

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: 12/1/22

State of Georgia, County of Fulton
On this 1st day of December, 2022, Before me personally appeared Philip Russ, 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



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: 12/7/2022

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 01 day of December, 2021

Signed: Adam Thomas Koltopp Date: 2022-12-07
Dept: Engineering Title: Stormwater Engineer

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.

Knoxville Utilities Board
Utility Provider: [Signature] Date: 12-7-2022
Authorized Signature for Utility

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: [Signature] By: [Signature]

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.

Knoxville Utilities Board
Utility Provider: [Signature] Date: 12-7-2022
Authorized Signature for Utility

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: 10-6-22



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I hereby certify that this is a Category I 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 7th day of December, 2022

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: 12/7/2022 - MMP

Jodie S. Allan, 12/8/2022
Knox County Property Assessor Date

Nick McBride Register of Deeds Knox County

202212080033670

TAXES AND ASSESSMENTS.

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: Donna Dyer Date: 12/05/2022
Knox County Trustee: Signed: [Signature] Date: 12/05/2022

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: Adam Thomas Koltopp Date: 2022-12-07
Dept: Engineering Title: Stormwater Engineer

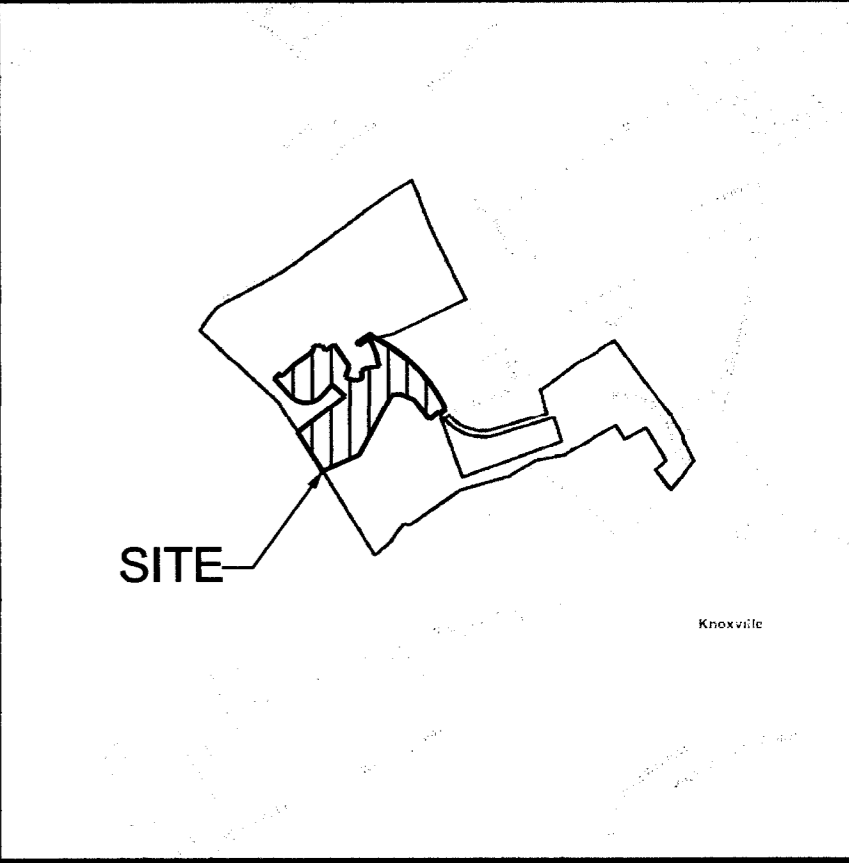
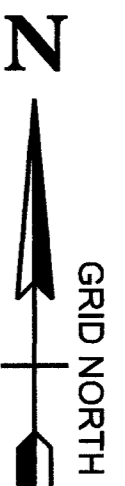
LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 14 lines of data.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 14 lines of data.

CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, ARC LENGTH. Contains 19 curves of data.

NOTES:

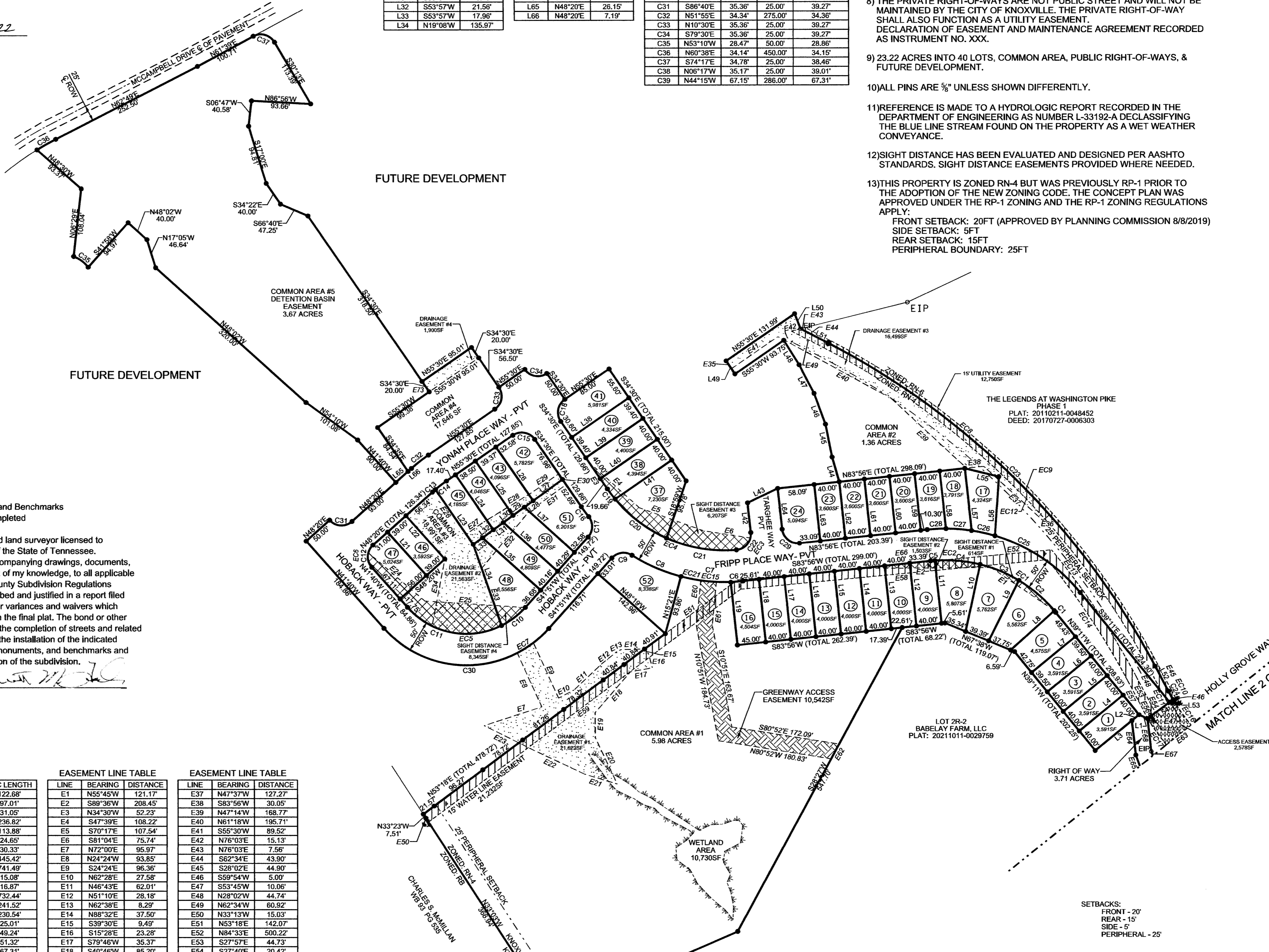
- 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
2) THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY...
3) A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE GOVERNANT 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-19-JR & 8-SC-19-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. XXX.
9) 23.22 ACRES INTO 40 LOTS, COMMON AREA, PUBLIC RIGHT-OF-WAYS, & FUTURE DEVELOPMENT.
10) ALL PINS ARE 1/2" 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



LOCATION MAP - NO SCALE

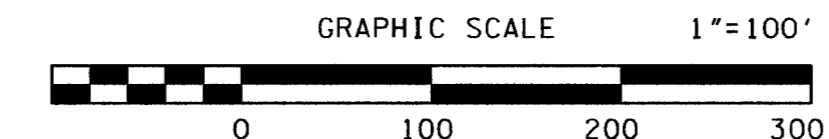
LEGEND

- IRON PIN FOUND (1/2" IRON ROD)
IRON PIN SET (5/8" REBAR W/CAP)
GAS VALVE
MANHOLE
SIGN
WATER VALVE
FIRE HYDRANT
POWER/TELEPHONE
GUY WIRE
PERIPHERAL SETBACK LINE
DRAINAGE EASEMENT
SIGHT DISTANCE EASEMENT
UTILITY EASEMENT
GREENWAY ACCESS EASEMENT
ACCESS EASEMENT PLAT: 20110211-0048452



GRID NORTH IS BASED ON A BEARING OF N 10° 22' 03" E FROM CITY OF KNOXVILLE CONTROL POINT 1832 TO 1833 DISTANCES HAVE NOT BEEN REDUCED TO GRID

PLAT SIZE IS 24" x 36"



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: 40

TOTAL AREA: 23.22 ACRES
PRIVATE ROW AREA: 6.39 ACRES

PROPERTY ZONED: RN-4

PLANNING SERVICES FILE NO.: 6-PP-22

FINAL PLAT OF THE HIGHLINE AT WASHINGTON PIKE UNIT 1 RESUBDIVISION OF THE LEGENDS AT WASHINGTON PIKE PHASE 2 - LOT 2R-3. Includes fields for DIST NO. SEVEN, SCALE 1"=100', DRAWN BY GMT, DATE 06/17/22, REVISED 10/06/22, PROJECT NUMBER: 21118, SHEET 1 OF 2.

OWNER: MMP KNOXVILLE OWNER, LLC 1286 W PAGES FERRY ROAD, SUITE 620 ATLANTA, GEORGIA 30327 CONTACT: PHILIP RUSSELL (470) 531-1742
DEVELOPER: HIGHLINE PROPERTIES, LLC 3715 NORTHSIDE PARKWAY NW BUILDING 400 SUITE 500 ATLANTA, GA 30327 CONTACT: GORDON SMITH PHONE: (470) 531-1742
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P. 7523 TAGHART LANE KNOXVILLE, TN 37938 PHONE: (865) 947-5986 FAX: (865) 947-7556

33192-Z (001)

L:\GENERAL\2021\2108\2108_FINAL_PLAT_UNIT_LCOP_SUGAR_AK 12/22/2022 3:08:04 AM

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) 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: 12/1/22

State of Georgia, County of Fulton
On this 1st day of December, 2022, before me personally appeared Philip Russ 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

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Knoxville Department of Engineering hereby approves this plan on this 7th day of December, 2022

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: Donna Dyer Date: 12/05/2022
Knox County Trustee: Signed: [Signature] 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 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: 2022-12-07
Dept: Engineering Title: Stormwater Engineer

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: Adam Thomas Kohutzypp Date: 2022-12-07
Dept: Engineering Title: Stormwater Engineer

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: Donna Hill Date: 12/7/2022

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: 10-6-22

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYTEM 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.

Utility Provider: Knoxville Utilities Board
Authorized Signature for Utility: [Signature] Date: 12-7-2022

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: [Signature] By: [Signature]

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYTEM - MAJOR SUBDIVISIONS

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

Utility Provider: Knoxville Utilities Board
Authorized Signature for Utility: [Signature] Date: 12-7-2022

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.

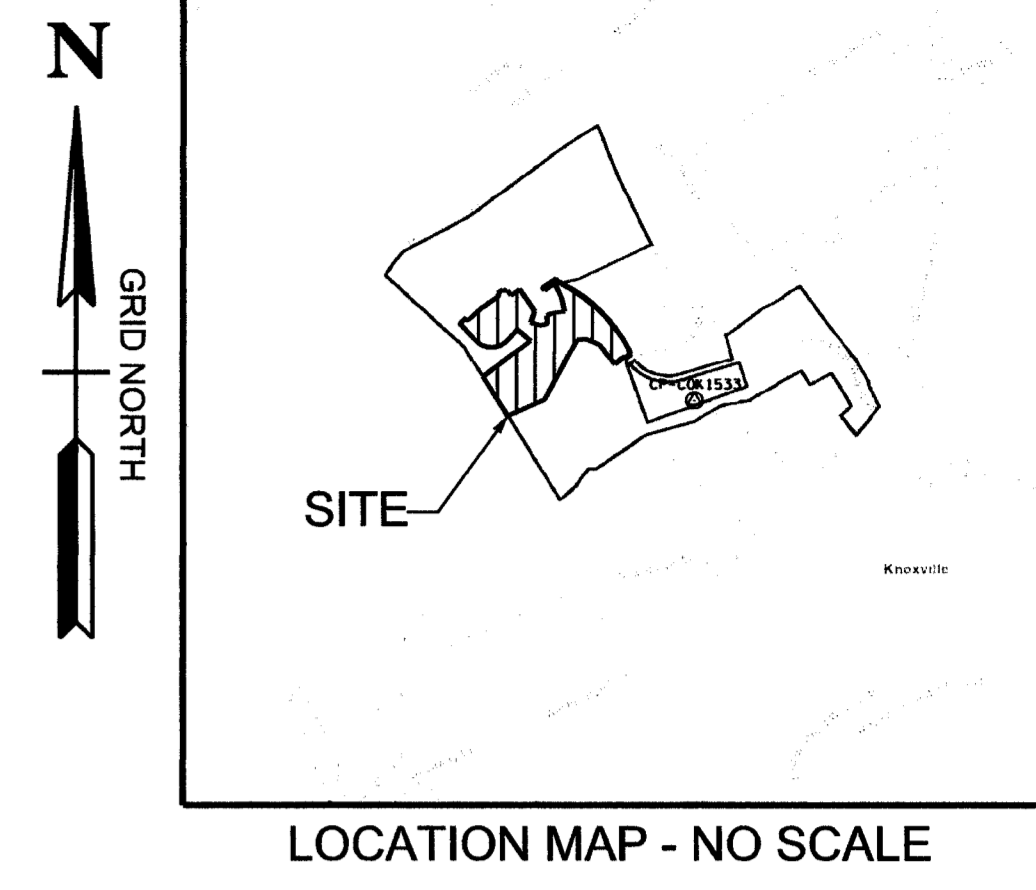
Registered Land Surveyor: [Signature]
Tennessee License No. 1947
Date: 10-6-22

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

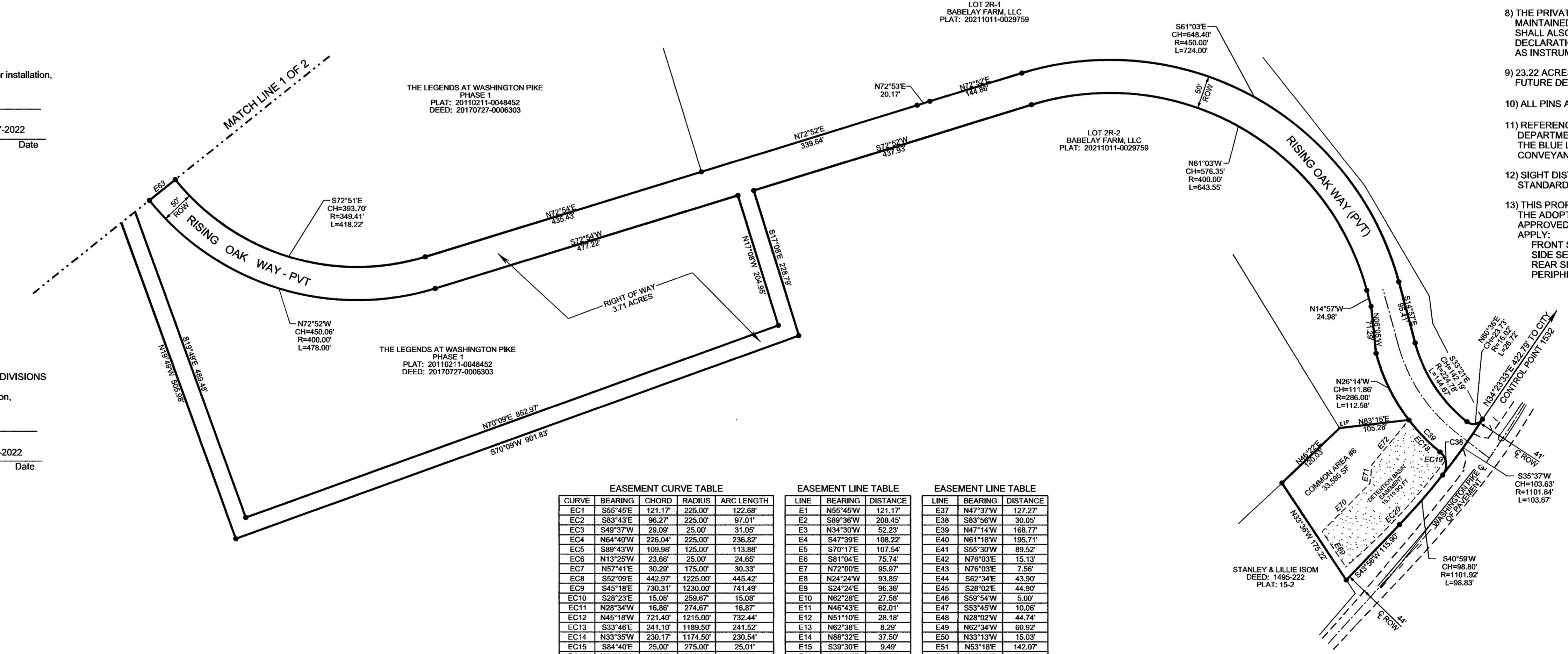
I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown herein.

Surveyor: [Signature]
Tennessee Reg. No. 1947

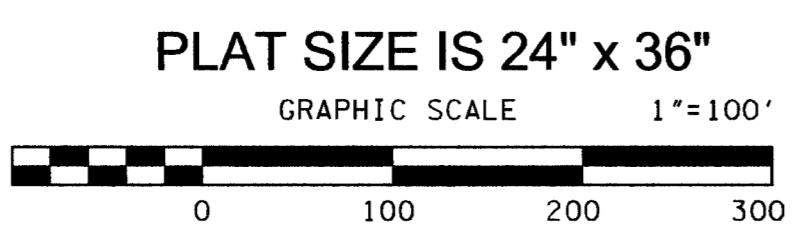
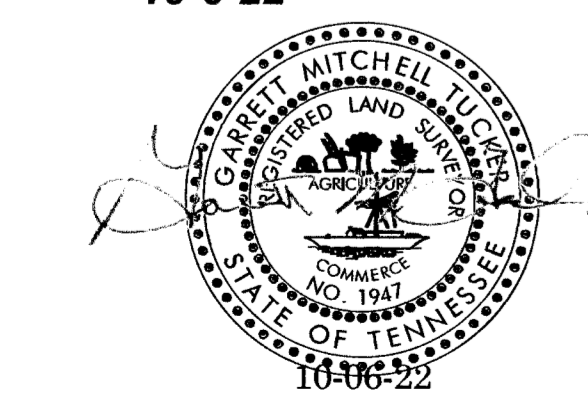
LINE TABLE, CURVE TABLE, LEGEND. Includes tables for line bearings/distances, curve data (C1-C39), and legend symbols for various features like iron pins, valves, manholes, etc.



- NOTES: 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A. 2) 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 & ON THE INSIDE OF ALL EXTERIOR LOT LINES. SUCH DEDICATION SHALL BE NOTED ON THE FINAL PLAT OF THE SUBDIVISION. 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. 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 #20220410078887 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-19-UR & 8-SC-19-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. 202212080033670. 9) 23.22 ACRES INTO 40 LOTS, COMMON AREA, PUBLIC RIGHT-OF-WAYS, & FUTURE DEVELOPMENT. 10) ALL PINS ARE 3/8" UNLESS SHOWN OTHERWISE. 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



EASEMENT CURVE TABLE, EASEMENT LINE TABLE. Detailed tables for easement curves and lines with columns for Curve, Bearing, Chord, Radius, Arc Length, and Distance.



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: 40
TOTAL AREA: 23.22 ACRES
PRIVATE ROW AREA: 6.39 ACRES
PROPERTY ZONED: RN-4
PLANNING SERVICES FILE NO.: 6-PP-22

FINAL PLAT OF WASHINGTON PIKE UNIT 1 RESUBDIVISION OF THE LEGENDS AT WASHINGTON PIKE PHASE 2 - LOT 2R-3. Includes project details, scale, date, and surveyor information.

33192-Z (002)