

NORTH
TENNESSEE STATE
PLANE COORDINATE
SYSTEM NAD83 (2011)

SCALE IN FEET
0 80 160

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
HEREBY APPROVES THIS PLAT ON

THIS THE 27th DAY OF January, 2026

Jeffrey Rice, Jr. for Jim Swanson
ENGINEERING DIRECTOR

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING

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 *Jeffrey Rice, Jr.* FR

DATE 1/27/2026

COUNTY - RELEASE OF EASEMENTS

EXCEPT AS NOTED OR SHOWN ON THIS PLAT, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS PLAT.

THE FOLLOWING PARTIES DO NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES WITHIN THE PREVIOUSLY ESTABLISHED EASEMENT, WHETHER OR NOT SHOWN ON THIS PLAT. ANY RELOCATION OF EXISTING FACILITIES WILL BE MADE AT THE PROPERTY OWNER'S EXPENSE. IF FACILITIES ARE RELOCATED, THE EASEMENT RIGHTS WILL BE RELEASED.

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

SIGNED *Jeffrey Rice, Jr.* for Jim Swanson 1/27/2026

WATER - WEST KNOX UTILITY DISTRICT

SIGNED *Christian Kidd* 1/23/2026

SEWER - WEST KNOX UTILITY DISTRICT

SIGNED *Christian Kidd* 1/23/2026

ELECTRIC - KUB

SIGNED *Matthew Jones* 1/23/2026

GAS - KUB

SIGNED *Matthew Jones* 1/23/2026

TELEPHONE - AT&T

SIGNED *Ed Finley* 01.26.2026

CABLE TELEVISION - XFINITY

SIGNED *Michelle Moore* 01.26.26

OWNER CERTIFICATION ON RELEASE OF EASEMENT

(I, WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT EASEMENT RIGHTS FOR ANY EXISTING FACILITIES ARE NOT BEING RELEASED AND IT IS OUR RESPONSIBILITY TO VERIFY WITH ABOVE PARTIES IF THERE ARE ANY EXISTING FACILITIES ALONG THE LOT LINES BEING ELIMINATED BY THIS PLAT BEFORE DIGGING OR CONSTRUCTING ANY BUILDING OR STRUCTURE.

MARGARET T. SHARP *Margaret T. Sharp*

OWNER PRINTED NAME

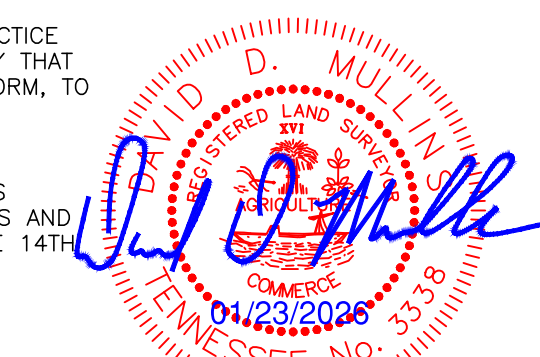
DATE 01/22/2026

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 14TH DAY OF JANUARY 2026.

CERTIFICATION OF THE ACCURACY OF THE SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS STANDARDS OF PRACTICE.



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 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

MARGARET T. SHARP

OWNER(S) PRINTED NAME

Margaret T. Sharp

SIGNED

01/22/2026

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.

SIGNED

01/27/2026

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.

West Knox Utility District

UTILITY PROVIDER

Christian Kidd 1/23/2026

AUTHORIZED SIGNATURE FOR UTILITY DATE

CERTIFICATION OF ZONING

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:

ZONING SHOWN ON OFFICIAL MAP: RA & A

1/27/2026

DATE

TAXES AND ASSESSMENT CERTIFICATION

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

CITY TAX CLERK SIGNED

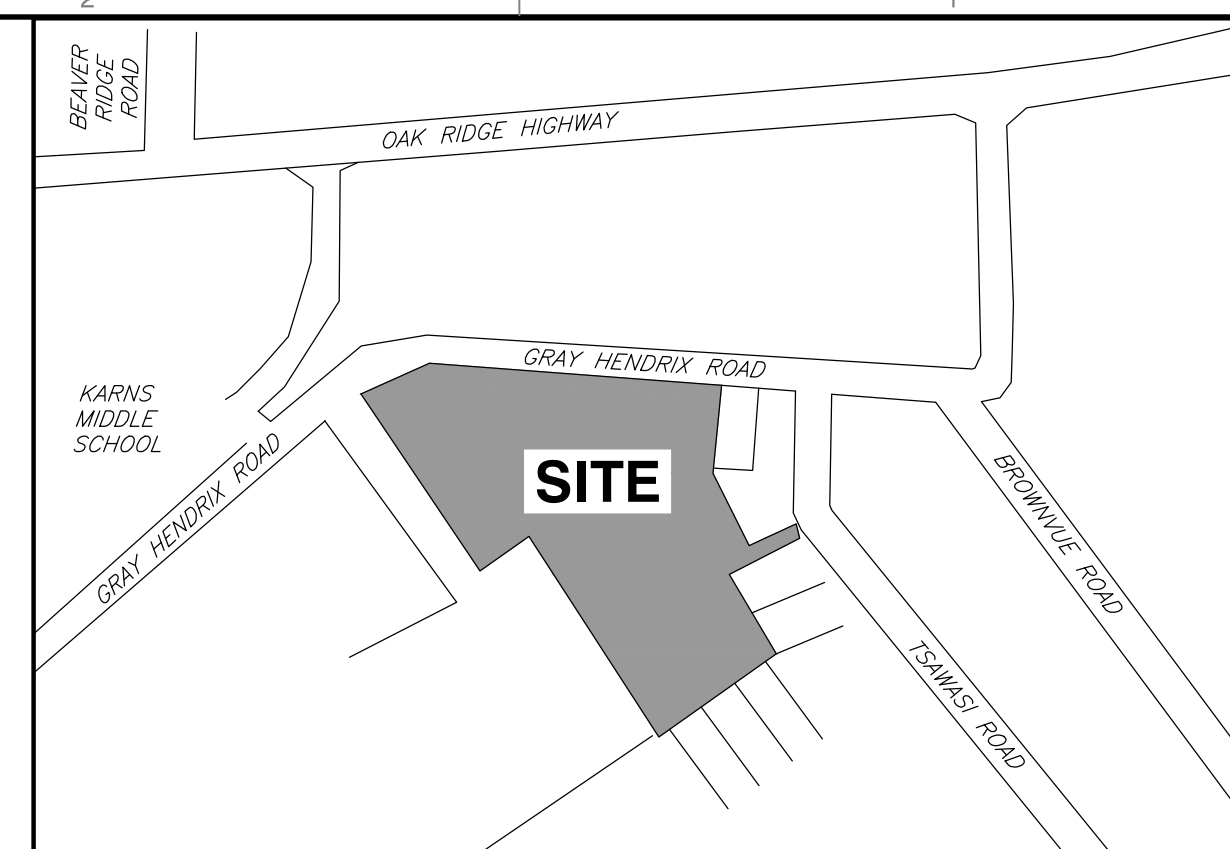
DATE

Justin Briggs

KNOX COUNTY TRUSTEE SIGNED

01/27/2026

DATE



LOCATION MAP
N.T.S.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 86°30'17" E	89.77'
L2	S 03°32'34" W	10.00'
L3	N 03°28'25" E	9.98'
L4	S 86°30'18" E	67.82'
L5	N 63°06'58" E	119.32'
L6	S 26°48'28" E	40.02'

NOTES:

- BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011).
- NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, THEREFORE EASEMENTS AND RIGHT OF WAYS NOT SHOWN MAY EXIST.
- ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- ADJOINING PARCEL LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
- DISTANCES ARE BASED ON A FIELD SURVEY USING GPS AND EDM EQUIPMENT.
- AREA WAS DETERMINED BY COORDINATE GEOMETRY.
- GPS SURVEY DATA
(A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC
(B) POSITIONAL ACCURACY: 0.07 FEET
(C) DATE OF SURVEY: 10/30/2025 THROUGH 11/18/2025
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) GEOD MODEL: GEOD 18
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811
- THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) ACCORDING TO F.I.R.M. MAP 4709300251F OF KNOX COUNTY, HAVING AN EFFECTIVE DATE OF 5/02/2007. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD. THE LIMITS OF THE SFHA SHOWN HEREON HAVE BEEN TAKEN FROM THE NATIONAL FLOOD HAZARD GIS DATABASE AVAILABLE THROUGH THE FEMA MAPPING SERVICE CENTER AND ARE DEPICTED BY SCALE MAP LOCATION AND GRAPHIC PLOTTING ONLY.
- SET PROPERTY CORNERS ARE MARKED WITH 5/8" DIAMETER REBAR WITH A "CEC" CAP, MAG NAIL WITH "CEC" WASHER, OR MAG NAIL.
- PROPERTY IS ZONED "A" AND "RA" PER CURRENT ASSESSMENT RECORDS.
- STANDARD UTILITY AND DRAINAGE EASEMENTS:
TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY.
FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOTS LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL ID: 091 012.01, 091 012.02 AND 091 012.03 BY ADJUSTING THEIR LOT LINE LOCATIONS AND TO CREATE A FOURTH LOT.
TOTAL AREA SURVEYED: 521,849 SQ. FT. OR 11.98 ACRES
TOTAL NUMBER OF LOTS: 4
LOT 1R: 94,525 SQ. FT. OR 2.17 ACRES
LOT 2R: 130,244 SQ. FT. OR 2.99 ACRES
LOT 3: 95,396 SQ. FT. OR 2.19 ACRES TOTAL, 87,678 SQ. FT. OR 2.01 ACRES EXCLUDING EASEMENT LOT 4: 201,683 SQ. FT. OR 4.63 ACRES TOTAL, 193,830 SQ. FT. OR 4.45 ACRES EXCLUDING EASEMENT AND ACCESS STRIP.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- THIS IS A CATEGORY 1 & IV SURVEY AS PER THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS IN CHAPTER 0820-03 STANDARDS OF PRACTICE.

12-HH-25



Civil & Environmental
Consultants, Inc.

2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

RE-SUBDIVISION OF
ROY G. & MARGARET T. SHARP PROPERTY
PARCEL ID: 091 012.01, 091 012.02, 091 012.03
6TH CIVIL DISTRICT - KNOX COUNTY, TN

DRAWN BY: JER [CHECKED BY: ZKG] APPROVED BY: DDM
DATE: JANUARY 22, 2026 DWG SCALE: 1"=80' PROJECT NO: 356-845

MARGARET & GLENN SHARP
3016 GRAY HENDRIX ROAD
KNOXVILLE, TENNESSEE

PLAT
SHEET 1 OF 1

SUBJECT PROPERTY INFORMATION:

PARCEL ID: 091 012.01
PARCEL ID: 091 012.02
PARCEL ID: 091 012.03

OWNER: ROY G. & MARGARET T. SHARP
3016 GRAY HENDRIX RD
KNOXVILLE, TN 37931

TOTAL AREA PER SURVEY = 521,849 SQUARE FEET OR ±11.98 ACRES

TOTAL NO. OF UNITS CREATED BY PLAT: 4

PROPERTY ADDRESS:
GRAY HENDRIX ROAD
KNOXVILLE, TENNESSEE - 37931

CURRENT PROPERTY RECORDS:
PLAT REFERENCE: 201205140064006
PLAT REFERENCE: 201908120010165
DEED REFERENCE: 201908140011114
DEED REFERENCE: 201204050065728
DEED REFERENCE: 197506240009295