

Final Plat of the Taylor Fugatt Property and Access Corridor

Instrument 202401240035368

Tax ID 082EG001

Two Total Lots

Contains a Total of 0.918 Acre (40,005 sq.ft.)

Old File Number is 4-AA-24

New File Number is 8-SB-24-F

See Previously Recorded Plat Recorded in Plat Cabinet A Slide 268B



Magnetic north as observed by compass on 04/10/2024

- Legend
- Iron pin (set) = 5/8" x 18" rebar, set during this survey
 - IF = Iron pin (found)
 - R/W = Right-of-way
 - OTP = Open top pipe

- NOTES
- 1) The property shown hereon is not located within a special flood hazard area.
 - 2) The property shown hereon is Zoned RH-1.
 - 3) The property shown hereon is located within a landslide protection plan area. There may be additional requirements when a building permit is applied for.

- 2) There will be standard drainage and utility easements granted. These required utility and drainage easements shall be ten (10) feet in width, made of exterior lot lines, utility, streets and private, right-of-way, roadway, driveway, easement, and driveway 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.
- 3) The property shown hereon is subject to all existing easements, rights-of-way, covenants, and restrictions, whether or not shown on this plat.

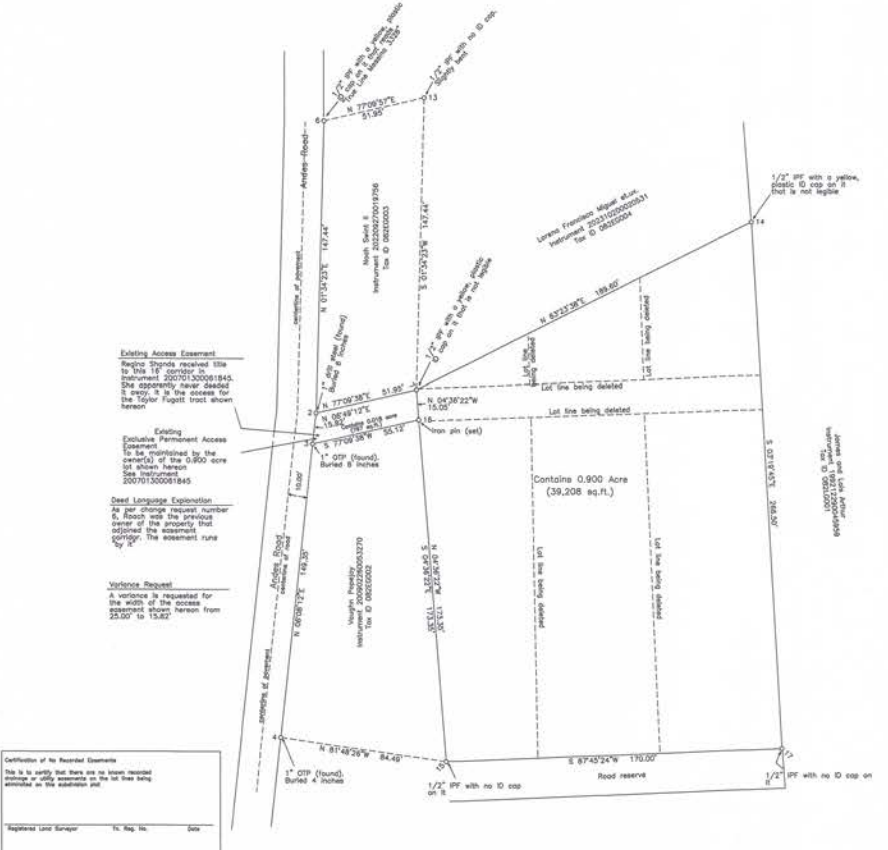


Unless stated otherwise hereon, this survey was prepared without the benefit of abstract of title. No liability is assumed by the surveyor signing hereon for any loss resulting to any other party that might be discovered by an abstract or title search of the property. Unless stated otherwise hereon, no evidence of any type of easements, including easements or any structure thereto, were located during the survey of the premises. If easement information is needed, an abstract of title and a detailed inspection of the premises is required to be performed at an additional fee. No liability is assumed by the surveyor signing hereon for any loss that may be associated with the existence of any type of easements. No investigation was made during the performance of the survey to discover the existence of any structures which may indicate the location of buried utilities on the premises. Buried utilities may or may not exist. Interested parties should investigate the existence of utilities, if any, and verify the premises shown and described hereon are subject to any existing easements, rights-of-way, restrictions, and setback lines whether or not they may be shown on the plat hereon or whether or not recorded in the public records.

On the basis of my knowledge, information, and belief, I certify to Clayton Homes that, as a result of a survey, made to the normal standards of care of professional surveyors practicing in Tennessee, I find the information shown hereon to be correct. The survey was performed under my direct supervision using the minimum known method of surveying. Bearings and distance shown hereon have not been adjusted for closure. The bear and angular errors of closure meet or exceed minimum state requirements. This plat is prepared for the exclusive use of the parties, persons, or entity named in this certification. This certification does not extend to any unnamed persons, persons, or entity, without an express recertification by the surveyor signing hereon naming said persons, persons, or entity.

I hereby further certify that this is a Category A survey and that the unadjusted ratio of precision is 1 part in 12,254 feet.

Surveyor's Signature: *[Signature]* Date: 07/24/24



Existing Access Easement
 Recon Stands received title to this instrument 202401240035368. This instrument 202401240035368. This instrument 202401240035368. This instrument 202401240035368.

Deed Language Explanation
 All per change request number 6, through with the previous center of the property that defined the easement. The easement runs 30' from the center of the property to the center of the road.

Certification of No Recorded Encumbrances
 This is to certify that there are no known recorded encumbrances on the addition and on the lot here being

Applicant Last Name: Taylor Fugatt
 Title: Reg. No. [Blank] Date: [Blank]

Planning Staff Certification of Approval for Recording - Final Plat
 This is to certify that the subdivision and show hereon has been found to comply with the Subdivision Regulations of Tennessee and that the City of Knoxville is satisfied with the information shown hereon and that the City of Knoxville is satisfied with the information shown hereon.

Authorized Signature: *[Signature]* Date: 07/24/24

City of Knoxville
 Engineering Director

Addressing Department Certification
 The undersigned, hereby certify that the subdivision comes and all of the information shown hereon complies with the Subdivision Regulations of Tennessee and that the City of Knoxville is satisfied with the information shown hereon.

Authorized Signature: *[Signature]* Date: 07/24/24

City of Knoxville Department of Engineering
 The Knoxville Department of Engineering hereby approves this plat as the final plat.

Owner Certification for Public Street and Water Service - Water Subdivision
 I, Taylor Fugatt, the undersigned owner of the property shown hereon, do hereby certify that I am the owner of the property shown hereon, that I am the owner of the property shown hereon, that I am the owner of the property shown hereon.

Owner Signature: *[Signature]* Owner Printed Name: Taylor Fugatt
 Date: 07/24/24

Certification of Owners and General Definition
 I, Taylor Fugatt, the undersigned owner of the property shown hereon, hereby certify that I am the owner of the property shown hereon, that I am the owner of the property shown hereon, that I am the owner of the property shown hereon.

Owner Signature: *[Signature]* Owner Printed Name: Taylor Fugatt
 Date: 07/24/24

Utility Provider - Gas Subdivision
 I, Taylor Fugatt, the undersigned owner of the property shown hereon, do hereby certify that I am the owner of the property shown hereon, that I am the owner of the property shown hereon, that I am the owner of the property shown hereon.

Authorized Signature: *[Signature]* Date: 07/24/24

Utility Provider - Electric Subdivision
 I, Taylor Fugatt, the undersigned owner of the property shown hereon, do hereby certify that I am the owner of the property shown hereon, that I am the owner of the property shown hereon, that I am the owner of the property shown hereon.

Authorized Signature: *[Signature]* Date: 07/24/24

Utility Provider - Sewer Subdivision
 I, Taylor Fugatt, the undersigned owner of the property shown hereon, do hereby certify that I am the owner of the property shown hereon, that I am the owner of the property shown hereon, that I am the owner of the property shown hereon.

Authorized Signature: *[Signature]* Date: 07/24/24

Client Information:
 Clayton Homes
 4508 Clinton Highway
 Knoxville, Tennessee 37912

Owner Information:
 Taylor Fugatt
 231 Comfort Street
 Knoxville, Tennessee 37921



Comparoni & Associates Surveying
 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 = comparonisurveying94@yahoo.com

Plot showing the results of a survey of the Taylor Fugatt property recorded in instrument 202401240035368 and the entrance corridor that was created to serve said lot.
 Located on the east side of Andes Road, Block 30130, Ward 30, City of Knoxville, Civil District 7, Knox County, Tennessee
 Contains 0.900 acre
 Scale 1 inch = 30 feet
 Surveyed by Mark A. Comparoni, Tn. R.L.S. No. 1626
 Surveyed on 04/10/2024
 Drawn by Mark A. Comparoni, Tn. R.L.S. No. 1626
 Drawn on 04/14/2024
 Survey was requested by Chris Lane of Clayton Homes in Knoxville, Tennessee
 Job number 24-190-12-13
 File name FUGATT*
 Bearings are based on the magnetic meridian of April, 2024 (observed)