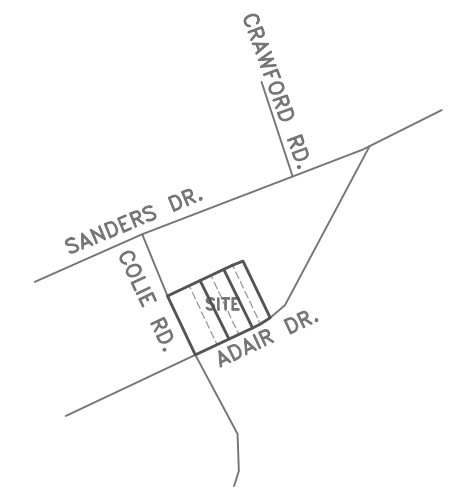
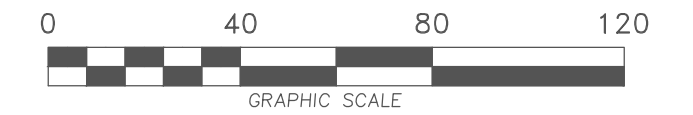


LEGEND

- IP IRON PIN
- (F) EXISTING MONUMENTATION FOUND
- (S) MONUMENTATION 1/2" IRON PIN SET NEW
- CP CALCULATED POINT
- WM WATER METER
- PP ELECTRIC POLE
- SP ELECTRIC SERVICE POLE
- LOT # NEW LOT NUMBER
- (LOT#) ORIGINAL LOT NUMBER PRIOR TO RESUB.
- OVERHEAD UTILITIES
- OLD LOT LINES TO BE REMOVED BY THIS PLAT(TYPICAL)



LOCATION MAP (NOT TO SCALE)



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:

1. The required utility and drainage easement shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way (including Joint Permanent 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. Except as modified by the subdivision waiver.

NOTES:
NEW 1/2" IRON PINS SET AT ALL CORNERS, AT TIME OF SURVEY, UNLESS OTHERWISE NOTED.

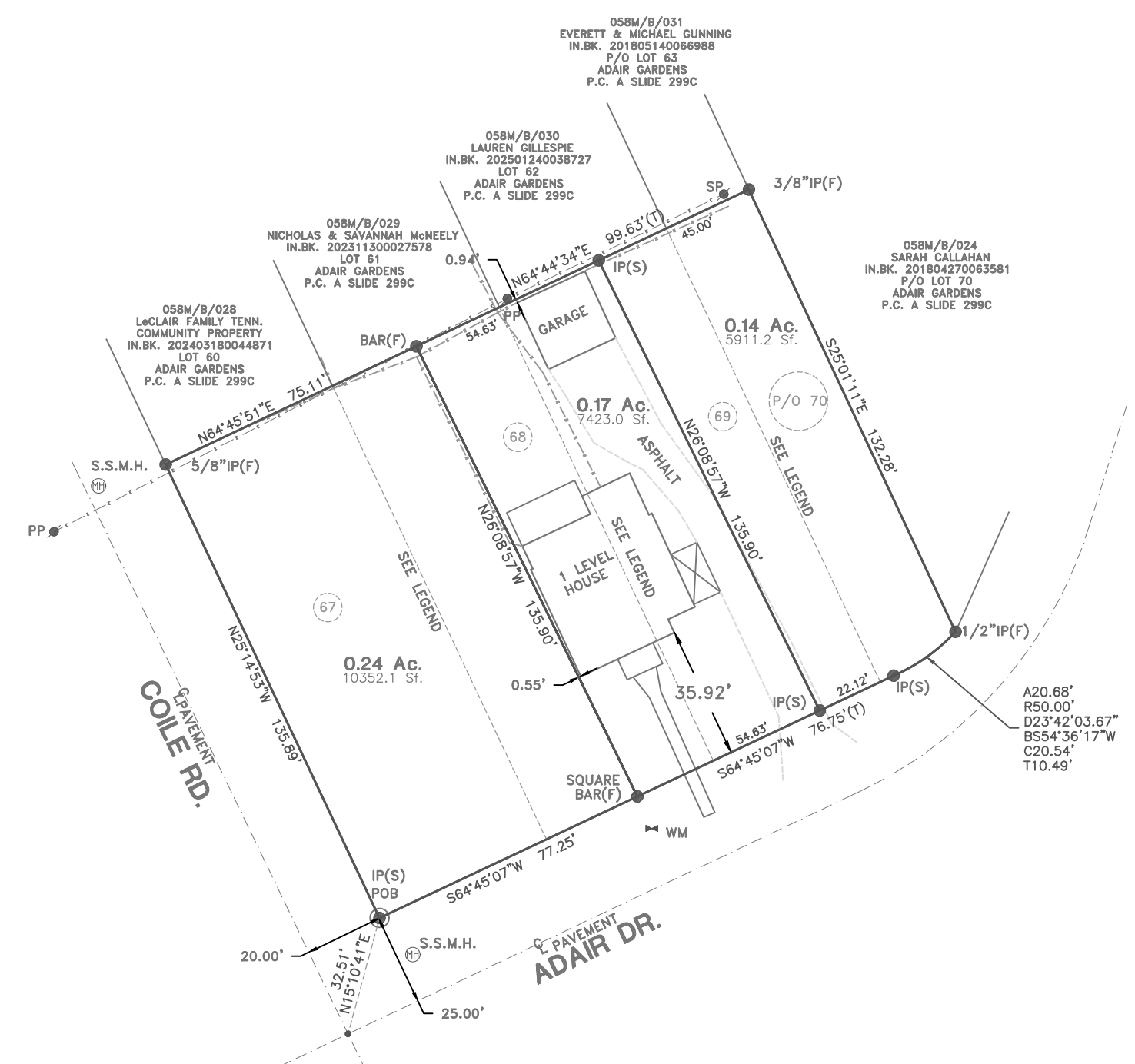
PROPERTY IS ZONED RN-1. BUILDING SETBACKS ARE PER ZONING.

MAKING A TWO LOT SUBDIVISION

THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

PROPERTY CONSISTS OF THREE LOT(S) WITH A TOTAL AREA OF 0.55 ACRES 23,686.3 SF.

OWNERS:
BRENDA G NEWTON
205 ADAIR DR.
KNOXVILLE, TN. 37918
AGENT:
KENNY PHILLIPS
865-938-3403



Certification of the Accuracy of Survey
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors—Standards of Practice.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors—Standards of Practice.
Registered and Licensed Surveyor
Eddy R. Garrett
Tennessee License No. 1544
Date: 4/9/2026

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—NAD 83, Vertical—NAVD 88
Published/Fixed-control used: TDOT GNSS Reference Network
Geoid Model: 2011
Combined grid heights: none applied

Eddy R. Garrett
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

SURVEY PLAT:
BRENDA G NEWTON PROPERTY
Located within the 2nd district of KNOX county, Tennessee within the city of: KNOXVILLE CITY WARD: 34th CITY BLOCK: 34268
SUBDIVISION: LOTS 67-69&P/O LOT 70 ADAIR GARDENS, AN ADDITION TO THE CITY OF KNOXVILLE, TENNESSEE (P.C. A SLIDE 299C)
058M/B/025.00
058M/B/026.00
058M/B/027.00
Tax Map/Group/Parcel# _____ Deed Ref. Bk/Pg: 202405090055726
Bearing Base: Tn. State Grid

GARRETT & ASSOCIATES
EDDY R. GARRETT, RLS#1544
4839 SHADY RD., STAMBERY PLAINS, TN 37871
PHONE: (865)-933-5622 FAX: (865)-933-1277
EMAIL: GARRETT1544@BELL.SOUTH.NET

LAND SURVEYORS
DATE 4/9/2026
REVISIONS _____
DRAWN BY TDH
SCALE 1"= 40'
DRAWING NO. 26-099

