

TOTAL AREA
30.43 ACRES
1,325,377 sq. ft.
 INCLUDES MEADOWS AND OPEN SPACE LOTS
 R.O.M.S.: 271.78 sq ft. = 4.98 Acres
 OPEN SPACE LOTS (3) = 224,513 sq ft. = 5.15 Acres
TOTAL BUILDABLE LOTS: 132

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 15-3-405 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: *[Signature]*
 Date: 1-12-2023 ek

SYMBOL LEGEND

MONUMENT FOUND WITH SIZE & TYPE
IRON ROD SET SEE NOTE 1
SANITARY MANHOLE
DE DRAINAGE EASEMENT
AE ACCESS EASEMENT
SSE SANITARY SEWER EASEMENT
COMMON AREA / OPEN SPACE LOT

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the 12th day of 2023

Engineering Director *[Signature]*

Zoning: PR < 4.25 DWAC
 Zoning Shown on Official Map: PR < 4.25 DWAC
 Date: 1-12-2023
 By: *[Signature]*

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: *[Signature]*
 Date: 1-12-2023

Taxes and Assessments

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

City Tax Clerk: Signed: *[Signature]*
 Date: *[Signature]*
 Knox County Trustee: Signed: *[Signature]*
 Date: *[Signature]*

CURVE TABLE				CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS	CHORD	RADIUS	LENGTH	LENGTH
C1	S64°19'13"W	75.26	300.00	75.46	43.27	75.00	43.90
C2	N84°08'31"E	227.21	250.00	235.86	34.47	25.00	38.04
C3	N82°48'46"W	120.81	250.00	122.02	27.88	25.00	29.58
C4	S81°23'49"W	15.77	250.00	15.78	47.42	175.00	47.56
C5	S68°33'36"W	95.65	250.00	96.25	46.08	175.00	46.21
C6	S85°13'40"W	20.10	250.00	20.10	33.85	125.00	33.96
C7	S00°12'49"W	206.26	150.00	227.43	143.12	125.00	152.38
C8	N39°35'05"E	21.27	150.00	21.28	57.15	175.00	57.41
C9	N31°45'56"E	19.65	150.00	19.66	29.46	175.00	29.50
C10	S37°23'42"W	48.92	150.00	49.14	54.84	175.00	55.07
C11	N25°00'32"W	156.28	250.00	158.94	3.19	125.00	3.19
C12	S68°34'17"W	86.00	225.00	86.53	32.55	175.00	29.59
C13	S67°42'20"W	18.17	225.00	18.18	36.31	25.00	40.63
C14	S27°23'48"W	67.12	275.00	67.28	34.38	25.00	37.91
C15	S08°41'13"E	8.66	75.00	8.66			
C16	N27°52'20"W	38.26	50.00	39.26			
C17	N80°29'34"W	50.19	50.00	52.58			
C18	S39°35'31"W	49.69	50.00	51.99			
C19	S02°21'11"E	5.00	25.00	26.48			
C20	S49°49'48"E	48.92	50.00	51.12			

BEFORE YOU DIG STOP
 CALL 1-800-351-1111
 TENNESSEE ONE CALL
 IT'S THE LAW

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

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(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09.
 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.

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

Owner's Printed Name: **Scott Davis**
 Signature(s): *[Signature]*
 Date: Dec 19, 2022

- 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 020 PARCEL 150.81.
- DEED REFERENCE: 202008270016516
 PLAT REFERENCE: DAVIS-FANCHER SUBDIVISION LOT 2
 200805280089208
 THOMPSON MEADOWS PHASE 1
 20220701-0000295
- THIS PROPERTY IS ZONED PR < 4.25 DU/AC
 MINIMUM SETBACKS:
 FRONT: 20' SIDE: 5' REAR: 15'
 PERIPHERAL: 30'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0065F EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- 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.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 5-SA-20-C AND 5-A-20-UR.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROADS ONLY.
- HOMEOWNERS ASSOCIATION DOCUMENTATION IS ON RECORD AS INSTRUMENT # 202207050000854

Nick McBride
 Register of Deeds
 Knox County



Inspection of Completed Streets and Related Improvements

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).

Signed: *[Signature]*
 Date: 1/12/2023
 Dept: EPW
 Title: Engineer

Inspection of Completed Stormwater Facilities

I, the undersigned, hereby certify this subdivision has been inspected and the stormwater facilities have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and are fully stabilized and have been officially accepted as built by the appropriate official(s).

Signed: *[Signature]*
 Date: 1/12/2023
 Dept: EPW
 Title: Engineer

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.

[Signature]
 Utility Provider
 Date: 12-21-22

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.

[Signature]
 Utility Provider
 Date: 12-21-22

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.

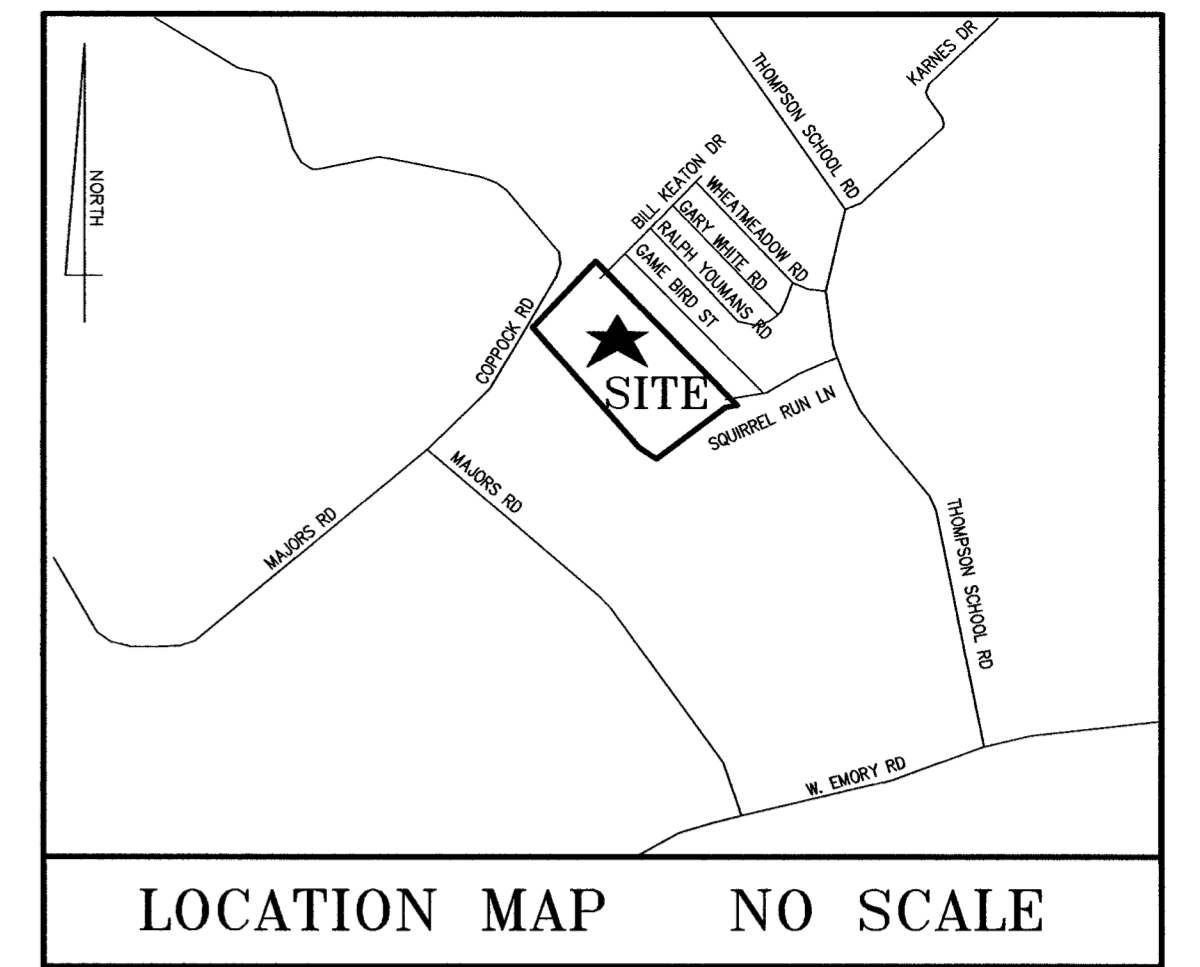
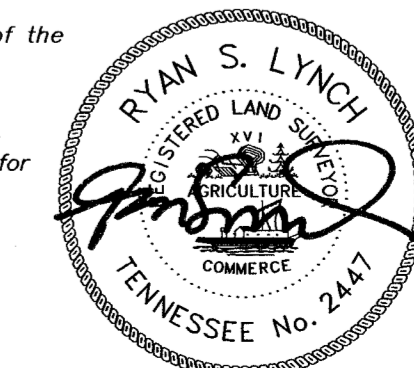
Registered Land Surveyor: **RYAN S. LYNCH**
 Tennessee License No.: 2447
 Date: 12/19/2022

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: 12/19/2022



Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202206280096860.

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

FINAL PLAT OF:

THOMPSON MEADOWS SUBDIVISION PHASE 1B

District 8, Knox County, Tennessee

SURVEY FOR/OWNER:

Masana Investments
 1920 Ebenezer Road
 Knoxville, Tennessee 37922
 Phone 865-693-3356

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

PROJECT NO. **4317-01**

REVISIONS	DATE	DESCRIPTION
1	11/17/2022	REVISED ACERAGE AND LOTS TO REFLECT ACTUAL COUNT
2	11/17/2022	PLANNING COMMENTS
3	11/17/2022	CLOSURE ISSUES
4	11/23/2022	PLANNING COMMENTS
5	11/30/2022	CHANGE ROAD NAME

10-G-22