

TOTAL AREA
19.45 Acres
847,243 sq. ft.
INCLUDES COMMON AREA AND R.O.W.
TOTAL LOTS = 78

TAX MAP 066 PARCEL 19.02
LAVELLE
DEED: 20150515062104

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202212010032214.

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.

Signed: *Amy Brooks*
Date: 6/18/2023

Certification 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) 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

Owner(s) Printed Name: *Scott Davis*
Signature(s): *[Signature]*
Date: 6-8-2023

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: *Madison Keur*
Date: 06-08-2023

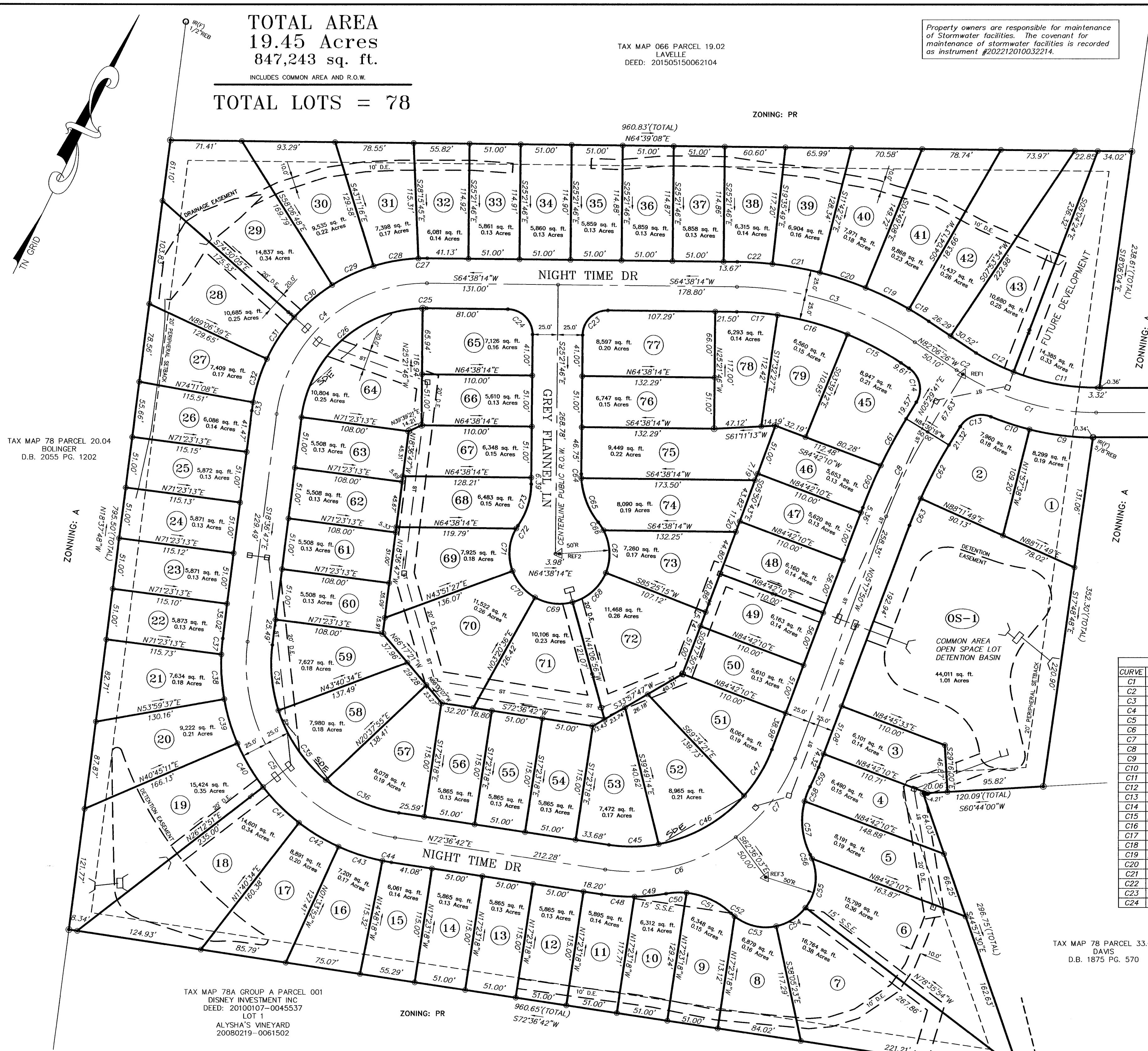
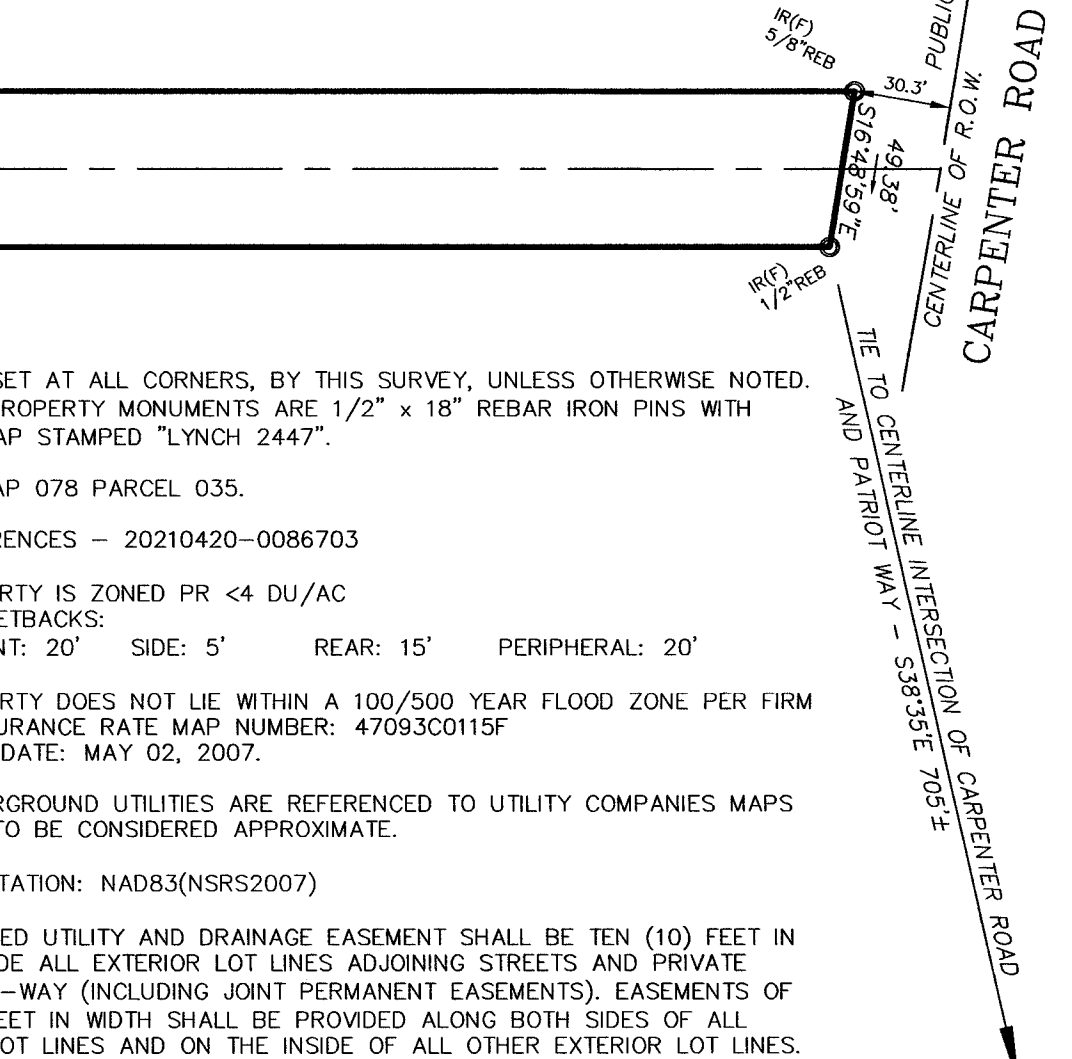
Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the 8/8 day of 2023.

Engineering Director: *[Signature]*
Zoning: PR 40 DU/AC

LOCATION MAP NO SCALE

NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



TAX MAP 78 PARCEL 35.02
GOODLIN & SPOON
D.B. 2313 PG. 570
SURVEY FOR WILLARD & DOROTHY SPOON
CAB I SLIDE 249B

TAX MAP 78 PARCEL 36.00
FRYAR
D.B. 1536 PG. 713

TAX MAP 78 PARCEL 33.01
DAVIS
D.B. 1875 PG. 570

PERMANENT REFERENCE MARKERS

- REF1 N 612286.58 E 2531494.05
- REF1 N 612488.37 E 2531201.94
- REF1 N 612288.27 E 2531201.94

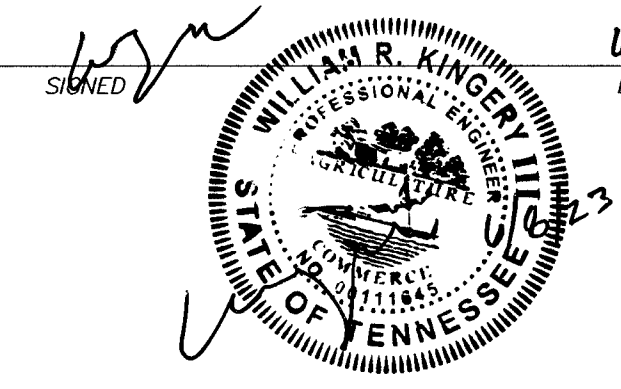
SYMBOL LEGEND

8/16"	FOUND MONUMENTATION
1/2"	IRON ROD SET
1/4"	MINIMUM SETBACKS:
	FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 20'
1/2"	REBAR
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.D.E.	SIGHT DIST ESMT

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N80°05'49"E	136.53	250.00	140.37
C2	S82°57'45"E	7.46	250.00	7.46
C3	S89°15'44"W	186.00	325.00	188.64
C4	S23°00'03"E	199.28	150.00	217.95
C5	S63°00'03"E	244.83	175.00	271.15
C6	N50°00'19"E	134.54	175.00	138.09
C7	N113°03'03"E	98.52	175.00	99.87
C8	S00°05'56"W	94.04	500.00	94.18
C9	N71°22'15"E	63.87	275.00	64.01
C10	N82°15'37"E	40.48	275.00	40.52
C11	N74°45'00"E	63.85	225.00	64.34
C12	S89°09'52"E	41.93	225.00	41.99
C13	S45°59'17"W	32.47	25.00	35.34
C14	N38°18'22"W	34.61	25.00	38.22
C15	N87°52'49"W	60.35	300.00	60.46
C16	S79°24'10"W	72.54	300.00	72.71
C17	S68°32'54"W	40.92	300.00	40.96
C18	N84°01'07"W	23.35	350.00	23.35
C19	N89°52'28"W	48.15	350.00	48.19
C20	S82°14'12"W	48.15	350.00	48.19
C21	S74°20'52"W	48.16	350.00	48.19
C22	S67°31'12"W	35.21	350.00	35.22
C23	S19°38'14"W	35.36	150.00	35.27
C24	N70°21'46"W	35.36	25.00	39.27
C25	S63°43'13"W	4.00	125.00	4.00
C26	S22°09'43"W	163.05	125.00	177.62
C27	S63°11'15"W	8.86	175.00	8.86
C28	S54°16'30"W	45.46	175.00	45.59
C29	S39°20'58"W	45.46	175.00	45.59
C30	S23°41'34"W	49.88	175.00	50.06
C31	S07°18'17"W	49.88	175.00	50.05
C32	S08°21'07"E	45.46	175.00	45.59
C33	S17°12'50"E	8.55	175.00	8.55
C34	S31°14'31"E	65.59	150.00	66.12
C35	S60°09'36"E	84.14	150.00	85.29
C36	N88°04'52"E	80.02	150.00	81.00
C37	S20°54'18"E	16.00	200.00	16.00
C38	S29°36'06"E	44.62	200.00	44.71
C39	S42°37'36"E	46.12	200.00	46.22
C40	S56°30'59"E	50.61	200.00	50.75
C41	S71°03'18"E	50.61	200.00	50.75
C42	S84°56'39"E	46.12	200.00	46.22
C43	N81°48'55"E	46.12	200.00	46.22
C44	N73°54'12"E	9.02	200.00	9.02
C45	N63°04'34"E	49.70	150.00	49.93
C46	N34°26'28"E	98.16	150.00	100.00
C47	N05°01'20"E	150.00	150.00	150.00
C48	N6°35'30"E	32.91	200.00	32.95

A CLOSED CONTOUR WAS IDENTIFIED BY EPW STAFF ON THE REFERENCED SITE PLAN AND AS CODIFIED IN THE KNOX COUNTY STORMWATER ORDINANCE (SEC. 28-152). THESE FEATURES ARE BY DEFINITION A SINKHOLE AND SHALL BE PROTECTED FROM ANY BUILDING CONSTRUCTION AND BUFFERED. BASED ON OUR COMMENTS, GEOS PERFORMED A GEOTECHNICAL ENGINEERING STUDY (DATED NOVEMBER 4, 2021) AND BASED UPON THEIR ANALYSIS THE NOTED CLOSED CONTOUR IS NOT A SINKHOLE AND SHOULD NOT BE TREATED AS SUCH FOR DEVELOPMENT PURPOSES.



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK ROVER. DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NRS2007) VERTICAL DATUM IS NAVD83, GEOIODS. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 078 PARCEL 035.
- DEED REFERENCES - 20210420-0086703
- THIS PROPERTY IS ZONED PR <4 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 20'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0115F EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NRS2007)
- 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 EXTERIOR LOT LINES.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 8-SA-21-C AND 8-C-21-UR AS WELL AS 9-SC-19-C AND 9-J-19-UR.
- HOMEOWNERS ASSOCIATION DOCUMENTATION IS RECORDED AS INSTRUMENT NUMBER: 202212140034819

Nick McBride
Register of Deeds
Knox County

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed

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 bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.

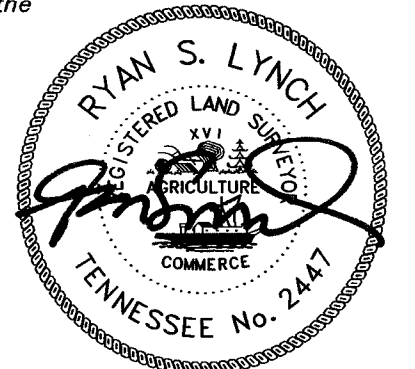
Registered Land Surveyor: **RYAN S. LYNCH**
Tennessee License No. 2447
Date: 08/04/2022

Certification of Class and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

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 Land Surveyor: **RYAN S. LYNCH**
Tennessee License No. 2447
Date: 08/04/2022



FINAL PLAT OF:

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: _____ Date: _____
Knox County Trustee: Signed: _____ Date: 6-8-23

Guarantee of Completion of Streets and Related Improvements.

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signed: *[Signature]* Date: 6/8/23
Title: *Director of PS*

Guarantee of Completion of Stormwater Facilities.

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the 8 day of June 2023.

Signed: *[Signature]* Date: 6/8/23
Title: *Director of PS*

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

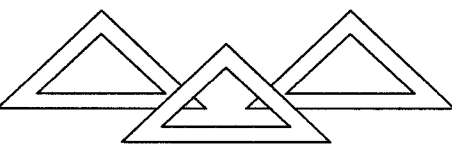
Signed: *[Signature]* Date: 6/18/2023
Title: *Director of PS*

Certification of Approval of Public Water System - Major Subdivisions

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Signed: *[Signature]* Date: 6/18/2023
Title: *Director of PS*

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS

DRAWN BY: M.STRANGE	1 10/12/2022 ADD DRAINAGE
CHECKED BY: R. LYNCH	2 11/11/2022 PLANNING COMMENTS
APPROVED BY: R.S.L.	3 11/16/2022 OPEN REVERSE ROAD NAME
SCALE: 1"=60'	4
DATE: 08/04/2022	5
	6

MESANA INVESTMENTS, LLC
P.O. Box 11315
Knoxville, Tennessee 37939
Phone: (865) 693-3356

DORCHESTER SUBDIVISION
CLT: 078 PARCEL: 035
Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
3316-05