

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.

Hubert Fisher Brogdon, III Date
Hubert Fisher Brogdon, II Date
Robyn G. Brogdon 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 21 day of March, 2024.

Benjamin A. Moorman 23 March 2024
Registered Land Surveyor TN#1501

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 records and information furnished by the Title Attorney; that there are no encroachments or other matters shown; that the survey is correct to the best of my knowledge and belief, and that I am in compliance with the current Minimum Standards of Practice for the State of Tennessee.

Benjamin A. Moorman 23 March 2024
Registered Land Surveyor TN#1501

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 certify that all lots are subject to Sections 69-13-401 thru 69-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.

Knox County Health Department 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 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.

Hubert Fisher Brogdon, III Date
Hubert Fisher Brogdon, II Date
Robyn G. Brogdon Date

Zoning

Zoning Shown on Official Map:
Zoning 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 subdivided on this subdivision plat.

Benjamin A. Moorman 23 March 2024
Registered Land Surveyor TN#1501

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.

Addressing 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/Public Works

Taxes and Assessments

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

Knox County Trustee

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 ___ 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.

Planning Commission Date

FINAL PLAT OF SUBDIVISION OF THE BROGDON PLACE PROPERTIES

BEING LOCATED ON CLT MAP 083 AND REPRESENTED AS PARCELS 014.03 & 014.05 SITUATED WITHIN THE EIGHTH DISTRICT OF KNOX COUNTY, TENNESSEE

OWNER

HUBERT FISHER II & ROBYN G. BROGDON
4412 STRAWBERRY PLAINS PIKE
KNOXVILLE, TENNESSEE 37914
HUBERT FISHER BROGDON, III
2115 BROGDON PLACE WAY
KNOXVILLE, TENNESSEE 37914
PHONE 865-299-2931

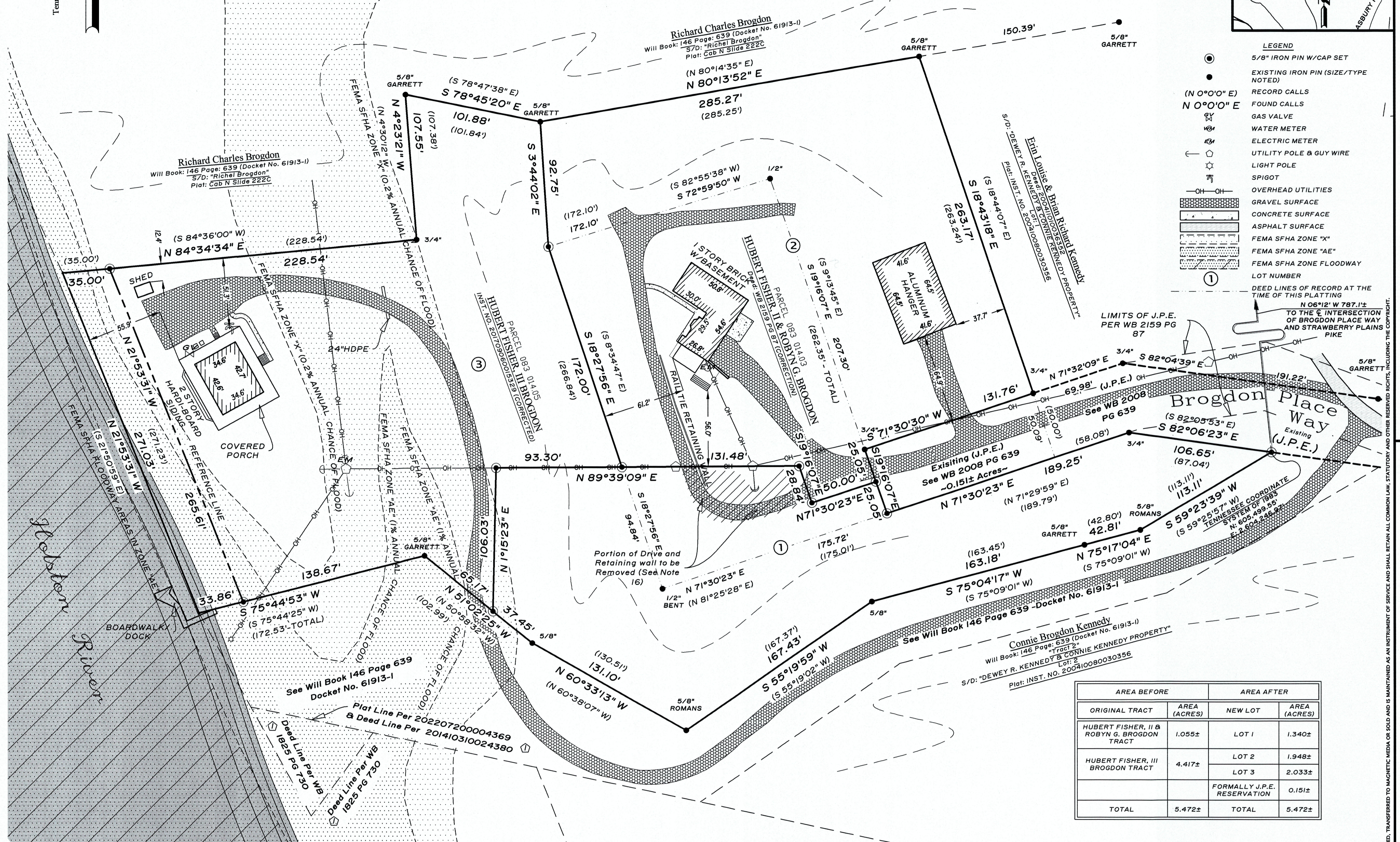
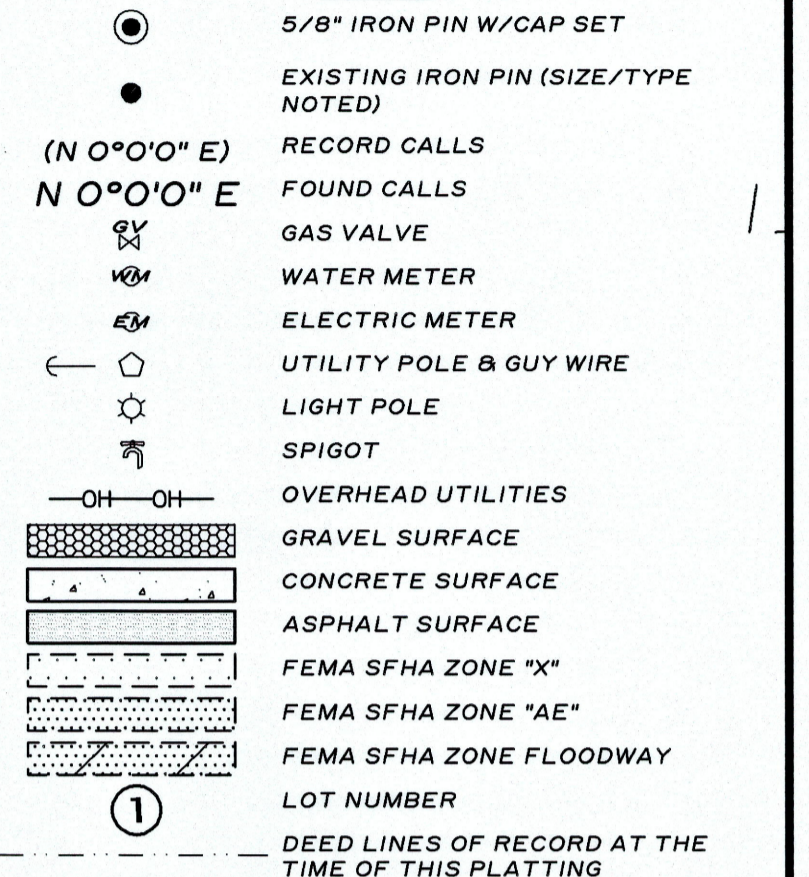
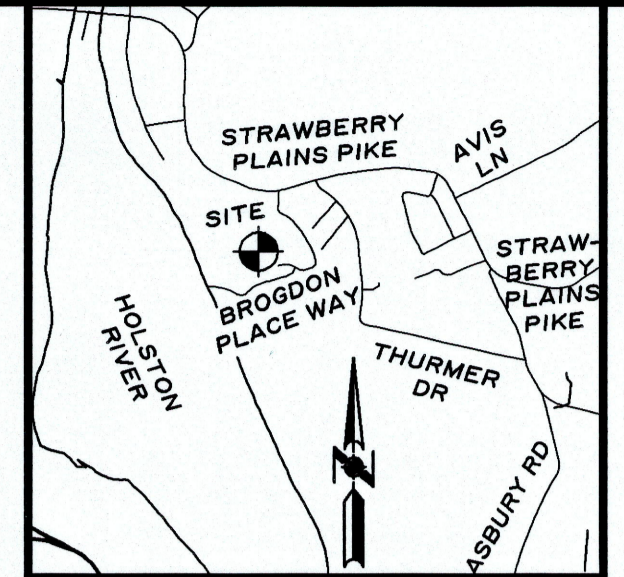
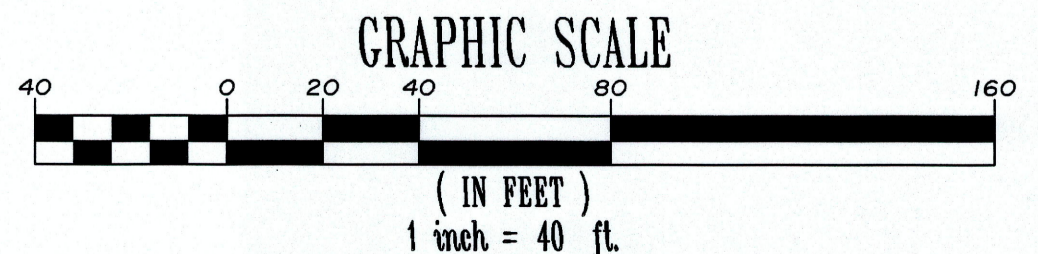


Table with 4 columns: ORIGINAL TRACT, AREA (ACRES), NEW LOT, AREA (ACRES). Rows include Hubert Fisher, II & Robyn G. Brogdon Tract (1.055± acres split into Lot 1 and Lot 2) and Hubert Fisher, III Brogdon Tract (4.417± acres split into Lot 2 and Lot 3). Total area is 5.472± acres.

Revisions table with 3 columns: #, DATE, REVISION. One revision listed for 3/28/2024 regarding address planning comments.

PLANNING FILE NO. 4-SD-24-F



NOTES

- 1) RECORD INFORMATION AS FOLLOWS: PARCEL 083 014.03 OWNER: HUBERT FISHER II & ROBYN G. BROGDON... PARCEL 083 014.05 OWNER: HUBERT FISHER BROGDON III... 3) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE TWO PROPERTIES LISTED ABOVE AND CREATE THREE (3) NEW LOTS. 3) GNSS INFORMATION: HORIZONTAL DATUM: NAD83(2011)...

FEMA FIRM INFORMATION:

- 4) FLOOD MAP NO. 47093C0301F (EFFECTIVE MAY 5 AUGUST 2013) SPECIAL FLOOD HAZARD AREA: ZONE X (OTHER AREAS) - OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD HAZARD AND ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH DETERMINED BASE FLOOD ELEVATIONS). 5) IRON PINS AT ALL CORNERS, UNLESS DESIGNATED OTHERWISE. 6) 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. 9) SUBJECT PROPERTY IS ZONED A: "AGRICULTURAL DISTRICT" AND IS SUBJECT TO CURRENT ZONING REQUIREMENTS. 10) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, 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. SAID SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE. 11) SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY.

PER KNOXVILLE-KNOX PLANNING SUBDIVISION REGULATIONS A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS:

- ALONG INSIDE OF EXTERIOR LOT LINES AND ADJOINING STREETS AND LOT LINES ADJOINING RIGHTS-OF-WAY (INCLUDING J.P.E.); 10' - ALONG INSIDE OF ALL OTHER EXTERIOR LOT LINES AND EACH SIDE OF INTERIOR LOT LINES; 5' 13) OVERHEAD UTILITIES EXIST ON THE SUBJECT PROPERTY THAT SERVICES OTHER LANDS. NO DOCUMENTS WERE FOUND OF RECORD FOR THESE UTILITIES, BUT PRESCRIPTIVE EASEMENTS MOST PROBABLY EXIST FOR THESE FEATURES. 14) NO ADDITIONAL LOTS CAN BE CREATED ON THE JOINT PERMANENT EASEMENT WITHOUT IMPROVING THE ACCESS. 15) THE JPE IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE OR KNOX COUNTY. THE JPE SHALL ALSO FUNCTION AS A UTILITY EASEMENT. 16) THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.

VARIANCE

A VARIANCE WAS APPROVED BY THE KNOXVILLE/KNOX COUNTY PLANNING COMMISSION TO ALLOW TO CREATE ONE ADDITIONAL LOT ON A PREVIOUSLY APPROVED JOINT PERMANENT EASEMENT (JPE) WITHOUT REQUIRING THE JPE TO MEET THE APPLICABLE REQUIREMENTS OF SECTION 303.E.

BENCHMARK ASSOCIATES, INC. Land Surveyors



Final Plat of Subdivision of the Brogdon Place Properties

20-MARCH-2024 SCALE: 1"=40' DRAWN BY: EIP FILE NAME: 23205-FF BM PROJECT NO.: 23-205

FINAL PLAT SHEET

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