

TOTAL AREA = 30.87 ACRES  
(1,344,568 sq.ft.)  
INCLUDING ROADS: 5.33 ACRES  
R.O.W. DEDICATION: 3.16 ACRES  
OPEN SPACE LOTS: 3.04 ACRES  
TOTAL LOTS=112  
109 BUILDING LOTS  
2 OPEN SPACE LOTS

LINE LEGEND table with symbols for SEWER LINE, STORM SEWER LINE, etc.

Joshua McGee 07/01/2022  
PROPERTY ASSESSOR DATE  
Property owners are responsible for maintenance of Stormwater facilities...

IN GRD MADE BY (NS/SZ/2007)

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...

Signed: Amy D Brooks  
Date: 7/1/2022-MMP

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...

Signed: Andrew K...  
Date: 7/1/2022

Zoning  
Zoning Shown on Official Map PR, up to 2.8 du/ac

Date: 7/1/2022  
By: Michelle Porter

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...

Signed: Jim Swanson by Donnie Irwin  
Date: Jun 30, 2022  
Dept.: 06-30-22 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...

Signed: Jim Swanson by Donnie Irwin  
Date: Jun 30, 2022  
Dept.: Engineering & Public Works Title: Inspector

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.

West Knox Utility District  
Utility Provider  
Authorized Signature for Utility  
Date: Jul 1, 2022

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.

West Knox Utility District  
Utility Provider  
Authorized Signature for Utility  
Date: Jul 1, 2022

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the Jun 30, 2022

Engineering Director

CURVE TABLE with columns for CURVE BEARING, CHORD, RADIUS, LENGTH. Includes curves C1 through C111.

County - Release of Easements

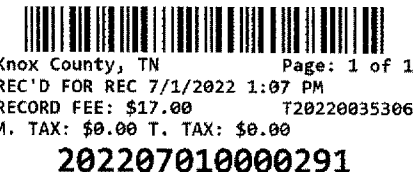
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense...

Knox County Department of Engineering and Public Works

Water: (MKUD)  
Sewer: (MKUD)  
Electric: (LCUB)  
Gas: (KUB)  
Telephone: (A1&T)  
Cable Television: (COMCAST)

Nick McBride  
Register of Deeds  
Knox County



202207010000291

Owner Certification on Release of Easement

I, (We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: Ryan M Hickey  
Signature(s):  
Date: Jun 30, 2022

NOTES:

- 1. 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".
- 2. CLT TAX MAP 129 PART OF PARCEL 037 AND MAP 129D GROUP B PARCEL 042.
- 3. DEED REFERENCES - 20220190056444 PLAT REFERENCE: EXEMPT PLAT OF SEAL PROPERTY ON HARDIN VALLEY ROAD. 202107210005373
- 4. THIS PROPERTY IS ZONED PR -C2.8 DU/AC SETBACKS: FRONT-20' SIDE-5' REAR-15' PERIPHERAL: 35'
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBERS: 47093C02366 & 47093C02376 EFFECTIVE DATE: AUGUST 5, 2013.
- 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 7. NORTH ROTATION: NAD83(NSRS2007)
- 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.
- 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 10. HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NO 202108040009665.
- 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSIONS FILES 11-SA-21-C AND 11-A-21-UR AS WELL AS 8-SC-20-C AND 8-E-20-UR.
- 12. ALL LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY.

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

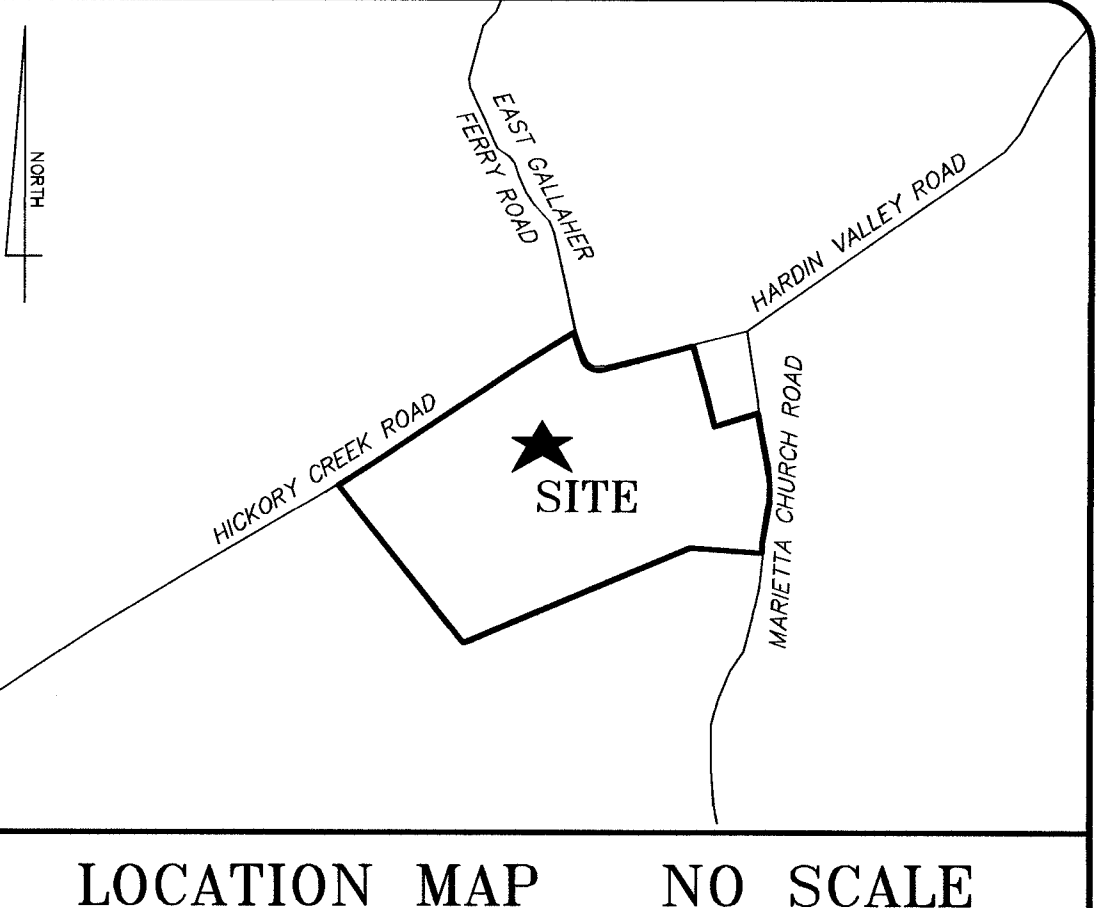
Owner(s) Printed Name: NA  
Signature(s): jreese@wkud.com  
Date: Jul 1, 2022

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: Ryan M Hickey  
Signature(s):  
Date: Jun 30, 2022

SYMBOL LEGEND table with symbols for FOUND MONUMENTATION, IRON ROD SET, OPEN SPACE LOT, WEST KNOX UTILITY DISTRICT LOT 1, PERMANENT CONTROL MONUMENT, FIELD BENCHMARK.



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

REVISIONS table with columns for DRAWN BY, CHECKED BY, APPROVED BY, SCALE, DATE, and revision description.

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

Reserve at Hickory Creek Unit 2 Resubdivision  
of Lot 42 Reserve at Hickory Creek Unit 1  
Knoxville, Tennessee 3732  
District 6, Knox County, Tennessee

PROJECT NO.  
4294-03