

Certificate of Ownership
 (I, We) the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan 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 record this plat.

Owner(s) Printed Name: Deborah Webb
 Signature(s): *Deborah Webb*
 Date: 1-10-2024

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Owner(s) Printed Name: Denise Morrow Buckner
 Signature(s): *Denise Morrow Buckner*
 Date: 01/10/2025

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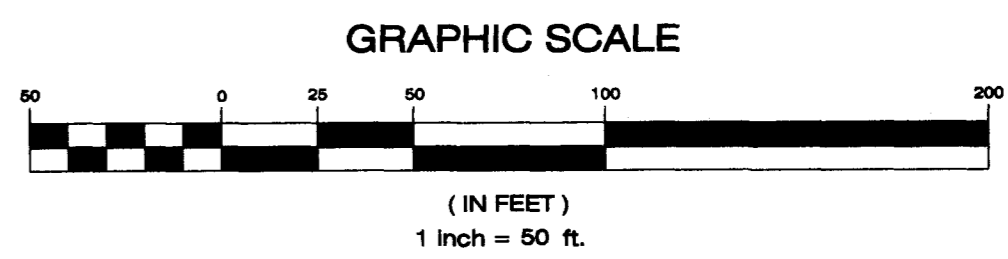
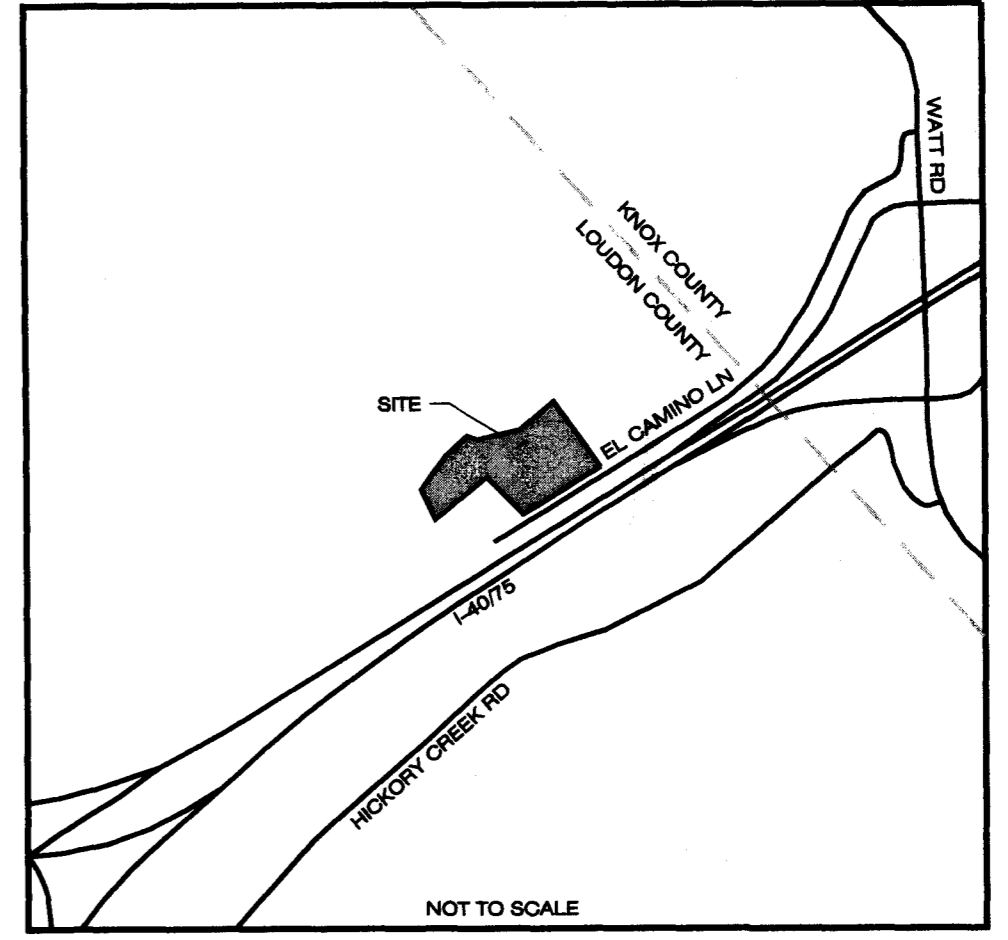
Owner(s) Printed Name: Lella Dixon
 Signature(s): *Nikki Dixon by Attorney ATIF*
 Date: 01/10/2025

Brandon Wesley Smith Common Heir Law

MVP REAL ESTATE LLC
 TAX MAP 004 PARCEL 004.00
 DEED BOOK 454, PAGE 269

MVP REAL ESTATE LLC
 TAX MAP 004 PARCEL 004.00
 DEED BOOK 454, PAGE 269

NEETIE DIXON
 TAX MAP 004 PARCEL 004.01
 DEED BOOK, PAGE 466



legend

- (O) - monument (old)
- (N) - monument (new)
- - utility pole
- - overhead utility line
- - sign pole

- GENERAL NOTES**
- (G1) The purpose of this plat is to combine three tracts into one.
 - (G2) Verify exact size, depth and location of all underground utilities prior to construction.
 - (G3) Property subject to all applicable easements, setback and restrictions of record.
 - (G4) Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
 - (G5) This survey plat does not warrant title.
 - (G6) Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
 - (G7) By graphic plotting, this property lies in Zone X on FEMA Panel #47105C00500, 47105C01250, 47105C02050, 47105C01000, which bears an effective date of 5-16-07, and is not in a special flood hazard area.
 - (G8) Total Tracts = 1 Total Area = 7.55 acres / 329,082 s.f.

- UTILITY INFORMATION**
- (U1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
 - (U2) Verify exact size, depth and location of all underground utilities prior to design and / or construction.
 - (U3) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

- ZONING INFORMATION**
- (Z1) Property is zoned A-1 & C-2
 - (Z2) Verify full zoning regulations by contacting the local zoning authority.

SURVEYOR'S CERTIFICATION

CERTIFICATE OF ACCURACY
 I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1 : 10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and/or not apparent in the field may or may not be discovered by a title search by a title attorney.

A portion of the subject property was surveyed with RTK GPS observations using survey grade GPS receivers and conforms to redundancy and accuracy required to comply with rules set forth by Tennessee Board for Land Surveyors and Tennessee Code Annotated chapter 62.

I further certify that this survey is not a plat of subdivision as defined at TCA 13-4-301, is 5 acres or more, does not create any new streets or roads, requires no public utility improvements, requires no new sanitary sewer lines, & does not correct any drawing of property that has been originally subdivided within a subdivision which has a recorded plat in the Register's Office.

Zebulon W. Beason 1/9/25
 Zebulon W. Beason TN RLS #3144 Date



PK/PG: 4/167-167
 25000276

TYPICAL LARGE MAP	
PAM BATCH 204529	
01/14/2025 - 11:00 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DPI FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

TAMMY GALLAHER
 REGISTER OF DEEDS

LINE TABLE

LINE	LENGTH	BEARING
L1	23.31	N88°25'34"E
L2	61.29	S71°29'03"E
L3	59.93	N50°32'51"E

TRACT 1
 7.55 ACRES
 329,082 S.F.

REMAINING ACERAGE GREATER THAN 5 ACRES DEBORAH WEBB TAX MAP 004 PARCEL 019.00 DEED BOOK T1581, PAGE 936

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MBI

MBI COMPANIES INC.
 299 N. WEBBARGER ROAD
 KNOXVILLE, TN 37919
 PHONE: (865) 584-0999
 FAX: (865) 584-5213
 WEB: mbicompanies.com

811
 Know what's below.
 Call before you dig.
 In Tennessee call 811 or 1-800-351-1111

OWNER:
 Deborah Webb
 8600 Kingsridge Dr
 Knoxville, TN 37923
 Denise Morrow Buckner
 2843 Fisherman St
 Kodak, TN 37764
 Lella Dixon
 18200 El Camino Ln
 Lanier City, TN 37771

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THE BUCKNER, DIXON & WEBB PROPERTIES

EXEMPT PLAT OF

Loudon County, Tn
 District: 05
 Tax Map 004, Parcel 019.00
 Deed Ref(s): Book T1581, Page 936
 Plat Ref(s):

Crew Chief: B. Pate/B. Satterfield
 Drawn By: B. Myhre
 Appvd. By: Z. Beason

Field date: 11-22-24
 Drawing date: 1-9-25
 Last Revision:

Scale: 1" = 50'
 Job No. 241462
 SHEET NO.: 1 OF 1