

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
(I, WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS (MY, OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER 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 DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

VERDEAUX INVESTMENTS, LLC. BY JOHN VERDEAUX DATE

CERTIFICATE OF NOTARY
STATE OF _____ COUNTY OF _____ ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY

APPEARED JOHN VERDEAUX FOR VERDEAUX INVESTMENTS, LLC. TO ME KNOWN TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL, THIS THE DAY AND YEAR ABOVE.

WRITTEN _____ NOTARY
MY COMMISSION EXPIRES _____ "SEAL"

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 _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR #1501

DATE

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS AN ACCURATE ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION; THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND ANY OTHER INFORMATION FURNISHED BY THE TITLE ATTORNEY; THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN; THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; & THAT THIS IS A CATEGORY 4 SURVEY, BEING A REMOTE SENSING SURVEY AS DEFINED UNDER RULE 0820.03--05(4) SET BY RULE 0820-03.07(5) UTILIZING REAL TIME KINEMATIC SURVEY PRACTICES AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS-STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR #1501

DATE

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS _____ DAY OF _____, 20____.

ENGINEERING DIRECTOR

DATE

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 WITH 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.

VERDEAUX INVESTMENTS, LLC. BY JOHN VERDEAUX

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 THE 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.

UTILITY PROVIDER(KUB)

DATE

CERTIFICATION OF APPROVAL OF PUBLIC SEWER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, 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 SANITARY SEWERS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER(KUB)

DATE

TAXES AND ASSESSMENTS

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

CITY TAX CLERK

DATE

KNOX COUNTY TRUSTEE

DATE

ZONING

ZONING SHOWN ON OFFICIAL MAP RN-1

ZONING REPRESENTATIVE

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.

ADDRESSING REPRESENTATIVE

DATE

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

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.

SIGNATURE

DATE

PROPERTY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C1	133.11'	80.50'	N 34°24'27" W	79.28'
(C1)	(133.11')	(80.49')	(N 34°35'02" W)	(79.27')
C2	80.32'	95.95'	N 11°25'27" W	90.35'
(C2)	(80.32')	(95.94')	(N 11°36'02" W)	(90.34')
C3	108.20'	67.37'	N 01°57'20" E	66.29'
(C3)	(108.20')	(67.36')	(N 01°46'45" E)	(66.28')

EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
[EC1]	[58.09']	[37.78']	[N 38°15'32" W]	[37.12']
[EC2]	[133.11']	[37.18']	[N 43°43'50" W]	[37.06']
[EC3]	[138.11']	[28.41']	[S 45°50'26" E]	[28.36']
[EC4]	[48.09']	[34.15']	[S 35°30'52" E]	[33.44']
[EC5]	[67.14']	[31.75']	[S 67°15'17" E]	[31.46']

EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
[EL1]	[N 67°15'17" W]	[103.11']
[EL2]	[N 62°12'23" W]	[32.55']
[EL3]	[N 46°46'14" W]	[33.37']
[EL4]	[N 74°50'41" W]	[32.74']
[EL5]	[N 38°16'03" E]	[5.00']
[EL6]	[S 74°50'41" E]	[40.21']
[EL7]	[S 46°46'14" E]	[34.51']
[EL8]	[S 62°12'23" E]	[35.31']
[EL9]	[S 67°15'17" E]	[47.08']
[EL10]	[S 67°15'17" E]	[22.40']
[EL11]	[S 15°46'58" W]	[10.07']

PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 60°09'09" W	52.26'
(L1)	(N 60°19'44" W)	(52.25')

- IRON PIN FOUND
● IRON PIN W/CAP
(N 0°0'0" E) RECORD CALLS
N 0°0'0" E FOUND CALLS
① LOT NUMBERS
○ SANITARY SEWER MANHOLE
○ UTILITY POLE
○ ELECTRIC METER
○ GUY WIRE
○ WATER METER
○ WATER VALVE

LEGEND

- OH—OH— OVERHEAD POWER LINE
—SS— SANITARY SEWER LINE
—30 RCP— STORM DRAIN PIPE & SIZE
—||—||— WOOD FENCE
—○—○— CHAIN LINK FENCE
—>>>— OF DITCH
[Pattern] GRAVEL DRIVEWAY
[Pattern] CONCRETE SIDEWALK
[Pattern] ASPHALT SURFACE
[Pattern] 10' SEWER LINE EASEMENT (TECHNICAL SERVICES MAP #46-000-D3-177)
[Pattern] 10' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT)

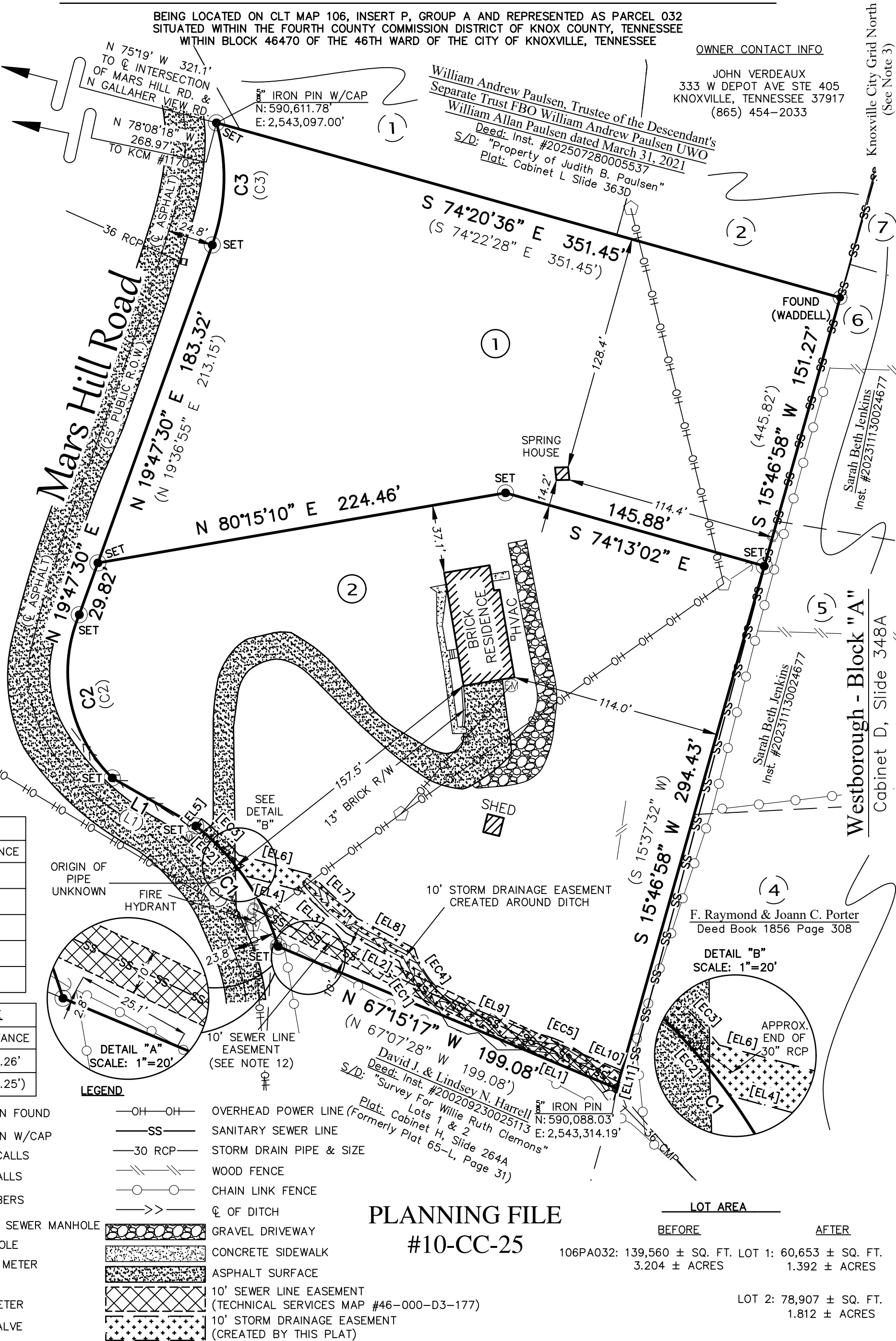
Final Plat of the Verdeaux Investments, LLC. Property

BEING LOCATED ON CLT MAP 106, INSERT P, GROUP A AND REPRESENTED AS PARCEL 032 SITUATED WITHIN THE FOURTH COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE WITHIN BLOCK 46470 OF THE 46TH WARD OF THE CITY OF KNOXVILLE, TENNESSEE

OWNER CONTACT INFO

JOHN VERDEAUX
333 W DEPOT AVE STE 405
KNOXVILLE, TENNESSEE 37917
(865) 454-2033

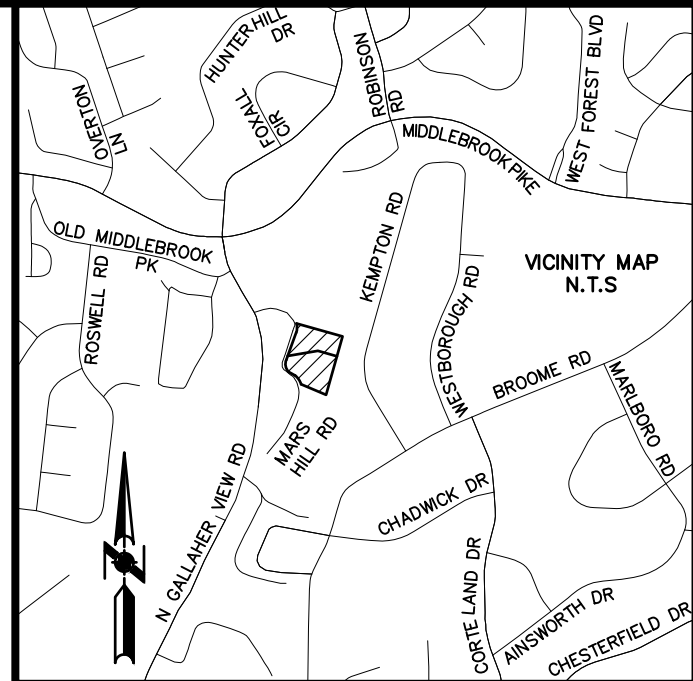
William Andrew Paulsen, Trustee of the Descendant's Separate Trust FBO William Andrew Paulsen UWO
Deed: Inst. #202507280005537
S/D: "Property of Judith B. Paulsen"
Plat: Cabinet L Slide 3630



PLANNING FILE
#10-CC-25

106PA032: 139,560 ± SQ. FT. LOT 1: 60,653 ± SQ. FT.
3.204 ± ACRES 1.392 ± ACRES

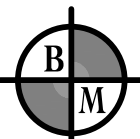
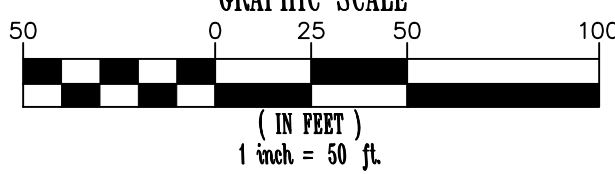
LOT 2: 78,907 ± SQ. FT.
1.812 ± ACRES



NOTES

- 1) RECORD INFORMATION AS FOLLOWS:
OWNER: VERDEAUX INVESTMENTS, LLC.
DEED: INSTRUMENT NO. 201804230062373
OF THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO SEPARATE LOTS FROM THE EXISTING PARCEL, CONSISTING OF 3.204 ± ACRES.
- 3) GRID NORTH IS BASED ON A BEARING OF N 02°11'19" E FROM CITY CONTROL POINT #165 TO #170. DISTANCES GIVEN ARE GROUND AND THE COMBINED SCALE FACTOR IS 0.99991036.
KCM #1170 - N: 590,667.064, E: 2,542,833.774
HORIZONTAL DATUM: NAD83(2011)
VERTICAL DATUM/GEIOD: NAVD88/2003
- 4) GNSS INFORMATION:
TDOT REFERENCE STATION: VRS CORS 96
RTK GNSS EQUIPMENT: CARLSON BRX7
DATE(S) OF OBSERVATION: 18, 19, & 22 SEPTEMBER 2025
EPOCH: 2010
COMBINED SCALE FACTOR AT SITE: 0.99990804
GNSS POSITIONAL QUALITY: H(0.09) V(0.15)
DISTANCES SHOWN HEREON: GROUND
- 5) FEMA FIRM INFORMATION:
FLOOD MAP NO. 4709300258F (EFFECTIVE 8/5/2013)
SPECIAL FLOOD HAZARD AREA: ZONE X (OTHER AREAS) - OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD HAZARD.
- 6) IRON PINS AT ALL CORNERS.
- 7) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITION NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811.
- 8) SUBJECT PROPERTY IS ZONED RN-1: "RURAL RESIDENTIAL DISTRICT" AND IS SUBJECT TO ANY CURRENT ZONING REQUIREMENTS ASSOCIATED THEREWITH.
- 9) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.
- 10) SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY.
- 11) 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. THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS 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.
- 12) NO EASEMENT FOR THE SANITARY SEWER LINE CROSSING THE SOUTHERN MARGIN OF LOT 2 WAS FOUND OF RECORD. EASEMENT LIMITS SHOWN ARE REFLECTIVE OF CITY OF KNOXVILLE TECHNICAL SERVICES MAP 46-000-D3-177. AT A MINIMUM, PRESCRIPTIVE EASEMENT RIGHTS MOST PROBABLY EXIST FOR SAID SEWER LINE.
- 13) THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

GRAPHIC SCALE



BENCHMARK ASSOCIATES, INC.

10308 Hardin Valley Road
Knoxville, Tennessee 37932
bma-ls.com

Member:
Tennessee Association of
Professional Surveyors

Land Planners



Land Surveyors

Phone (865) 692-4090
Facsimile (865) 692-4091

Final Plat of the
Verdeaux Investments, LLC. Property

Site Address:
Mars Hill Road
Knoxville, Tennessee 37923

FINAL PLAT

DATE: 10/10/25
SCALE: 1"=50'
DRAWN BY: MER
FILE NAME: 19090-resub.DWG
BM PROJECT NO.: 19-090

1 of 1