

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(LWE)\_\_\_\_\_

THE  
UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY  
ADOPT AS MY PLAN OF SUBDIVISION AND DEDICATE THE  
STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY  
CERTIFY THAT (LWE) AM THE OWNER IN FEE SIMPLE OF THE  
PROPERTY, AND AS PROPERTY OWNER HAVE AN UNRESTRICTED  
RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS  
SHOWN ON THE PLAT. I FURTHER CERTIFY THAT ALL RESTRICTIVE  
COVENANTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER  
SHOWN ON THE PLAT OR ARE REFERRED TO THEREON, WITH  
COPIES OF THE REFERRED TO COVENANTS FILED WITH THE KNOX  
COUNTY REGISTER OF DEEDS.

117/-/021.01  
DAVID & NANCY CALDWELL  
IN.BK.201301290049454

117/-/020.00  
FREEDOM FELLOWSHIP  
CHRISTIAN CHURCH  
WD.BK./PG. 2326/998

117/-/059.00  
MICHAEL & THEA WIERSTRA  
IN.BK.201103020052138  
ALLIED BUILDERS  
IN.MAP# 197103180016987

SQUARE BAR(F)

N44°42'19"E  
224.31'

1/2"IP(F)@WP

N44°42'39"E  
123.87'

PILE OF STONES(F)

S43°21'35"E  
800.36'

117/-/054.03  
DONALD L THOMAS  
WD.BK./PG. 1987/1086

9.18 Ac.

128°23'  
N34°08'57"W

134.20'

117/-/058.00  
MELISSA & ROBERT McMAHAN  
IN.BK.201801150041698  
ALLIED BUILDERS  
IN.MAP# 197103180016988

117/-/056.00  
SAMUEL NEELEY  
IN.BK.200909210020844

117/-/056.01  
SAMUEL NEELEY  
WD.BK./PG. 1690/728

117/-/055.00  
STEPHEN & TONI MEALOR  
IN.BK.202304100054351

DRILL STEEL(F)

PIPE(F)

27.75'

1/2"IP(F)  
POB

5/8"IP(F)  
PP

YARNELL RD.

S45°46'16"W  
20.61'

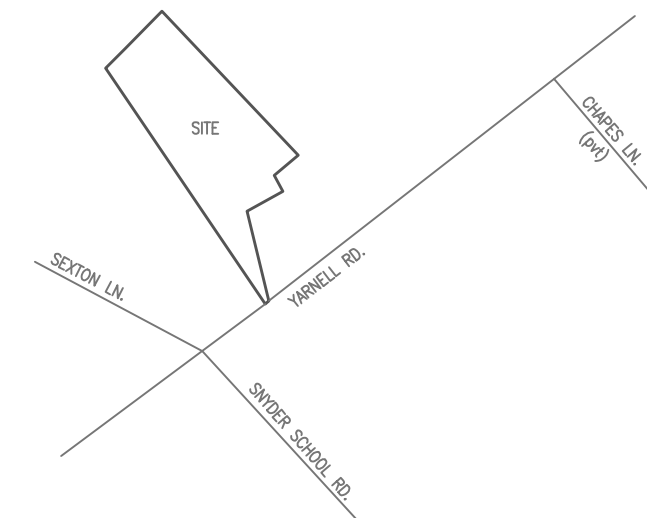
LINE NOT TO SCALE

NAIL(F)  
AT THE INTERSECTION  
SNYDER SCHOOL RD.

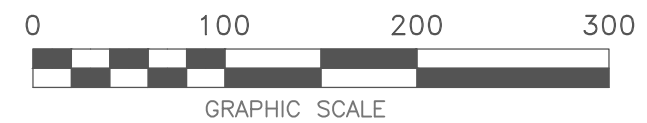
LEGEND

- IP IRON PIN
- (F) EXISTING MONUMENTATION FOUND
- (S) MONUMENTATION SET NEW
- CP CALCULATED POINT
- WM WATER METER
- PP ELECTRIC POLE
- SP ELECTRIC SERVICE POLE
- NEW LOT NUMBER
- ORIGINAL LOT NUMBER PRIOR TO RESUB.
- CL CENTERLINE
- ◆ FIRE HYDRANT

Tn. State Grid



LOCATION MAP (NOT TO SCALE)



NOTES:  
NEW IRON PINS SET AT ALL CORNERS, AT TIME OF SURVEY,  
UNLESS OTHERWISE NOTED.

UTILITY AND DRAINAGE EASEMENT OF 10' ALONG ALL EXTERIOR  
SUBDIVISION BOUNDARIES AND ALONG RIGHT OF WAYS, 5'  
ALONG ALL INTERIOR LOT LINES.

PROPERTY CONSISTS OF ONE LOT WITH A TOTAL AREA OF 9.18  
ACRES.

OWNERS:  
RUSH WILLIAM FLANAGAN  
513 W. RIDGECREST DR.  
KINGSTON, TN. 37760  
CLIENT:  
KENNY PHILLIPS  
865-938-3403

FLOOD CERTIFICATION  
This is to certify that I have examined the federal  
insurance administration flood hazard map and found the  
described property  
is **not** located within a special flood hazard area.

CERTIFICATE OF ACCURACY AND PRECISION  
I hereby certify that this is a category IV survey and  
the ratio of precision of the unadjusted survey is  
1:15,000 or greater as shown hereon and that this  
survey was performed in compliance with current  
Tennessee Minimum Standards of Practice.

Part or All of this survey was performed using a CARLSON BRX7  
MULTIPLE FREQUENCY RECEIVER.  
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.  
Type of GPS field procedure: Real Time Kinematic Network  
Datum/Epoch: Horizontal-NA83, Vertical-NA83  
Published/Fixed-control used: TDOT GNSS Reference Network  
Geoid Model: 2018  
Combined grid heights: none applied

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

CERTIFICATION OF ACCURACY

I CERTIFY THAT THE PLAT DESCRIBED HEREON, IS A TRUE  
AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY  
THE REGIONAL PLANNING COMMISSION AND THAT  
MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO  
THE SPECIFICATIONS OF THE REGIONAL PLANNING  
COMMISSION.

19th DAY OF NOVEMBER, 2025

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

EXEMPT CERTIFICATION

I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF  
SECTION 13-3-401 OF THE TENNESSEE CODE, ANNOTATED AND IS  
EXEMPT FROM THE REQUIREMENTS OF THE KNOXVILLE/KNOX  
COUNTY MINIMUM SUBDIVISION REGULATIONS, BECAUSE (a) NO NEW  
STREET OR UTILITY CONSTRUCTION IS REQUIRED, AND (b) ALL  
RESULTANT TRACTS ARE FIVE (5) FIVE ACRES OR GREATER IN  
SIZE.

EDDY R. GARRETT, RLS NO. 1544  
DATED: NOVEMBER 19th, 2025



SURVEY FOR:  
RUSH WILLIAM FLANAGAN PROPERTY

Located within the 8th district of KNOX county, Tennessee

Tax Map/Group/Parcel# 117/-/057.00 Deed Ref. Bk./Pg: 902/1255

Bearing Base: Tn. State Grid

GARRETT  
&  
ASSOCIATES

EDDY R. GARRETT, RLS#1544

4839 SHADY RD., STRAWBERRY PLAINS, TN 37871  
PHONE: (865)-933-5622 FAX: (865)-933-1277  
EMAIL: GARRETT1544@BELLSOUTH.NET

LAND SURVEYORS

DATE 11/19/2025  
REVISIONS  
DRAWN BY TDH



SCALE 1"= 100'  
DRAWING NO. 25-286