

TOTAL AREA
11.0 Acres
INCLUDES COMMON AREA AND R.O.W.
TOTAL BUILDING LOTS = 33
OPEN SPACE LOTS = 2

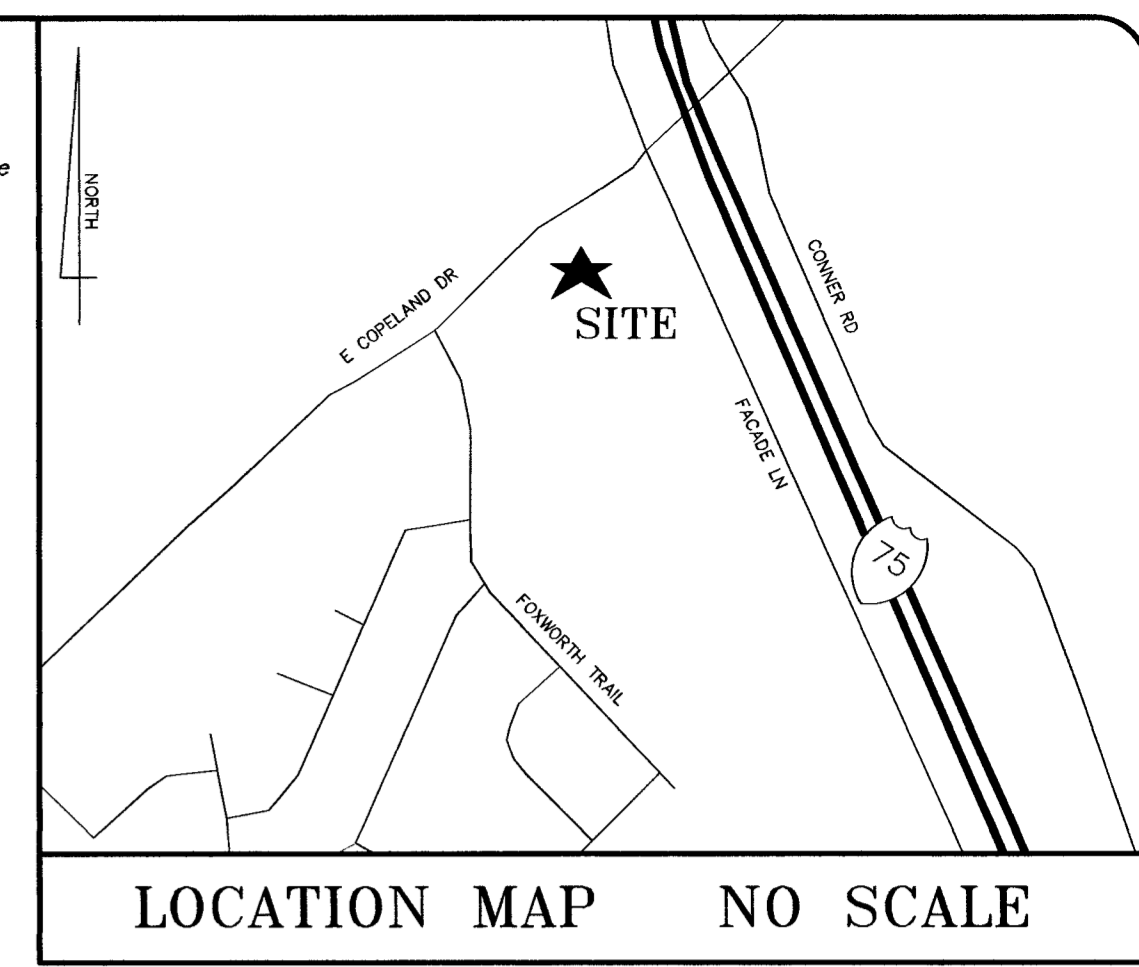
Zoning
PR (Planned Residential) up to 3 du/ac
Zoning Shown on Official Map
Date: 5/8/2023
By: *[Signature]*

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: 5/5/2023

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # 202304280057992

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: *Justin Biggs* Date: May 1, 2023

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: **Robert Gregory**
Signature(s): *[Signature]*
Date: May 1, 2023



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.

- 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 "L" INCH 244.7".
- CLT TAX MAP 046 PARCEL 188.
- DEED REFERENCES - 20220824-0012662
- THIS PROPERTY IS ZONED PR (<3 DU/AC) MINIMUM SETBACKS: FRONT: 20' SIDE: 0' 5' REAR: 15' PERIPHERAL SETBACK: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470530110F 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. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- FOR APPROVED VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING FILES: 5-SA-22-C AND 5-C-22-UR.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- PERMANENT MARKERS ARE EITHER IR SPIKE IN ASPHALT (#1 AND #2) OR CONCRETE HIGHWAY MONUMENT (R#3)
- HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER: 2023050800059854
- THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.04.J).

SYMBOL LEGEND

FOUND MONUMENT W/SIZE & TYPE	CONC. MONUMENT
SET MONUMENTATION (SEE NOTE 1)	DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASE	
FIRE HYDRANT	

LINE LEGEND

HILLSIDE PROTECTION
CLOSED CONTOUR
BUFFER

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of 20____.
Engineering Director: *Jim Snowden by Dennis Irwin* Date: May 4, 2023

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.
Hallsdale-Powell Utility District
Utility Provider: *Derek Egan* Date: May 2, 2023
Authorized Signature for Utility: _____

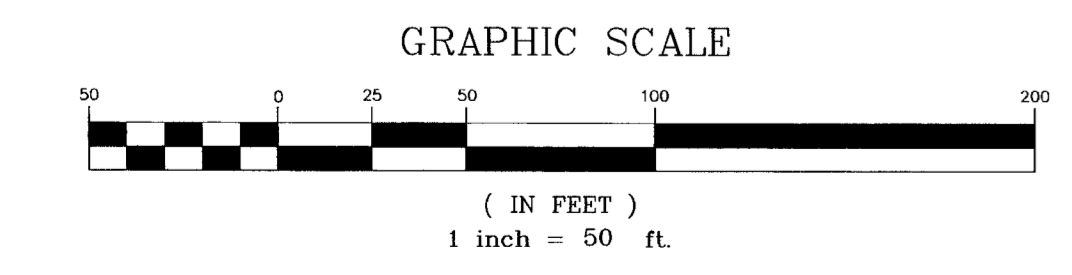
Certification of Approval of Public Water System - Major Subdivisions
This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.
Hallsdale-Powell Utility District
Utility Provider: *Derek Egan* Date: May 2, 2023
Authorized Signature for Utility: _____

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: *Jim Snowden by Dennis Irwin* Date: May 4, 2023
Dept: Engineering & Public Works
Title: Director

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: *Jim Snowden by Dennis Irwin* Date: May 4, 2023
Dept: Engineering & Public Works Title: Director

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: _____ Date: 5/8/2023

ALL STRUCTURES WILL HAVE TO BE LOCATED AT LEAST 50' FROM THE LAST CLOSED CONTOUR OF THE SINKHOLE ON THIS SITE. CONSTRUCTION WITHIN THE 50' SINKHOLE BUFFER MAY ONLY BE PERMITTED IF A GEOTECHNICAL STUDY IS PREPARED BY A REGISTERED ENGINEER AND STATES THAT BUILDING WITHIN THE 50' SINKHOLE BUFFER IS ACCEPTABLE AND THE STUDY IS APPROVED BY COUNTY ENGINEERING. AN ENGINEERING FOOTPRINT WILL BE REQUIRED FOR ANY STRUCTURES TO BE PLACED WITHIN THE 50' SINKHOLE BUFFER.



3-FF-23

GPS SURVEY NOTES:
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 TDOI GNSS NETWORK NAD83(NSRS2007). VERTICAL DATUM IS NAVD83, GEOID09. PRECISION OF THE GPS WORK IS 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.

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L4	S46°36'35"W	40.37
L5	S54°50'51"E	108.02
L6	S31°32'27"W	45.37
L7	S38°38'34"W	73.48
L8	N46°36'35"E	108.93

DRAINAGE EASEMENT CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C8	S77°39'27"E	48.43	75.00	49.32
C13	N33°24'25"W	89.17	50.00	110.11

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N45°45'45"W	20.70	250.00	20.70
C2	S87°52'30"W	35.32	25.00	39.22
C3	S02°06'23"E	35.38	25.00	39.30
C4	N45°17'08"W	14.88	225.00	14.89
C5	N46°19'04"W	7.93	275.00	7.93
C6	N44°26'28"W	10.09	275.00	10.09
C7	S51°06'18"E	20.14	75.00	20.20
C8	S77°39'27"E	48.43	75.00	49.32
C9	N10°46'11"W	99.72	50.00	149.62
C10	N86°29'57"E	20.01	50.00	20.15
C11	S70°42'32"E	19.51	50.00	19.63
C12	S50°13'48"E	16.04	50.00	16.11

REVISIONS

NO.	DESCRIPTION	DATE
1	DRAWN BY: C. VITKUS / M.STRANGE	
2	CHECKED BY: R. LYNCH	
3	APPROVED BY: R.S.L.	
4	SCALE: 1"=50'	
5	DATE: 02/09/2023	
6		

OWNER/SURVEY FOR:
Plains Development LLC
3712 Cunningham Road
Knoxville, Tennessee 37918
Phone: (865) 318-2629

FINAL PLAT OF:
Bent Branch Subdivision
East Copeland Drive
District 6, Knox County, Tennessee

PROJECT NO.
4648-01

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

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: 5/11/2023
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: 5/11/2023

