINE THIS PLANT		L1 N 24'20'25" W 30.00' L2 S 64'31'45" W 78.34'
Planning Commission, and these regulations. K.U.B. UTILITY EAS Signed: Date:	EMENTALONG SIMICHOLES		L3 N 68*55'08" W 46.23' L4 N 37*06'13" E 41.58' L5 N 79*43'36" E 80.59'
PER INSTRUMENT 201403060051396 Planning Staff Certification of Approval for Recording – Final Plat EXISTING R.O.W. A	1.18+-Acres		L6 N 79'43'36" E 35.03' L7 S 01'30'37" E 25.48'
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Known leads to County and with existing official plans, with the	14210087016 NT SLOPE EASEMENT 50' NO-BUILD BUFFER 50' NO-BUILD BUFFER	1040'	L8
exception of any variances and valvers noted on this plat, and that the record plat is hereby approved for recording in the office of the Kno. County Register of Deeds. Pursuant to Section	RUMENT 202104210087016 VR WATER METERS WATER METERS 25.04	PE-1 1/2"	L10 N 19*03'10" W 26.22' L11 N 19*03'10" W 44.89' L12 N 88*29'23" E 26.22'
13-3-405 of Tennessee Code, A motated 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.	10° (LOT3)	030	L13 N 69'56'38" E 19.76' L14 N 16'27'35" W 33.96'
Signed: Date:	N63.55,95,103		L15 S 80°26'32" W 46.39' L16 N 66°23'46" W 217.25' L17 S 72°50'50" W 32.35'
Taxes and Assessments	RO-1/2" 137.49 IRO-1/2" L12" [198.53'		L18 N 15'13'57" W 139.81' L19 N 18'34'29" W 63.60'
This is to certify that all property taxes and assessments due on this property have been paid.	198.53' S 83'39'53" E 25' WIDE PRIVATE ACCESS	1020°	
City Tax Clerk: Signed: Date: Knox County Trustee: Signed: Date:	ÊASEMENT FOR INGRESS/EGRESS/UTILITIES FOR THE USE OF LOTS 1, 3, & 4 ONLY	WRIGHT PAUL-W & CAROLYN B Deed: 200011300036946 Deed: 200010300036946	
Knox County Depar ment of Engineering and Public Works	TO BE CREATED BY THIS PLAT	Plot: 20001002_0022959 Parcel IB: 074 10601	
The Knox County Department of Engineering and Public Works hereby approves this plat on this the	BIVENS THELMA FAMILY TRUST Deed: 201611150031744 1.03+ Acres Outside Easeme 0.18+ Acres Within Easeme 1.21+ Acres TOTAL		MINING HAN L.
	Plat: 5QL-36 Parcel ID: 074-10201	990'	Street William Page 1
Certification of Approval of Public Water System – Minor Subdivisions		980'	- IGRICULTURE - P
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.	1977a 7310		03-12-2025
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.	IRO-1/2" @ 24" Oak 172" @ 24" Oak 172"	ROBERTS MICHEAL T & KAREN L	SSEE NO.
Utility Provider	N. 87 40 29" E	Deed: 200412020045193 Parcel ID: 074 106	© COPYRIGHT 2024 - 360 Surveying & Mapping, LLC
Authorized Signature for Utility	990 Z	LTT METAL "T"	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/NAVD88.
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 68-13-113 of the Tennessee	O. 13 LOT LINES 70 BE REMOVED BY THIS PLA	11 3 ± 1	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
Code Annotated, and the regulations promulgated thereto.	TIOTE (CONCRETE POOL PUMP PAD	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,
Knoy County Health Department	980' LÓT 6 3.63+- Acres BIVENS TRUST	PROPANE TANK	15mm+1ppm vertical. CONCEPT PLAN
Notes:	824 MIDWAY RD	05.178.	of
-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.		⁸ 16 ³	360 SURVEYING & MAPPING PROPERTY
-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.	253	.53', 4'00" W IRO-3/8" AT METAL POST	17th Civil District, Knox County, TN
FIRM Map 47093C0189F, dated 05/02/2007. However, this property may be subject to localized flooding.		Legend:	Tax Map: 074 104
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.	191.29', W S 76'28'24" W SIRO W/ BWSC CAP	Iron Rod Old (EXISITNG) ● IRO Iron Rod New #2002 ● IRN	Deed: 202208260013205 Total Acreage: 5.37+-
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	IRN	Calculated Point Φ	Total Lots: 6
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 l	BOOKSTAFF JAMES E LIVI Deed: 20240508005: Parcel ID: 074 10	515 Approximate Adjoining Property Lines	Date: 09-01-2024 Revised: 03-12-2025
The area between L17, L18, and L19 as shown on this plat represents a "gore" between the subject deed of Phinney and Roberts. This are Phinney with no warranty of title due to the vagueness of the original description (1932-1040).		Water Meter	Scale: 1"=100' Planning File #: (4-SB-25-C)
All lots must provide a vehicular turnaround on the lot to eliminate backing out onto the public street.		Water Valve	1s