

INCLUDES COMMON AREA AND R.O.W.

NAD83 (NSRS 2007)

TOTAL LOTS = 36

max County, TN
EC'D FOR REC 5/13/2022 3:12 PM
RECORD FEE: \$17.00
1. TAX: \$0.00 T. TAX: \$0.00
702205130086483

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.

FUD Knox County

Utility Provider

Edwin Dayton _____ Date: **May 10, 2022**

Authorized Signature for Utility

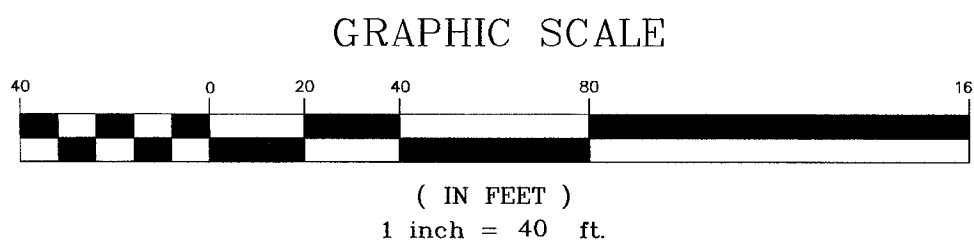
Certification of Approval of Public Water System - Major Subdivisions

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

FUD Knox County

Utility Provider _____
Edwin Denton

Authorized Signature for Utility _____ Date: **May 10, 2022**



4-Y-22

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 ED SHOUSE
ED SHOUSE (May 10, 2022 06:38 EDT)

Knox County Trustee: Signed: _____
Date May 10, 2022

COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR
MAY 13 2022
BY JOHN R. WHITEHEAD

Zoning
Zoning Shown on Official Map PR up to 4 du/ac


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 Knoxville County Register of Deeds. Pursuant to Subchapter 3-402, Tennessee Code, no other 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: Amey J. Brooks
Date: 5/10/2022 - MMP

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
TDO GNSS NETWORK NAD83(NRSR2007) 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.

PERMANENT REFERENCE
MARKERS

REF#1  N 567528.11
E 2540341.53

REF#2  N 567552.87
E 2539881.27


REF#3  N 567843.82
E 2539883.23

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

Ryan M Hickey

Owner(s) Printed Name: _____

Signature:  _____

Date: May 9, 2022

MANOR CREST LN

STAFFORD RD

VALE VIEW RD

COLCHESTER RIDGE RD

BLUEGRASS RD

SUMMERHILL DR

SPRING CREEK DR

BARET DR

★
SITE

LOCATION MAP NO SCALE

1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REDBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
2. CLT TAX MAP 144 PARCEL 106.01.
3. DEED REFERENCES = 20210325-0078214
4. THIS PROPERTY IS ZONED PR 4 DU/AC
MINIMUM SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 15'
PERIPHERAL: 35' WITH 20' ON LOT ONE ALONG BLUEGRASS ROAD AND 25' FOR LOT 11 AND 25' FOR LOTS 1, 2, 3 ON EAST.
5. THIS PROPERTY DOES NOT USE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470930C264F EFFECTIVE DATE: MAY 02, 2007.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83(NRS2007)
8. 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.
9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
10. THERE IS A 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL STORMWATER LINES AS INSTALLED. A 15' DRAINAGE EASEMENT RUNNING 7.5' ON EACH SIDE OF THE CENTERLINE OF ALL SWALES AS CONSTRUCTED.
11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSIONS FILES 3-S-20-21-C AND 3-G-21-UR.
12. ALL LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY.
13. EXISTING UNDERGROUND ELECTRIC LINES SHALL HAVE A 15' EASEMENT (7.5' ON EACH SIDE OF CONDUIT AS INSTALLED).
14. HOMEOWNER'S ASSOCIATION DOCUMENTS FILED IN INSTRUMENT NUMBER: 202202010059360.

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-Davidson County Subdivision Regulations except as has been itemized and explained in the accompanying statement of exceptions, and that no 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 the markers and properly monuments upon completion of the subdivision.

Registered Land Surveyor RYAN S LYNCH
Tennessee License No. 2447
Date: 05/02/2022

Certification of Class and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CA
ACCORDANCE WITH THE TENNESSEE ST
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: 05/02/2022

FINAL PLAT OF:

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 20May 10, 2022

Leo LaCamera
Engineering Director

SURVEY FOR:

BALL HOMES
1914 PINNACLE POINTE WAY
Knoxville, Tennessee 37922
Phone 865-862-4774

BLUEGRASS RIDGE SUBDIVISION
Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
4468-01

	REVISIONS
DRAWN BY: M.STRANGE	1 05/02/2022 Planning Comments
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=40'	4
DATE: 03/03/2022	5
	6

