

TOTAL AREA
13.38 ACRES
582,905 sq. ft.

INCLUDING ROADS AND OPEN SPACE LOTS
ROADS: 13.18 ACRES = 570,800 sq. ft. = 1.74 Acres
OPEN SPACE LOTS (4) = 75,802 sq. ft. = 1.74 Acres
TOTAL BUILDABLE LOTS: 57

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: *Angie Brooks*
Date: 7/1/2022 - MMP

Date: 7/1/2022 - MMP

SYMBOL LEGEND	
	MONUMENT FOUND WITH SIZE & TYPE
	IRON ROD SET SEE NOTE 1
	SANITARY MANHOLE
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	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 day of 20 Jun 28, 2022

Engineering Director *Tim Scammon by Deann Irwin*

Zoning
Zoning Shown on Official Map PR, up to 4.25 du/ac

Date: 7/1/2022
By: *Michelle Foster*

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: *John Kras*
Date: 7/1/2022

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: *Ed O'Connell*
Date: Jun 28, 2022

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S64°19'13"W	75.26	300.00	75.46
C2	N84°08'31"E	227.21	250.00	235.86
C3	N82°48'46"W	120.81	250.00	122.02
C4	S81°23'49"W	15.77	250.00	15.78
C8	N39°35'05"E	21.27	150.00	21.28
C9	N31°45'56"E	19.65	150.00	19.66
C10	S37°23'42"W	48.92	150.00	49.14
C11	N25°00'39"W	156.28	250.00	158.94
C12	N26°14'15"E	35.53	25.00	39.52
C13	N63°45'45"W	35.18	25.00	39.02
C14	S64°19'13"W	81.53	325.00	81.75
C15	S64°19'13"W	68.99	275.00	69.17
C16	N84°08'31"E	204.49	225.00	212.28
C17	N84°08'31"E	249.93	275.00	258.45
C18	N78°05'38"W	88.54	275.00	88.92
C19	N73°27'07"W	36.26	225.00	36.30
C20	N84°49'49"W	52.95	225.00	53.07
C21	S84°00'03"W	34.62	225.00	34.65
C22	S68°48'27"E	17.55	25.00	17.93
C23	S28°37'37"E	15.14	25.00	15.39
C24	N33°02'20"E	36.30	25.00	40.62
C25	N89°47'11"W	72.61	50.00	81.27
C26	N35°49'49"E	34.01	125.00	34.12
C27	S07°36'22"E	58.24	50.00	62.16
C28	S37°06'30"W	55.34	175.00	55.58
C29	S36°39'39"W	39.04	125.00	39.20
C30	N41°13'34"W	13.09	275.00	13.09
C31	N34°56'00"W	53.31	275.00	53.40
C32	N24°03'00"W	51.00	275.00	51.07
C33	N14°51'46"W	37.09	275.00	37.12
C34	N26°16'53"W	99.47	225.00	100.30
C35	N41°08'14"W	16.38	225.00	16.38

PERMANENT REFERENCE MARKERS
(*MAG. NAIL WITH DISK IN PAVEMENT)

△ RM1	N 660253.29	E 2597903.17
△ RM2	N 660418.71	E 2597834.26
△ RM3	N 661339.44	E 2596968.95

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: *Tim Scammon by Deann Irwin* Date: 07-01-2022

Dept: Jul 1, 2022 Title: Inspector

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 _____ 1st July 2022

Signed: *Tim Scammon by Deann Irwin* Date: Jul 1, 2022

Dept: Engineering & Public Works Title: Inspector

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

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

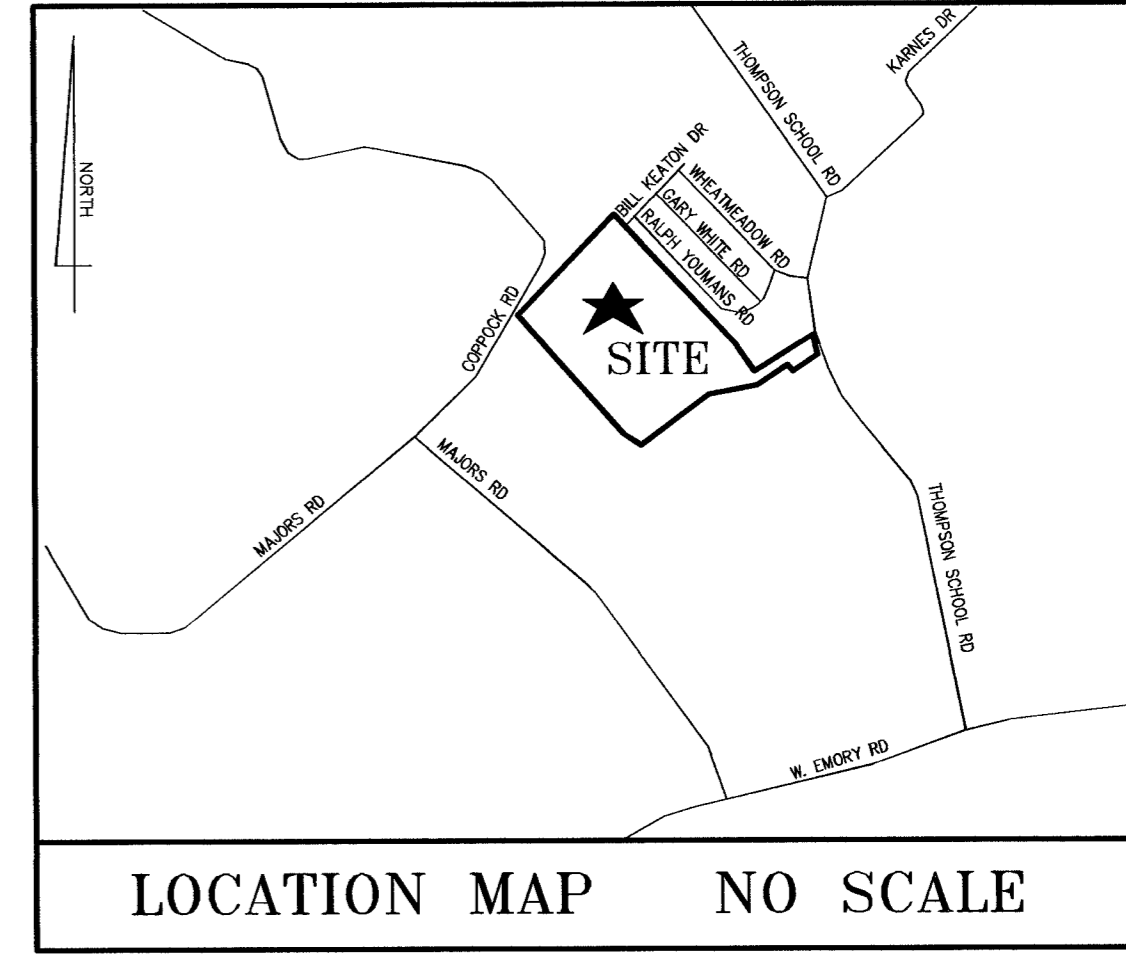
GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2)
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09.
PRECISION 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: Davis
Signature(s): *Scott Davis*
Date: Jun 30, 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 158.01.
- DEED REFERENCE: 200808270018516
PLAT REFERENCE: DAVIS-FANCHER SUBDIVISION LOT 2 200805280089208
- 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: NADB3(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.
- 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 METROPOLITAN PLANNING COMMISSIONS FILES 5-SA-20-C AND 5-A-20-UR.
- HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER NA _____
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROADS ONLY.
- THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.



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 BE FOUND BY A TITLE SEARCH BY A TITLE ATTORNEY.

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
Cody Humphrey Date: Jun 27, 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.

NORTHEAST KNOX UTILITY DISTRICT
Utility Provider
Mark... Date: Jun 22, 2022
Authorized Signature for Utility

THOMPSON MEADOWS SUBDIVISION PHASE 1

FINAL PLAT OF:
Masana Investments
P.O. Box 11315
Knoxville, Tennessee 37939
Phone 865-693-3356

District 8, Knox County, Tennessee

REVISIONS	DATE	DESCRIPTION
1	06/13/2022	PLANNING COMMENTS
2	06/14/2022	UPDATED DEED REFERENCE
3	06/14/2022	CHANGED STREET NAME
4		
5		

DRAWN BY: M. STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=100'
DATE: 01/06/2022

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

Nick McBride
Register of Deeds
Knox County

20220701000295

COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR
JUL 01 2022
BY: *John R. Whitehead*

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* RYAN S. LYNCH
Tennessee License No. 2447

Date: 06/22/2022

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* RYAN S. LYNCH
Tennessee License No. 2447
Date: 6/22/2022



5-HH-22