

**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 Printed Name: Philip Russ  
 Signature: [Signature] Date: 3/23/23

State of Georgia, County of Fulton  
 On this    day of   , 2023  
 Before me personally appeared    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 day and year above written.  
 Written: [Signature] Notary  
 My Commission expires May 16, 2025 "Seal"



**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: Austin Basswell Date: 06-01-2023  
 Dept: Engineering Title: Stormwater Eng. Tech

**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 (wherever is appropriate) and are fully stabilized and have been officially accepted as built by the appropriate official(s).

Signed: Austin Basswell Date: 06-01-2023  
 Dept: Engineering Title: Stormwater Eng. Tech

**ZONING**

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning shown on Official Map  
 Date:     
 By:   

**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: Doreen Hill  
 Date: 6/2/2023

**CERTIFICATION OF FINAL PLAT**

All Indicated Markers, Monuments, and Benchmarks to be Set When Construction is Completed

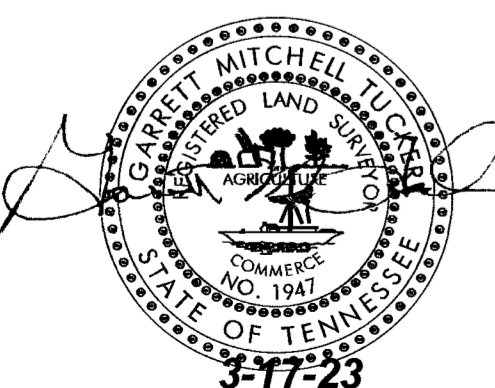
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox 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: [Signature]  
 Tennessee License No. 1947  
 Date: 3-17-23

**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: [Signature]  
 Tennessee License No. 1947  
 Date: 3-17-23



**CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY**

I hereby certify that this is a Category    survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Surveyor: [Signature]  
 Tennessee Reg. No. 1947

**CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING**

The Knoxville Department of Engineering hereby approves this plat on this the 1st day of June, 2023.  
 Thomas V. Clabo, P.E. (CPG)  
 Engineering Director

**TAXES AND ASSESSMENTS.**

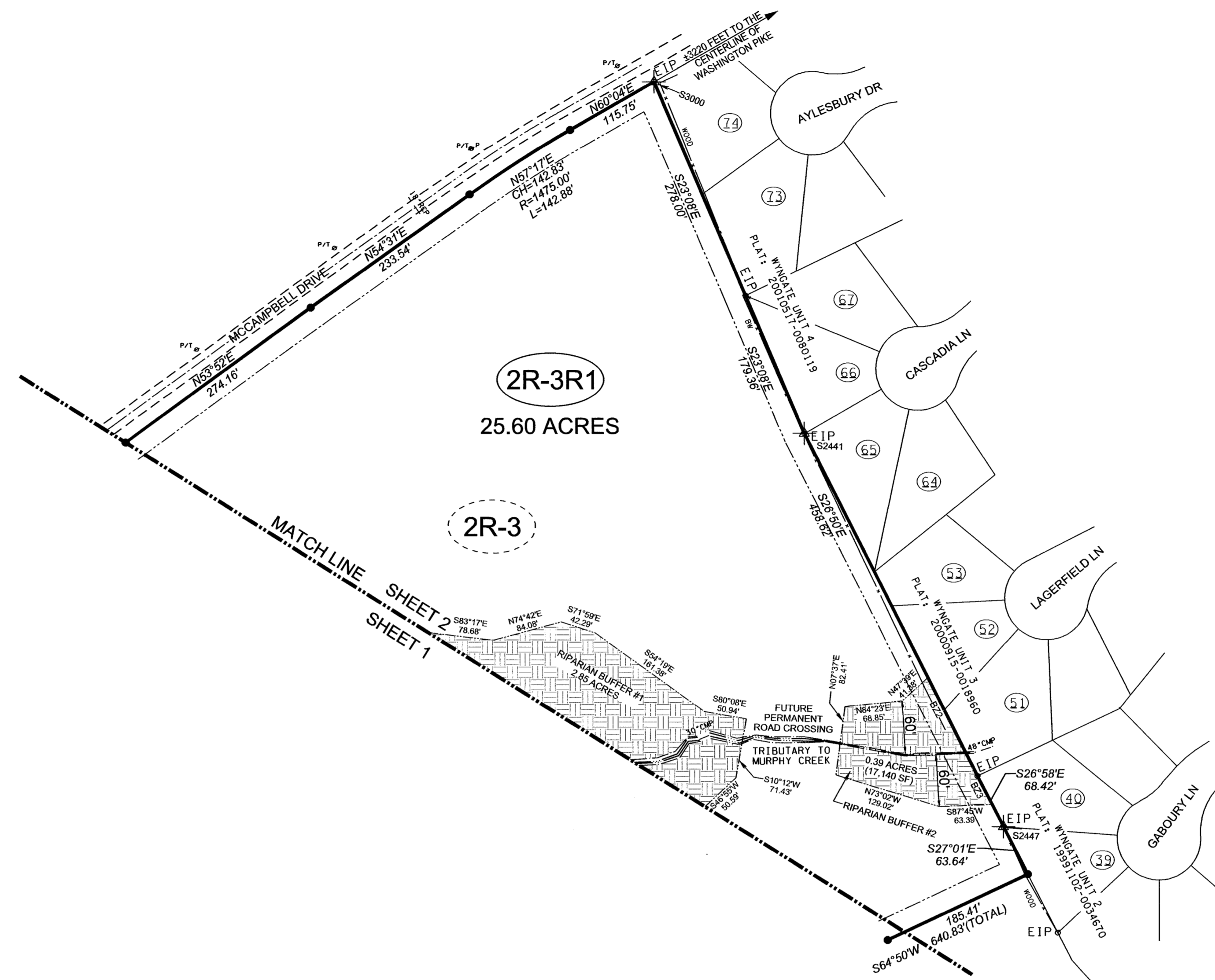
This is to certify that all property taxes and assessments due on this property have been paid.  
 City Tax Clerk: Signed Lori Williamson Date: 03/28/2023  
 Knox County Trustee: Signed [Signature] Date: 03/28/2023

Joshua McGee 06/02/2023  
 Knox County Property Assessor Date

**PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT**

This is to certify that the subdivision plat shown 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 15-2-405 of the 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:     
 Date:   



THE LEGENDS AT WASHINGTON PIKE  
 PHASE 1  
 PLAT: 20110211-0048452  
 DEED: 20170727-0006303

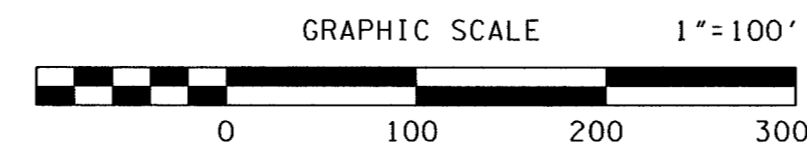
**LEGEND**

- EIP IRON PIN FOUND (1/2" IRON ROD)
- IRON PIN SET (5/8" REBAR W/CAP)
- G.V. GAS VALVE
- ⊕ MANHOLE
- ⊙ SIGN
- W.V. WATER VALVE
- ⊗ FIRE HYDRANT
- ⊕ POWER/TELEPHONE
- ⊙ GUY WIRE
- STREAM
- TOP OF BANK
- PERIPHERAL SETBACK LINE
- ▨ DRAINAGE EASEMENT
- ▧ SIGHT DISTANCE EASEMENT
- ▩ UTILITY EASEMENT
- ▭ RIPARIAN BUFFER ZONE
- ⊕ PERMANENT REFERENCE MONUMENT

By executing this plat, the City Engineering Department hereby approves the following waivers:

- 1) To waive the standard drainage and utility easements along all lot lines, excluding along the private right of ways. (See General Note #2)
- 2) To reduce the standard drainage and utility easement, along McCampbell Drive, within the detention basin easement, from 10 feet to 0 feet as shown hereon

PLAT SIZE IS 24" x 36"



**NOTES:**

- 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
- 2) THE 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). THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT HAS APPROVED TO WAIVE THE STANDARD DRAINAGE AND UTILITY EASEMENTS ALONG ALL LOT LINES, EXCLUDING ALONG THE PRIVATE RIGHT OF WAYS. SEE THE CITY OF KNOXVILLE WAIVER NOTED ON THIS PLAT.
- 3) A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
- 4) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202204140078887
- 5) THE OWNER WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREAS.
- 6) ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- 7) FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN & USE-ON-REVIEW, REFER TO THE PLANNING COMMISSION'S FILE 8-D-18-UR & 8-SC-18-C.
- 8) THE PRIVATE RIGHT-OF-WAYS ARE NOT PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE. THE PRIVATE RIGHT-OF-WAY SHALL ALSO FUNCTION AS A UTILITY EASEMENT. DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO.
- 9) 37.10 ACRES INTO 71 LOTS, COMMON AREA, PRIVATE RIGHT-OF-WAYS, & FUTURE DEVELOPMENT.
- 10) ALL PINS ARE 5/8" UNLESS SHOWN DIFFERENTLY.
- 11) REFERENCE IS MADE TO A HYDROLOGIC REPORT RECORDED IN THE DEPARTMENT OF ENGINEERING AS NUMBER L-33192-A DECLASSIFYING THE BLUE LINE STREAM FOUND ON THE PROPERTY AS A WET WEATHER CONVEYANCE.
- 12) SIGHT DISTANCE HAS BEEN EVALUATED AND DESIGNED PER AASHTO STANDARDS. SIGHT DISTANCE EASEMENTS PROVIDED WHERE NEEDED.
- 13) THIS PROPERTY IS ZONED RN-4 BUT WAS PREVIOUSLY RP-1 PRIOR TO THE ADOPTION OF THE NEW ZONING CODE. THE CONCEPT PLAN WAS APPROVED UNDER THE RP-1 ZONING AND THE RP-1 ZONING REGULATIONS APPLY:  
 FRONT SETBACK: 20FT (APPROVED BY PLANNING COMMISSION 8/8/2019)  
 SIDE SETBACK: 5FT  
 REAR SETBACK: 15FT  
 PERIPHERAL BOUNDARY: 25FT
- 14) ACCESS TO THE PROPERTY FROM McCampbell Drive IS RESTRICTED FOR THE USE OF EMERGENCY PERSONNEL ONLY.

POINT #	NORTHING	EASTING	ELEV
S3001	629,960.29	2,591,791.59	989.67
S2490	629,889.75	2,593,190.74	1008.17
S2499	629,931.79	2,593,369.91	1009.00
S3000	631,151.76	2,593,493.24	988.71
S2441	630,731.17	2,593,672.95	1011.26
S2447	630,260.96	2,593,911.03	1003.08

PARCEL ID: 049 08801  
 CLT MAP: 49  
 PARCEL: 88.01

DEED REFERENCE: 20211011-0029760  
 PLAT REFERENCE: 20211011-0029759

CITY OF KNOXVILLE  
 CITY WARD: 33  
 CITY BLOCK: 33192

NUMBER OF UNITS/LOTS: 71

TOTAL AREA: 37.10 ACRES  
 PRIVATE ROW AREA: 1.60 ACRES

PROPERTY ZONED: RN-4

PLANNING SERVICES FILE NO.: 12-AA-22

SHEET 2 OF 2

**FINAL PLAT OF  
 THE HIGHLINE AT WASHINGTON PIKE  
 UNIT 2  
 RESUBDIVISION OF THE LEGENDS AT WASHINGTON PIKE  
 PHASE 2 - LOT 2R-3**

DIST NO. SIX KNOX CO., TN.	SCALE 1"=100'	DRAWN BY GMT
SURVEYED BY <b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b>		
DATE 12-20-22	REVISED 3-17-23	PROJECT NUMBER 21118

OWNER:  
 NHMP KNOXVILLE OWNER, LLC  
 1266 W PACES FERRY ROAD, SUITE 620  
 ATLANTA, GEORGIA 30327  
 CONTACT: PHILIP RUSSELL  
 (478) 531-1742

DEVELOPER:  
 HIGHLINE PROPERTIES, LLC  
 3715 NORTHSIDE PARKWAY NW  
 BUILDING 400 SUITE 500  
 ATLANTA, GA 30327  
 CONTACT: GORDON SMITH  
 PHONE: (478) 531-1742

ENGINEER:  
 ROBERT G. CAMPBELL & ASSOCIATES, L.P.  
 7523 TAGGART LANE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-5996  
 FAX: (865) 947-7596

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 Printed Name: Philip Russ  
Signature: [Signature] Date: 3/23/23

State of Georgia, County of Fulton  
On this 23 day of March, 2023  
Before me personally appeared [Signature] 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 day and year above written.  
Written: [Signature] Notary  
My Commission expires May 16, 2025 "Seal"

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: Austin Boswell Date: 06-01-2023  
Dept: Engineering Title: Stormwater Eng. Tech

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 \_\_\_ day of \_\_\_ 20\_\_.

Signed: Austin Boswell Date: 06-01-2023  
Dept: Engineering Title: Stormwater Eng. Tech

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: 6/2/2023  
Date: 6/2/2023

ZONING

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:  
Zoning shown on Official Map: RN-4  
Date: 6/2/2023

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: [Signature]  
Tennessee License No. 1947  
Date: 3-17-23

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: [Signature]  
Tennessee License No. 1947  
Date: 3-17-23



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I hereby certify that this is a Category I survey and the accuracy of precision of the unadjusted survey is 1/10000 as shown below.  
Surveyor: [Signature]  
Tennessee Reg. No. 1947

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Knoxville Department of Engineering hereby approves this plat on this 1st day of June, 2023.  
Thomas V. Clabo, P.E. (CPG)  
Engineering Director

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

This is to certify that the subdivision plat shown 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 the 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: 6/2/2023

TAXES AND ASSESSMENTS.

This is to certify that all property taxes and assessments due on this property have been paid.  
Lori Williamson, City Tax Clerk, Signed: [Signature] Date: 03/28/2023  
Knox County Treasurer: [Signature] Date: 03/28/2023

Joshua McGee, Knox County Property Assessor, Date: 06/02/2023

Signed: [Signature] Date: 6/2/2023

6/2/2023

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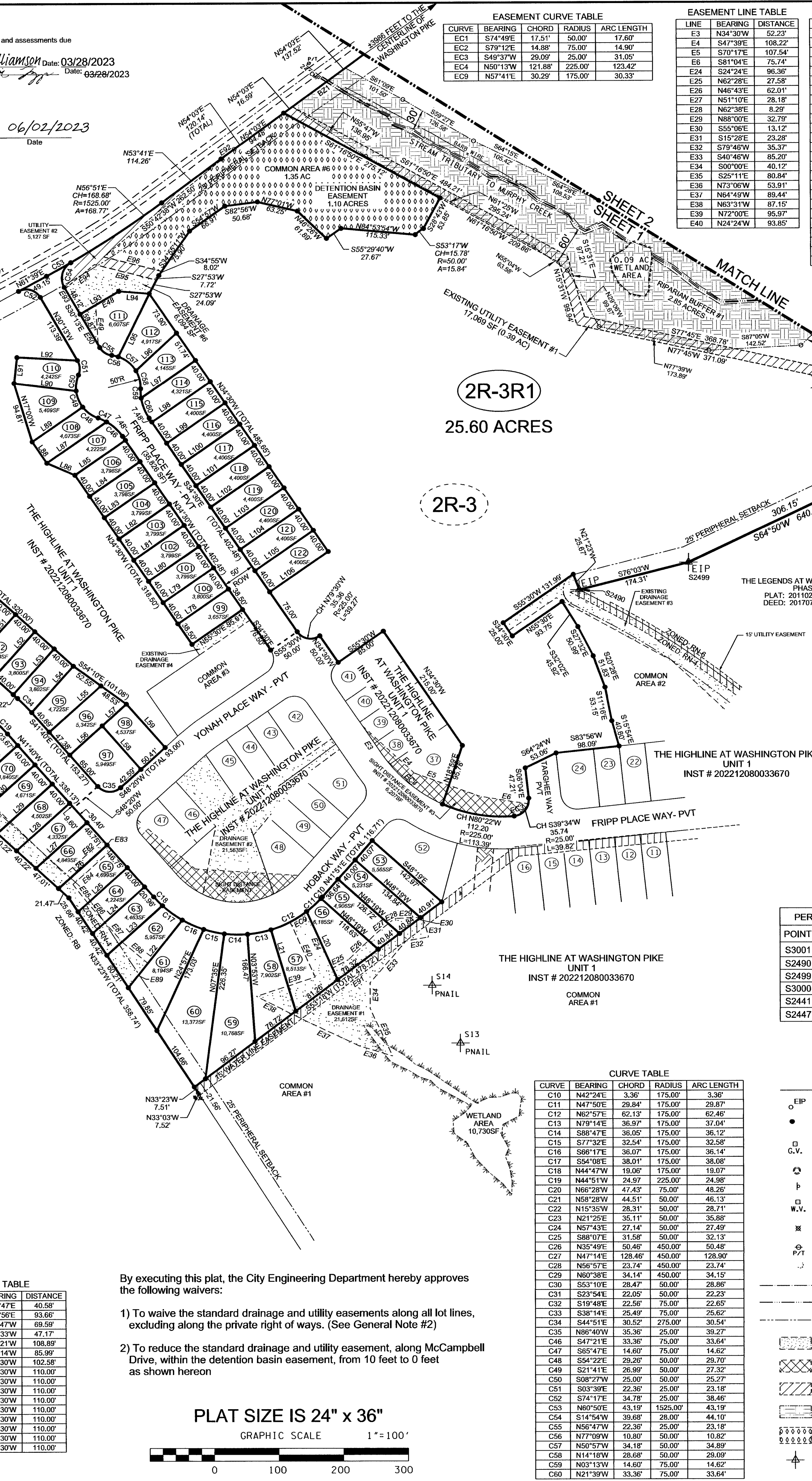
6/2/2023

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6/2/2023



EASEMENT CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, ARC LENGTH. Rows EC1 through EC9.

EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows E1 through E40.

EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows E41 through E72.

EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows E73 through E96.

BUFFER ZONE LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows B1 through B3.

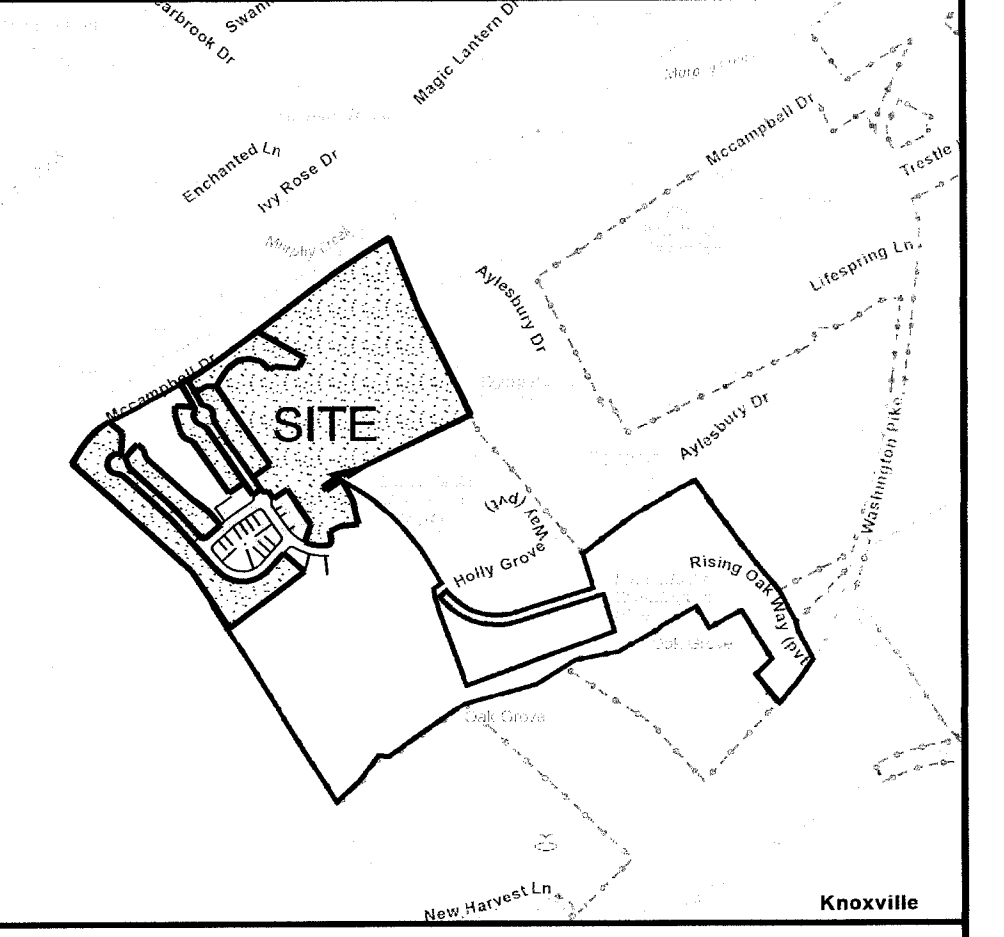
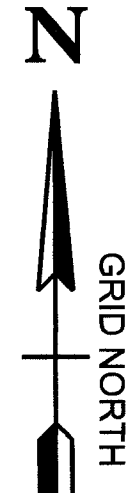
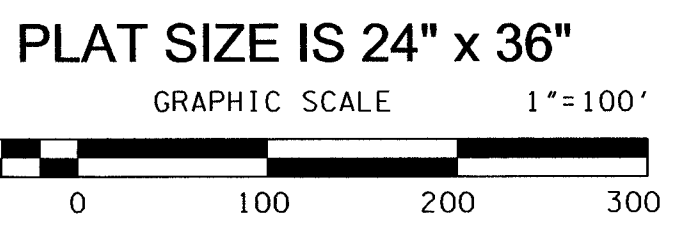
2R-3R1  
25.60 ACRES

2R-3

THE LEGENDS AT WASHINGTON PIKE  
PHASE 1  
PLAT: 2011021-0048452  
DEED: 20110727-0008303

PERMANENT REFERENCE MONUMENTS table with columns: POINT #, NORTHING, EASTING, ELEV. Rows S3001 through S2447.

CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, ARC LENGTH. Rows C10 through C60.



- NOTES:
1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
2) THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY...
3) A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES...
5) THE OWNER WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREAS.
6) ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
7) FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN & USE-ON-REVIEW, REFER TO THE PLANNING COMMISSION'S FILE 8-D-18-UR & 8-SC-18-C.
8) THE PRIVATE RIGHT-OF-WAYS ARE NOT PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE...
9) 37.10 ACRES INTO 71 LOTS, COMMON AREA, PRIVATE RIGHT-OF-WAYS, & FUTURE DEVELOPMENT.
10) ALL PINS ARE 3/8" UNLESS SHOWN DIFFERENTLY.
11) REFERENCE IS MADE TO A HYDROLOGIC REPORT...
12) SIGHT DISTANCE HAS BEEN EVALUATED...
13) THIS PROPERTY IS ZONED RN-4 BUT WAS PREVIOUSLY RP-1...
14) ACCESS TO THE PROPERTY FROM McCAMPBELL DRIVE IS RESTRICTED FOR THE USE OF EMERGENCY PERSONNEL ONLY.

Nick McBride Register of Deeds Knox County

202306020064773  
RECORD FOR REC 6/2/2023 2:36 PM  
REC'D FEE: \$32.00  
N. TAX: \$8.00 L. TAX: \$9.00  
202306020064773

PARCEL ID: 049 08801  
CLT MAP: 49  
PARCEL: 88.01  
DEED REFERENCE: 20211011-0029760  
PLAT REFERENCE: 20211011-0029759  
CITY OF KNOXVILLE  
CITY WARD: 33  
CITY BLOCK: 33192  
NUMBER OF LOTS: 71  
TOTAL AREA: 37.10 ACRES  
PRIVATE ROW AREA: 1.60 ACRES  
PROPERTY ZONED: RN-4

PLANNING SERVICES FILE NO.: 12-AA-22

FINAL PLAT OF THE HIGHLINE AT WASHINGTON PIKE UNIT 2. Table with columns: DATE, REVISED, PROJECT NUMBER. Rows 12-20-22, 3-17-23, 2118.

33192-B-1 (001)