

TN GRID
MAD02403952007

TOTAL AREA = 1,371,552 sq. ft.
31.49 Acres
2.22 Acres = Roads
23.34 Acres = Common Area
TOTAL LOTS = 133

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 Swadlow by Denise Irwin Apr 19, 2023

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: Apr 19, 2023

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.
WKUD
Utility Provider
Authorized Signature for Utility: _____ Date: Apr 24, 2023

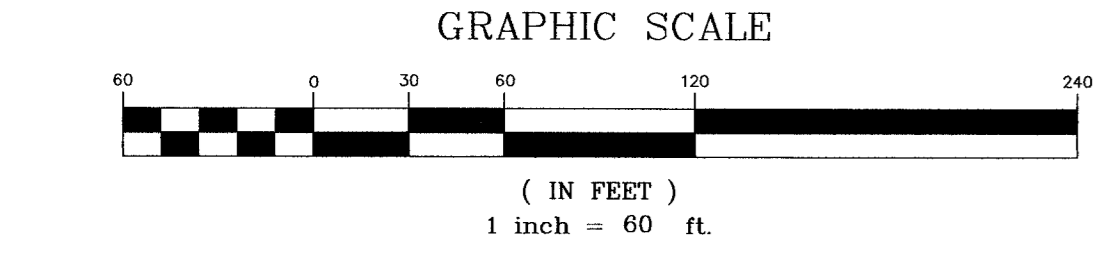
Certification of Approval of Public Sanitary Sewer System - Major Subdivisions
This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.
WKUD
Utility Provider
Authorized Signature for Utility: _____ Date: Apr 24, 2023

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: Andrew R. ...
Date: 4/25/2023

Zoning
Zoning Shown on Official Map: PR<4.4 DU/AC
Date: 4/25/2023
By: James ...

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: 4/25/2023



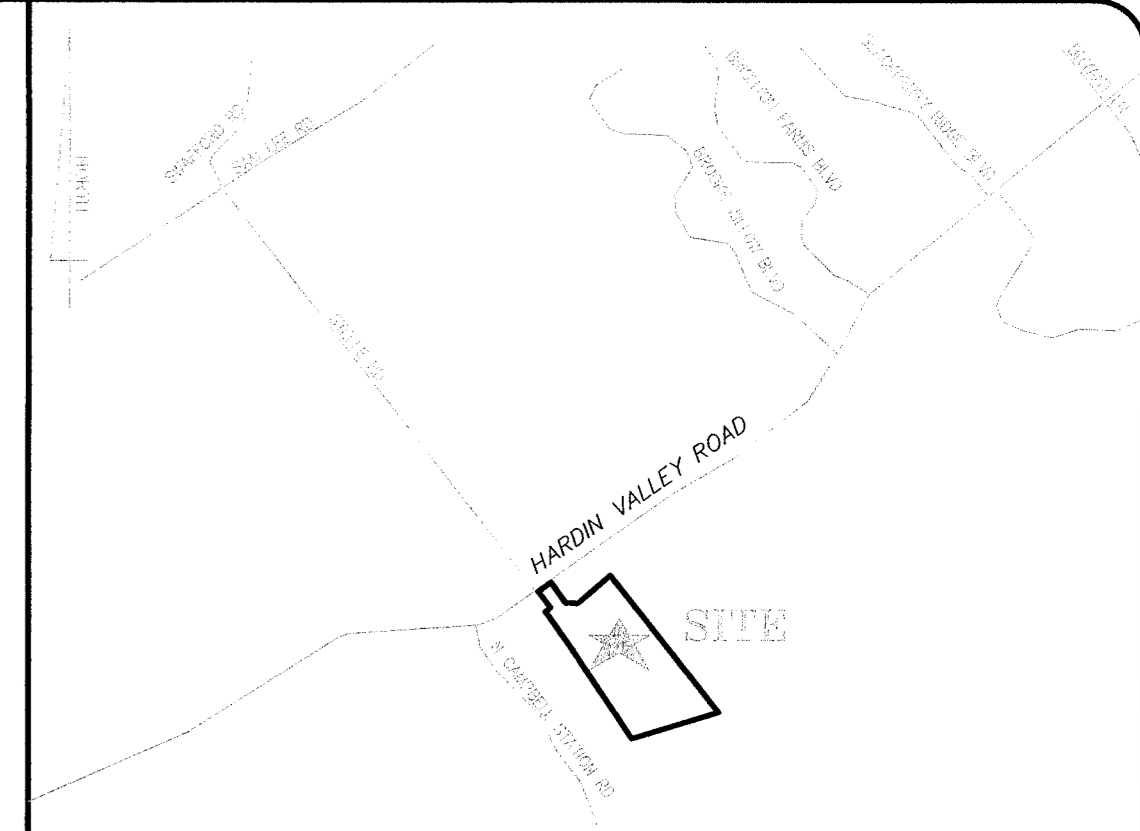
GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON IDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09. PRECISION 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.

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: Jim Swadlow by Denise Irwin Date: Apr 19, 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 19th day of April 2023
Signed: Jim Swadlow by Denise Irwin Date: Apr 19, 2023
Dept: Engineering & Public Works Title: Director

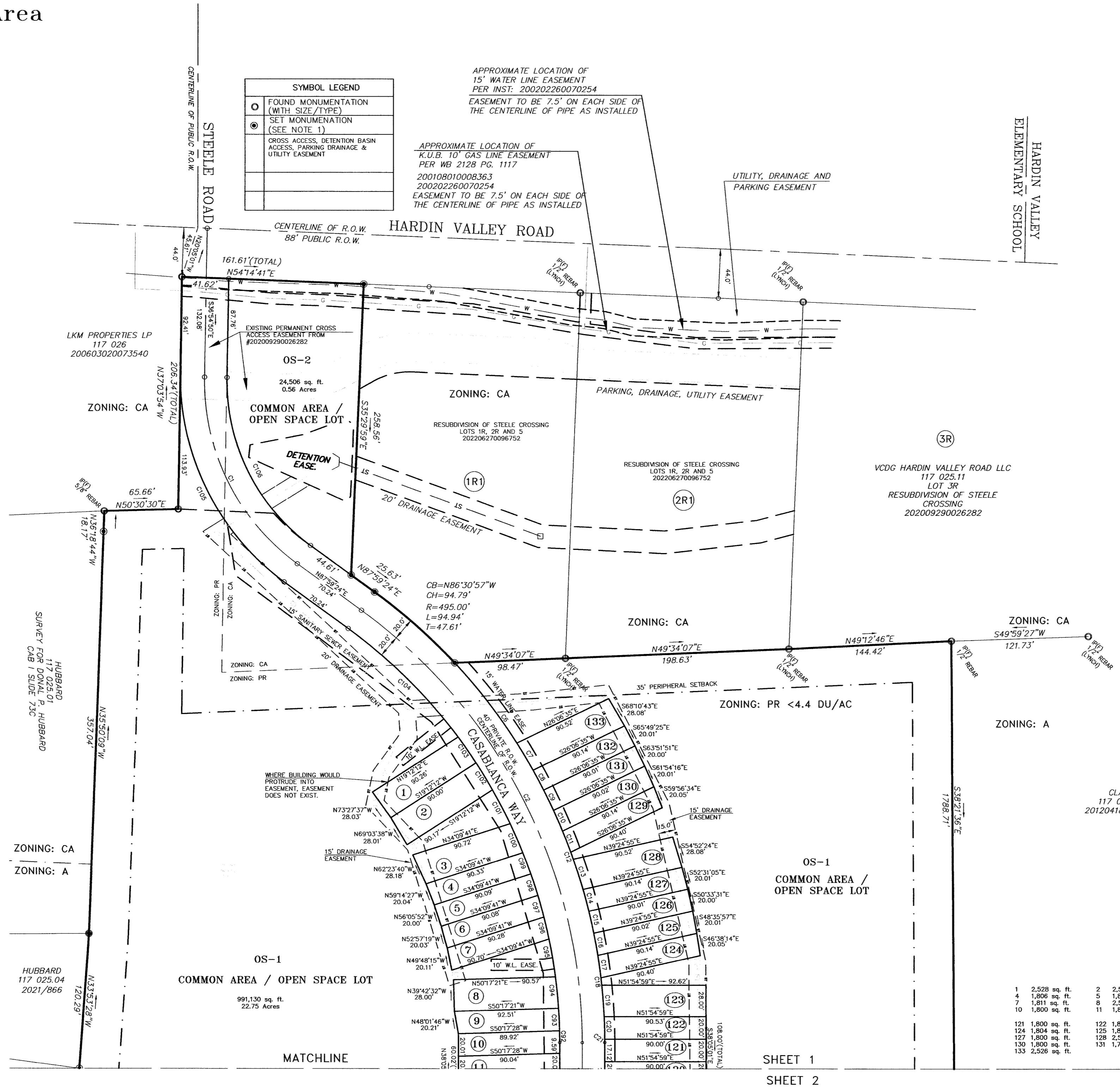
Certificate of Ownership and General Dedication
I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, we, we are) the owner(s) in fee simple of the property, 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: Brookstone Steele Road, LLC
Signature(s): Leon J. Wolfe
Date: Apr 20, 2023

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202304140055551



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" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- 2. CLT TAX MAP 117 PARCEL 027.
- 3. DEED REFERENCES - PARCEL 027: 202207010000478
PLAT REFERENCE - FINAL PLAT OF STEEL CROSSING 20080320-0070338
RESUBDIVISION OF STEEL CROSSING LOTS 1-4
202009290026282
RESUBDIVISION OF STEEL CROSSING LOTS 1R, 2R AND 5
202206270096752
- 4. THIS PROPERTY IS ZONED CA AND PR (<4.4 DU/AC) MINIMUM SETBACKS IN PR SECTION:
FRONT: 20' SIDE: 0
REAR: 15' PERIPHERAL: 35'
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0241G 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. THE PROPERTY IS CURRENTLY ZONED PR <4.4 DU/AC, WHICH PER THE CURRENT APPROVED SETBACKS, ALLOWS LESS THAN FIVE (5) FOOT MINIMUM BUILDING SETBACK ALONG THE SIDE LOT LINES. PER SUBDIVISION REGULATION 3.11-1.1, THE STANDARD UTILITY AND DRAINAGE EASEMENTS DEDICATION IS NOT REQUIRED ALONG THOSE LOT LINES.
- 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 10. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 1-SC-20-C AND 1-E-20-UR
- 11. ALL LOTS TO ACCESS TO INTERNAL ROAD SYSTEM ONLY
- 12. HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED IN INSTRUMENT NUMBER 202304050053871



CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S64°27'43"E	185.00	200.00	192.32
C2	N65°02'48"W	430.75	475.00	447.07
C6	N75°48'15"W	90.01	495.04	90.13
C7	N68°57'39"W	28.11	495.00	28.11
C8	N66°10'31"W	20.02	495.00	20.02
C9	N63°51'33"W	20.00	495.00	20.00
C10	N61°32'35"W	20.02	495.00	20.02
C11	N59°13'24"W	20.07	495.00	20.07
C12	N57°40'20"W	6.73	495.00	6.73
C13	N55°39'20"W	28.11	495.00	28.11
C14	N52°52'12"W	20.02	495.00	20.02
C15	N50°33'14"W	20.00	495.00	20.00
C16	N48°14'16"W	20.02	495.00	20.02
C17	N45°55'04"W	20.07	495.00	20.07
C18	N44°22'11"W	6.68	495.00	6.68
C19	N42°21'27"W	28.08	495.00	28.08
C20	N39°34'28"W	20.01	495.00	20.01
C21	N38°15'00"W	2.88	495.00	2.88
C22	N38°44'23"W	10.42	455.00	10.42
C23	N40°39'19"W	20.00	455.00	20.00
C24	N43°40'57"W	28.07	455.00	28.07
C25	N47°35'40"W	34.05	455.00	34.06
C26	N51°00'09"W	20.07	455.00	20.07
C27	N53°31'36"W	20.02	455.00	20.02
C28	N56°02'47"W	20.00	455.00	20.00
C29	N58°14'00"W	20.02	455.00	20.02
C30	N61°35'58"W	28.14	455.00	28.15
C31	N65°30'22"W	33.89	455.00	33.90
C32	N69°24'16"W	28.01	455.00	28.01
C33	N72°55'57"W	28.02	455.00	28.02
C34	N83°21'13"W	136.96	455.00	137.49
C35	S65°18'38"E	200.77	226.68	207.99
C36	S64°27'43"E	166.50	180.00	173.09

LOT SIZES

1 2,528 sq. ft.	2 2,326 sq. ft.	3 2,539 sq. ft.
4 1,806 sq. ft.	5 1,803 sq. ft.	6 1,826 sq. ft.
7 1,811 sq. ft.	8 2,367 sq. ft.	9 1,826 sq. ft.
10 1,800 sq. ft.		
11 1,800 sq. ft.		
12 1,800 sq. ft.	122 1,804 sq. ft.	123 2,560 sq. ft.
13 1,800 sq. ft.	124 1,804 sq. ft.	126 1,799 sq. ft.
14 1,800 sq. ft.	125 1,800 sq. ft.	128 2,528 sq. ft.
15 2,528 sq. ft.	131 1,799 sq. ft.	132 1,800 sq. ft.

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.

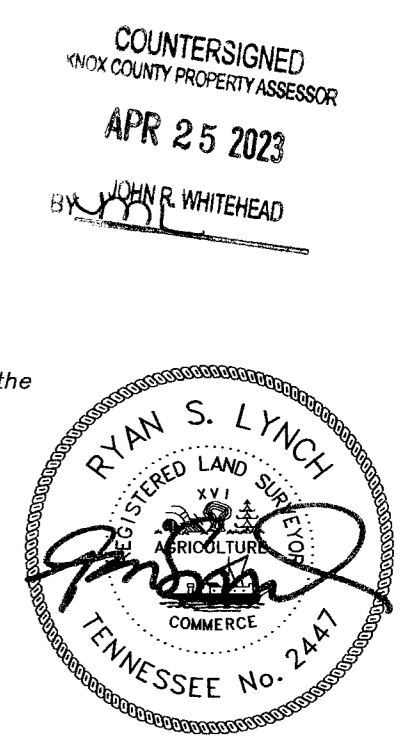
Registered Land Surveyor: RYAN S. LYNCH
Tennessee License No. 2447
Date: 07/18/2022

Certification of Class and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "TV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

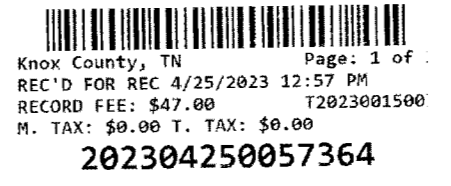
Certification of the Accuracy of Survey
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

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: 07/18/2022



PS:7-W-22



REVISIONS

NO.	DATE	DESCRIPTION
1	08/18/2022	Planning Comments
2	08/25/2022	Planning Comments
3	10/12/2022	Revise Lots
4	11/07/2022	Revise curve table
5	11/08/2022	Planning Comments
6	04/11/2023	MODIFIED LAYOUT

Brookstone Holdings, LLC,
2601 S BAYSHORE DRIVE SUITE 725
COCONUT GROVE, FL 33133
Phone: 954.362.5703

STEEL LANDING SUBDIVISION
Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO. 4089-06
SHEET NO. 1 of 3

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

TOTAL AREA = 1,371,552 sq. ft.
31.49 Acres
2.22 Acres = Roads
23.34 Acres = Common Area
TOTAL LOTS = 133

7N GRD
MAD3(NSRS2007)

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Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plot on the _____ day of 20____
Jim Stevenson by Dennis Irvine Apr 19, 2023
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: _____ Date: _____
Knox County Trustee: Signed: *Justin Biggs* Date: Apr 19, 2023

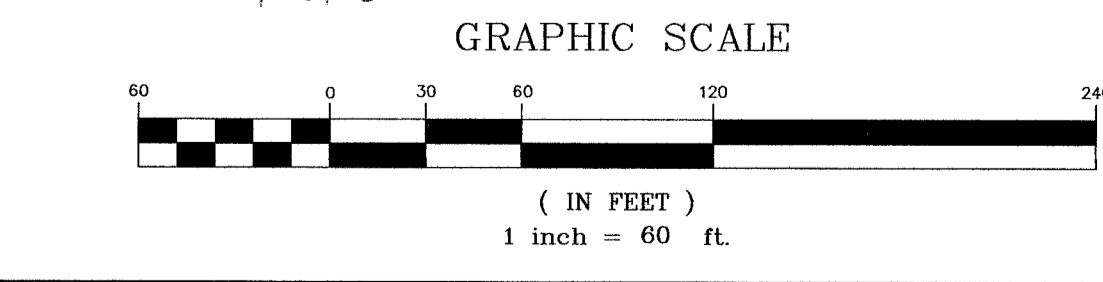
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Signed: *[Signature]*
Date: 4/25/2023

Zoning
Zoning Shown on Official Map: PR-4.4 DU/AC
Date: 4/25/2023
By: *[Signature]*

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Signed: *[Signature]*
Date: 4/25/2023

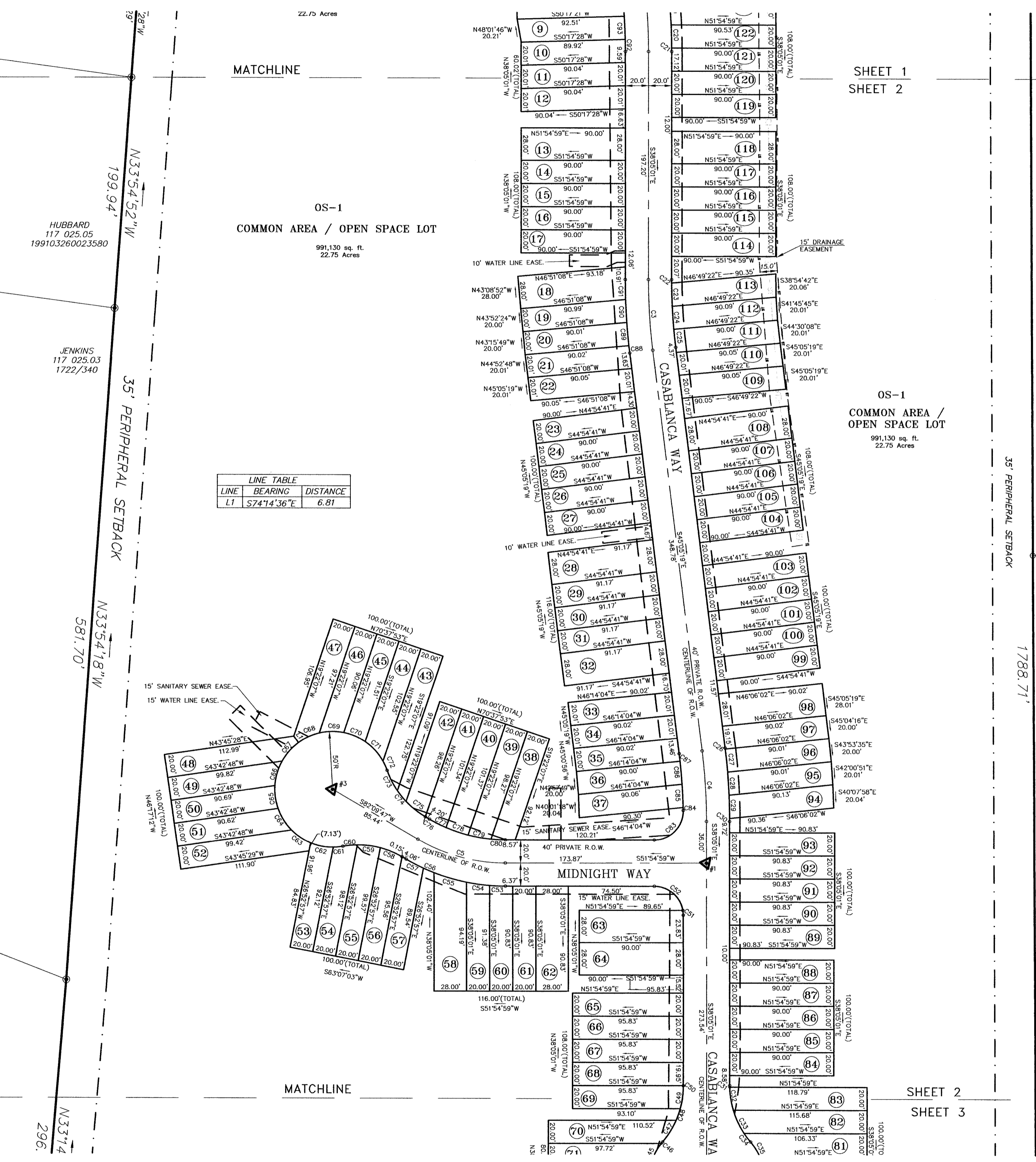
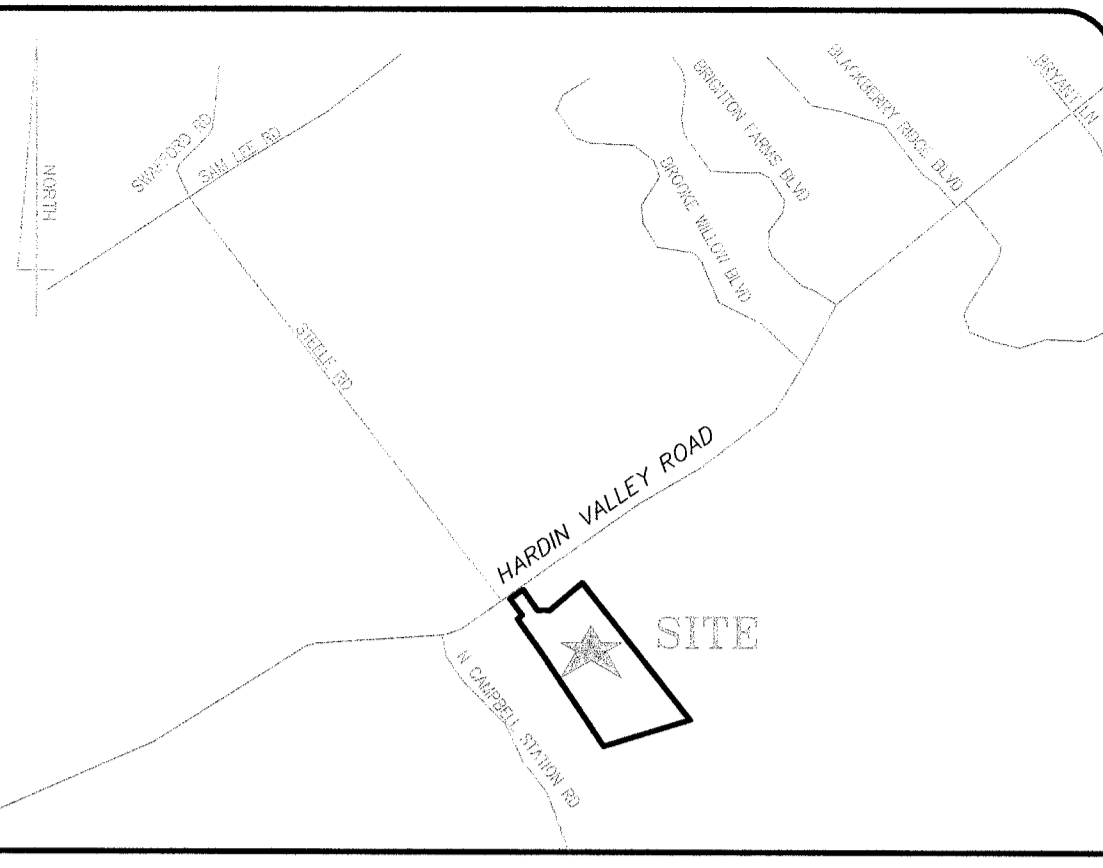


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Signed: *Jim Stevenson by Dennis Irvine* Date: Apr 19, 2023
Dept: Engineering & Public Works Title: Director

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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
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(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: Brookstone Steele Road, LLC
Signature(s): *Lynn J. Wolfe*
Date: Apr 20, 2023



CLARK 117 030.03 201204180058454

CURVE	BEARING	CHORD	RADIUS	LENGTH
C3	S41°35'10"W	61.09	500.00	61.13
C4	N41°35'10"W	61.09	500.00	61.13
C5	N67°02'23"E	78.27	150.00	79.19
C22	S38°15'46"E	3.00	480.00	3.00
C23	S39°38'16"E	20.04	480.00	20.04
C24	S42°01'40"E	20.00	480.00	20.01
C25	S44°09'19"E	15.64	480.00	15.64
C26	N45°02'29"W	0.86	520.00	0.86
C27	N43°53'32"W	20.00	520.00	20.00
C28	N41°41'15"W	20.01	520.00	20.02
C29	N39°28'46"W	20.06	520.00	20.06
C30	N38°14'44"W	2.64	520.00	2.64
C31	S38°37'34"E	1.42	75.00	1.42
C50	N38°03'47"W	0.05	75.00	0.05
C51	N42°52'50"W	4.18	25.00	4.19
C52	N87°52'50"W	32.27	25.00	35.08
C53	N54°12'58"E	13.64	170.00	13.65
C54	N59°55'16"E	20.20	170.00	20.21
C55	N68°14'59"E	29.18	170.00	29.21
C56	N74°49'47"E	9.83	170.00	9.83
C57	N79°19'30"E	16.84	170.00	16.84
C58	S74°24'11"W	20.25	75.00	20.32
C59	S58°57'37"W	20.05	75.00	20.11
C60	S48°27'09"W	12.92	75.00	12.63
C61	N48°22'02"E	8.26	50.00	8.27
C62	N62°38'39"E	20.00	50.00	20.14
C63	N85°42'11"E	19.97	50.00	20.11
C64	S70°08'37"E	21.87	50.00	22.05
C65	S45°58'29"E	20.00	50.00	20.14
C66	S21°44'08"E	21.99	50.00	22.17
C67	S03°21'41"W	19.47	50.00	21.63
C68	S27°23'27"E	19.87	50.00	20.00
C69	S50°56'21"W	21.24	50.00	21.41
C70	S74°46'17"W	20.05	50.00	20.19
C71	N80°27'12"W	22.85	50.00	23.05
C72	N62°16'24"W	8.67	50.00	8.68
C73	S64°52'24"E	19.77	75.00	19.82
C74	S76°58'26"E	11.84	75.00	11.86
C75	S89°43'43"E	21.25	75.00	21.32
C76	N82°11'15"E	0.06	75.00	0.06
C77	N78°38'24"E	15.98	130.00	15.99
C78	N70°42'19"E	20.00	130.00	20.02
C79	N61°49'45"E	20.24	130.00	20.26
C80	N54°38'28"E	12.36	130.00	12.36
C83	N06°29'59"E	35.70	25.00	39.76
C84	N39°22'23"W	2.62	480.00	2.62
C85	N40°43'29"W	20.03	480.00	20.03
C86	N43°06'51"W	20.00	480.00	20.00
C87	N44°41'54"W	6.54	480.00	6.54
C88	S44°44'13"E	6.38	520.00	6.38
C89	S43°17'01"E	20.00	520.00	20.00
C90	S41°04'45"E	20.01	520.00	20.01
C91	S39°01'48"E	17.18	520.00	17.18

ERWIN 117 030 201802220049898

LOT SIZES

12 1,801 sq. ft.	13 2,520 sq. ft.	14 1,800 sq. ft.
15 1,800 sq. ft.	16 1,800 sq. ft.	17 1,800 sq. ft.
18 2,578 sq. ft.	19 1,800 sq. ft.	20 1,799 sq. ft.
21 1,800 sq. ft.	22 1,800 sq. ft.	23 1,800 sq. ft.
24 1,800 sq. ft.	25 1,800 sq. ft.	26 1,800 sq. ft.
27 1,800 sq. ft.	28 2,553 sq. ft.	29 1,823 sq. ft.
30 1,823 sq. ft.	31 1,823 sq. ft.	32 2,553 sq. ft.
33 1,800 sq. ft.	34 1,800 sq. ft.	35 1,801 sq. ft.
36 1,802 sq. ft.	37 1,802 sq. ft.	38 1,802 sq. ft.
39 2,002 sq. ft.	40 2,033 sq. ft.	41 2,001 sq. ft.
42 1,804 sq. ft.	43 1,804 sq. ft.	44 1,804 sq. ft.
45 1,802 sq. ft.	46 1,802 sq. ft.	47 2,005 sq. ft.
48 2,178 sq. ft.	49 1,807 sq. ft.	50 1,800 sq. ft.
51 1,883 sq. ft.	52 2,178 sq. ft.	53 1,827 sq. ft.
54 1,801 sq. ft.	55 1,801 sq. ft.	56 2,543 sq. ft.
57 1,847 sq. ft.	58 2,740 sq. ft.	59 1,802 sq. ft.
60 1,801 sq. ft.	61 1,801 sq. ft.	62 2,543 sq. ft.
63 2,520 sq. ft.	64 2,520 sq. ft.	65 1,917 sq. ft.
66 1,917 sq. ft.	67 1,917 sq. ft.	68 1,917 sq. ft.
69 1,899 sq. ft.	70 1,899 sq. ft.	71 1,899 sq. ft.
72 1,800 sq. ft.	73 1,800 sq. ft.	74 1,800 sq. ft.
75 1,800 sq. ft.	76 1,800 sq. ft.	77 1,800 sq. ft.
78 1,800 sq. ft.	79 1,800 sq. ft.	80 1,800 sq. ft.
81 1,800 sq. ft.	82 1,800 sq. ft.	83 1,800 sq. ft.
84 1,800 sq. ft.	85 1,800 sq. ft.	86 1,800 sq. ft.
87 1,800 sq. ft.	88 1,800 sq. ft.	89 1,800 sq. ft.
90 1,800 sq. ft.	91 1,800 sq. ft.	92 1,800 sq. ft.
93 1,800 sq. ft.	94 1,800 sq. ft.	95 1,800 sq. ft.
96 1,800 sq. ft.	97 1,800 sq. ft.	98 1,800 sq. ft.
99 1,800 sq. ft.	100 1,800 sq. ft.	101 1,800 sq. ft.
102 1,800 sq. ft.	103 1,800 sq. ft.	104 1,800 sq. ft.
105 1,800 sq. ft.	106 1,800 sq. ft.	107 1,800 sq. ft.
108 1,800 sq. ft.	109 1,800 sq. ft.	110 1,800 sq. ft.
111 1,800 sq. ft.	112 1,800 sq. ft.	113 1,800 sq. ft.
114 1,800 sq. ft.	115 1,800 sq. ft.	116 1,800 sq. ft.
117 1,800 sq. ft.	118 2,500 sq. ft.	119 1,800 sq. ft.
120 1,800 sq. ft.	121 1,800 sq. ft.	122 1,804 sq. ft.
123 2,560 sq. ft.	124 1,804 sq. ft.	125 1,799 sq. ft.
126 1,804 sq. ft.	127 1,804 sq. ft.	128 2,526 sq. ft.
129 1,804 sq. ft.	130 1,804 sq. ft.	131 1,799 sq. ft.
132 1,800 sq. ft.	133 1,800 sq. ft.	

PERMANENT REFERENCE MARKERS
#1 N 585700.73 E 2507078.25
#2 N 585485.42 E 200746.97
#3 N 585551.30 E 2506784.68

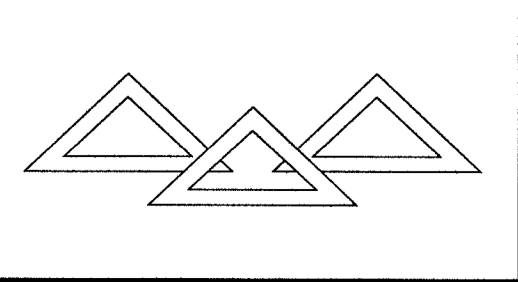
REGISTERED LAND SURVEYOR: RYAN S. LYNCH
Tennessee License No. 2447
Date: 07/18/2022

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: *[Signature]* Ryan S. Lynch
Tennessee License No. 2447
Date: 07/18/2022

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

COUNTERSIGNED
COUNTY PROPERTY ASSESSOR
APR 25 2023
RYAN S. LYNCH
REGISTERED LAND SURVEYOR
TENNESSEE No. 2447

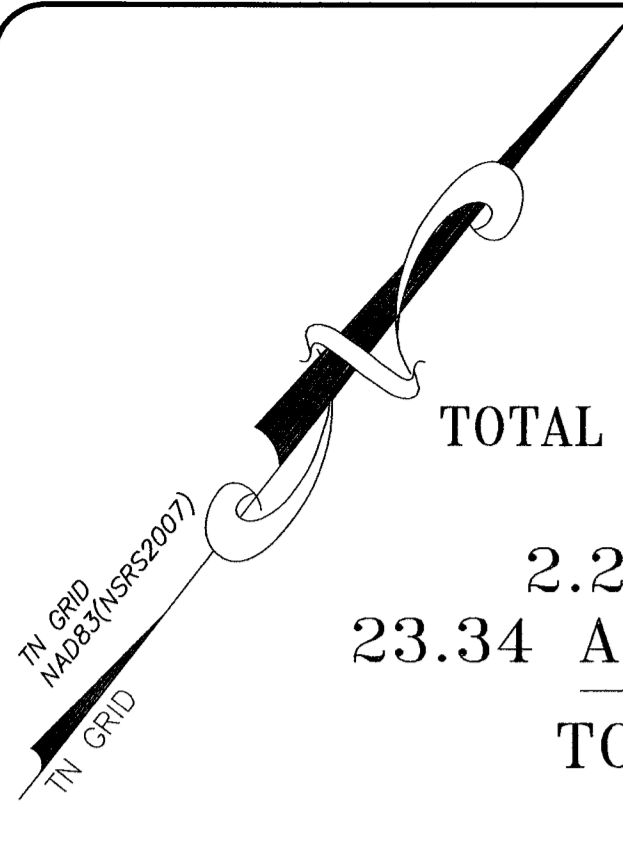
LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: M.STRANGE	1 08/18/2022 Planning Comments
CHECKED BY: R. LYNCH	2 08/25/2022 Planning Comments
APPROVED BY: R.S.L.	3 10/12/2022 Revise Lots
SCALE: 1"=60'	4 11/07/2022 Revise Curve Table
DATE: 07/18/2022	5 11/08/2022 Planning Comments
	6 04/11/2023 MODIFIED LAYOUT

PS:7-W-22
SURVEY FOR: Brookstone Holdings, LLC,
2601 S BAYSHORE DRIVE SUITE 725
COCONUT GROVE, FL 33133
Phone: 954.362.5703

STEEL LANDING SUBDIVISION
Knoxville, Tennessee
District 6, Knox County, Tennessee
PROJECT NO. 4089-06
SHEET NO: 2 of 3



TOTAL AREA = 1,371,552 sq. ft.
31.49 Acres
2.22 Acres = Roads
23.34 Acres = Common Area
TOTAL LOTS = 133

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: Jim Snowden by Dennis Irwin Date: Apr 19, 2023
Dept: Engineering & Public Works Title: Director

Guarantee of Completion of Stormwater Facilities.

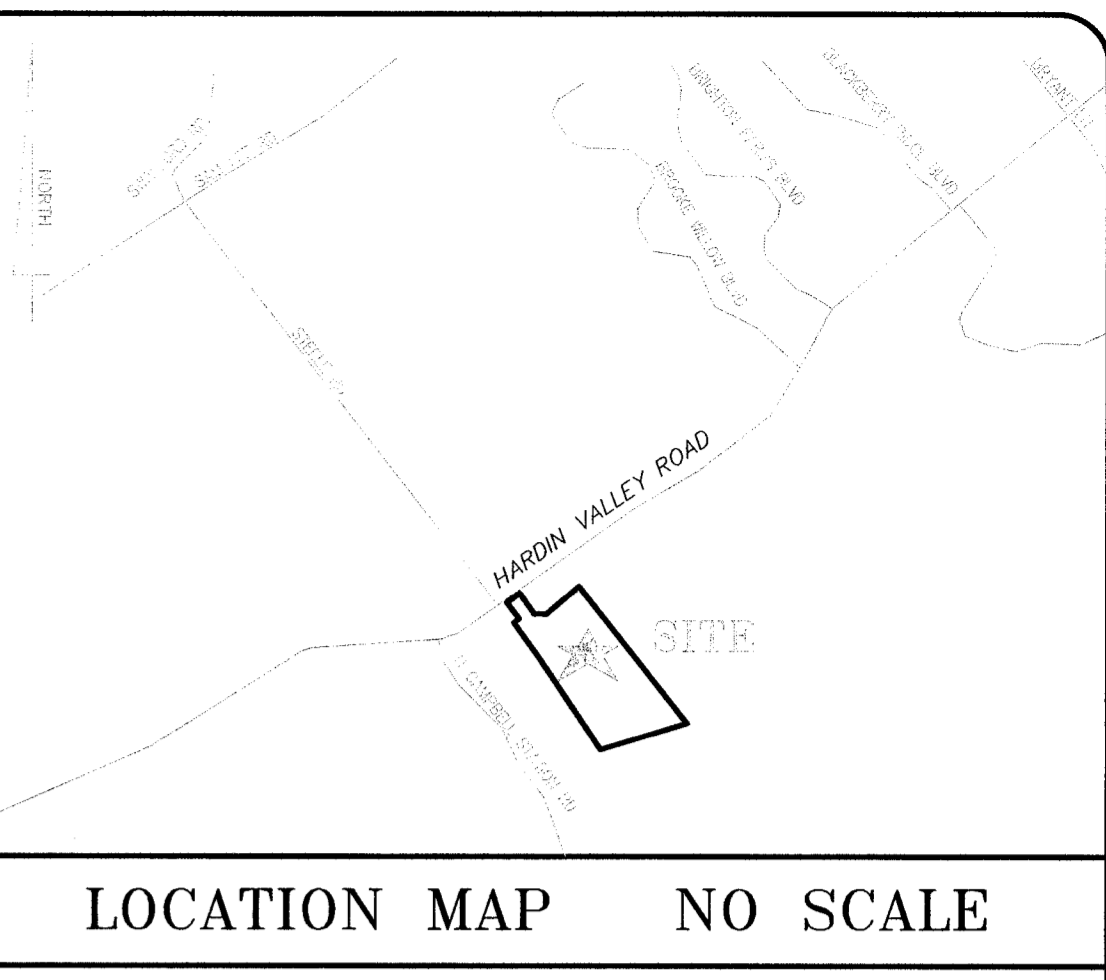
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the 19th day of April 2023.

Signed: Jim Snowden by Dennis Irwin Date: Apr 19, 2023
Dept: Engineering & Public Works Title: Director

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: Brookstone Steele Road, LLC
Signature(s): Leon J. Wolfe
Date: Apr 20, 2023

OWNERS:
BROOKSTONE STEELE ROAD LLC
2109 HOLLWOOD BLVD
HOLLYWOOD, FL 33020



- 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 117 PARCEL 027.
- 3. DEED REFERENCES - PARCEL 027: 20220701000478
PLAT REFERENCE - FINAL PLAT OF STEELE CROSSING 20080320-0070338
RESUBDIVISION OF STEELE CROSSING LOTS 1-4
202009290026282
RESUBDIVISION OF STEELE CROSSING LOTS 1R, 2R AND 5
202206270096752
- 4. THIS PROPERTY IS ZONED CA AND PR (<4.4 DU/AC)
MINIMUM SETBACKS IN PR SECTION:
FRONT: 20' SIDE: 0
REAR: 15' PERIPHERAL 35'
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0241C 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(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. THE PROPERTY IS CURRENTLY ZONED PR <4.4 DU/AC, WHICH PER THE CURRENT APPROVED SETBACKS, ALLOWS LESS THAN FIVE (5) FOOT MINIMUM BUILDING SETBACK ALONG THE SIDE LOT LINES. PER SUBDIVISION REGULATION 3-11-1.1, THE STANDARD UTILITY AND DRAINAGE EASEMENTS DEDICATION IS NOT REQUIRED ALONG THOSE LOT LINES.
- 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 10. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 1-SC-20-C AND 1-E-20-UR
- 11. ALL LOTS TO ACCESS TO INTERNAL ROAD SYSTEM ONLY
- 12. HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED IN INSTRUMENT NUMBER 202304050053871

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 Apr 19, 2023

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: Apr 19, 2023

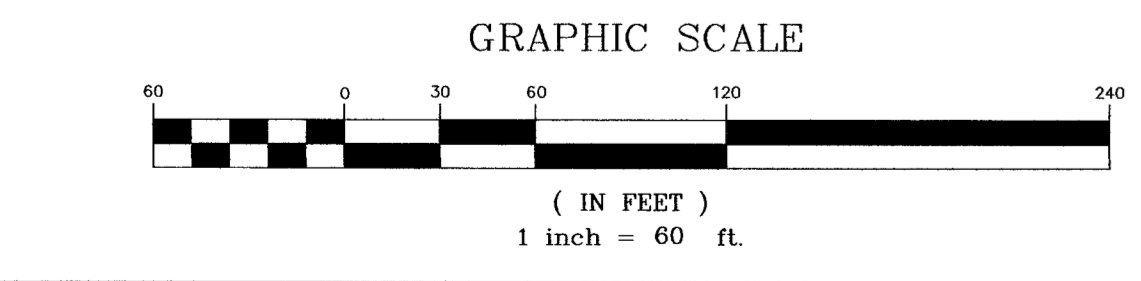
Certification of Approval of Public Water System - Major Subdivisions
This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.
WKUD
Utility Provider
Authorized Signature for Utility: _____ Date: Apr 24, 2023

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.
WKUD
Utility Provider
Authorized Signature for Utility: _____ Date: Apr 24, 2023

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: _____ Date: 4/25/2023

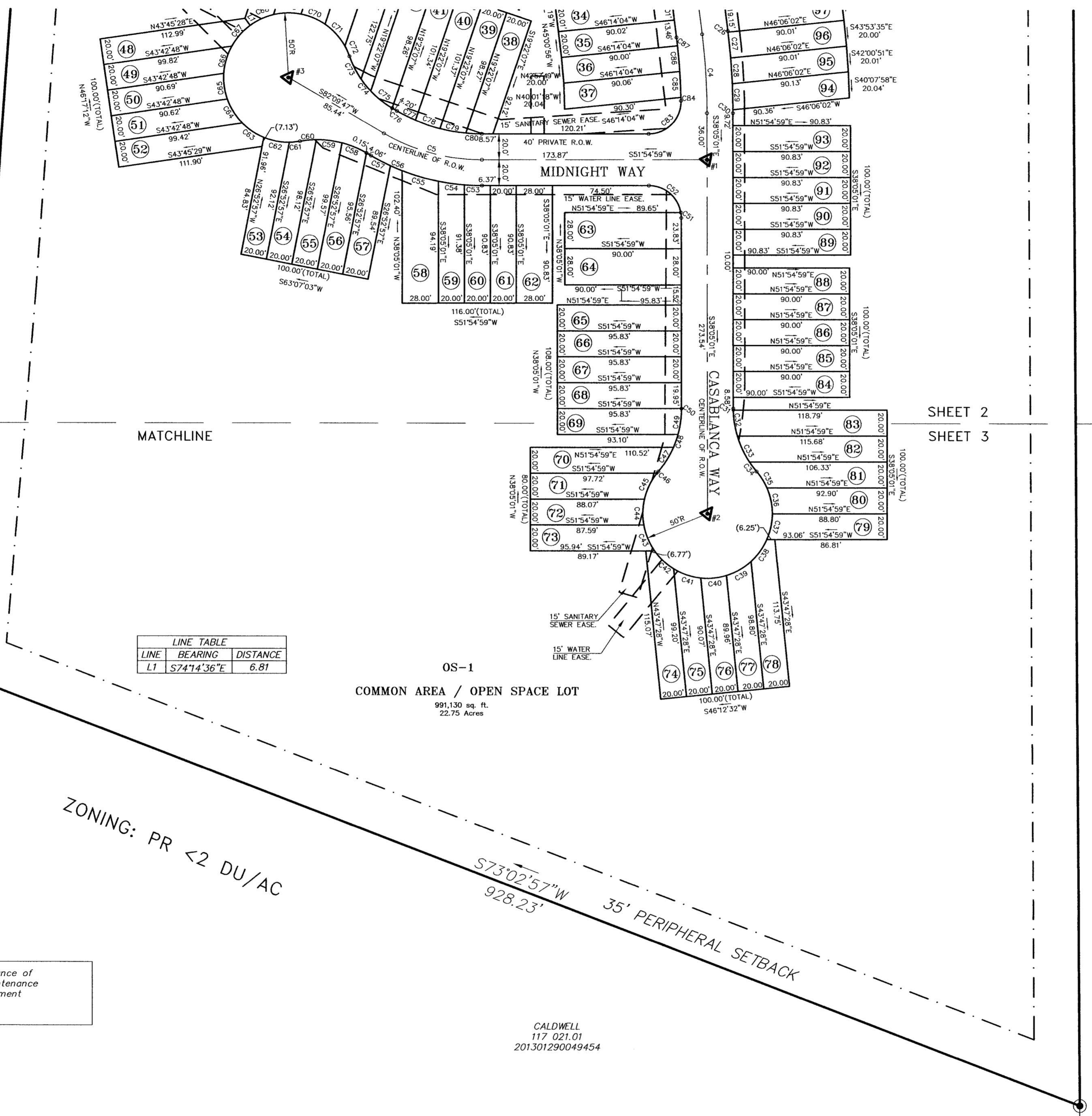
Planning Staff Certification of Approval for Recording - Final Plat
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted 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: 4/25/2023

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument 202304140055551



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 GNS NETWORK NAD83(NRS2007) 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 WHEN TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



PERMANENT REFERENCE MARKERS

M1	N 585700.73	E 2507078.25
M2	N 585485.42	E 2507246.97
M3	N 585551.30	E 2506784.68

LOT SIZES

12	1,801 sq. ft.	13	2,520 sq. ft.	14	1,801 sq. ft.
15	1,800 sq. ft.	16	1,800 sq. ft.	17	1,801 sq. ft.
18	2,520 sq. ft.	19	1,800 sq. ft.	20	1,801 sq. ft.
21	1,800 sq. ft.	22	1,801 sq. ft.	23	1,800 sq. ft.
24	1,800 sq. ft.	25	2,520 sq. ft.	26	1,800 sq. ft.
27	1,800 sq. ft.	28	2,523 sq. ft.	29	1,800 sq. ft.
30	1,803 sq. ft.	31	1,800 sq. ft.	32	1,800 sq. ft.
33	1,800 sq. ft.	34	1,800 sq. ft.	35	1,800 sq. ft.
36	1,800 sq. ft.	37	1,800 sq. ft.	38	1,800 sq. ft.
39	2,002 sq. ft.	40	2,032 sq. ft.	41	1,800 sq. ft.
42	1,800 sq. ft.	43	2,004 sq. ft.	44	1,800 sq. ft.
45	1,802 sq. ft.	46	1,800 sq. ft.	47	1,800 sq. ft.
48	2,176 sq. ft.	49	1,800 sq. ft.	50	1,800 sq. ft.
51	1,803 sq. ft.	52	2,176 sq. ft.	53	1,800 sq. ft.
54	1,804 sq. ft.	55	1,800 sq. ft.	56	1,800 sq. ft.
57	1,804 sq. ft.	58	2,240 sq. ft.	59	1,800 sq. ft.
60	1,819 sq. ft.	61	1,817 sq. ft.	62	1,800 sq. ft.
63	2,200 sq. ft.	64	2,200 sq. ft.	65	1,800 sq. ft.
66	1,817 sq. ft.	67	1,817 sq. ft.	68	1,817 sq. ft.
69	1,899 sq. ft.	70	1,899 sq. ft.	71	1,899 sq. ft.
72	1,899 sq. ft.	73	1,899 sq. ft.	74	1,899 sq. ft.
75	1,899 sq. ft.	76	1,899 sq. ft.	77	1,899 sq. ft.
78	1,899 sq. ft.	79	1,899 sq. ft.	80	1,899 sq. ft.
81	1,899 sq. ft.	82	1,899 sq. ft.	83	1,899 sq. ft.
84	1,899 sq. ft.	85	1,899 sq. ft.	86	1,899 sq. ft.
87	1,899 sq. ft.	88	1,899 sq. ft.	89	1,899 sq. ft.
90	1,899 sq. ft.	91	1,899 sq. ft.	92	1,899 sq. ft.
93	1,899 sq. ft.	94	1,899 sq. ft.	95	1,899 sq. ft.
96	1,899 sq. ft.	97	1,899 sq. ft.	98	1,899 sq. ft.
99	1,899 sq. ft.	100	1,899 sq. ft.	101	1,899 sq. ft.
102	1,899 sq. ft.	103	1,899 sq. ft.	104	1,899 sq. ft.
105	1,899 sq. ft.	106	1,899 sq. ft.	107	1,899 sq. ft.
108	2,250 sq. ft.	109	1,899 sq. ft.	110	1,899 sq. ft.
111	1,899 sq. ft.	112	1,899 sq. ft.	113	1,899 sq. ft.
114	1,899 sq. ft.	115	1,899 sq. ft.	116	1,899 sq. ft.
117	1,899 sq. ft.	118	2,350 sq. ft.	119	1,899 sq. ft.
120	1,899 sq. ft.				

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C31	S38°27'34"E	1.42	75.00	1.42
C32	S46°52'24"E	20.24	75.00	20.30
C33	S63°08'32"E	22.08	75.00	22.16
C34	S75°06'46"E	9.17	75.00	9.18
C35	N70°01'42"W	14.94	50.00	14.99
C36	N49°39'27"W	20.42	50.00	20.56
C37	N26°04'45"W	20.45	50.00	20.58
C38	N02°16'49"W	20.79	50.00	20.94
C39	N22°21'06"E	21.87	50.00	22.05
C40	N46°31'14"E	20.00	50.00	20.14
C41	N70°45'35"E	21.99	50.00	22.17
C42	S84°54'19"E	20.16	50.00	20.30
C43	S60°45'15"E	21.67	50.00	21.85
C44	S36°41'45"E	22.01	50.00	22.14
C45	S12°19'30"E	22.21	50.00	22.39
C46	S01°28'44"W	1.70	50.00	1.70
C47	N06°00'15"W	22.06	75.00	22.14
C48	N18°31'03"W	10.61	75.00	10.62
C49	N30°18'31"W	20.19	75.00	20.25
C50	N38°03'47"W	0.05	75.00	0.05
C51	N42°52'50"W	4.18	25.00	4.19

LOT SIZES

70	2,097 sq. ft.	71	1,839 sq. ft.	72	1,743 sq. ft.
73	1,816 sq. ft.	74	2,176 sq. ft.	75	1,875 sq. ft.
76	1,787 sq. ft.	77	1,870 sq. ft.	78	2,163 sq. ft.
79	1,804 sq. ft.	80	1,803 sq. ft.	81	1,981 sq. ft.
82	2,232 sq. ft.	83	2,354 sq. ft.		

PS: 7-W-22

ZONING: A
ZONING: PR <2 DU/AC
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ZONING: PR <2 DU/AC

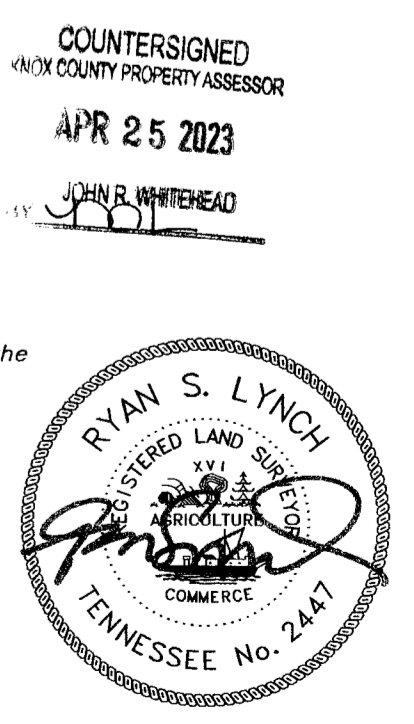
Nick McBride
Register of Deeds
Knox County



Registered Land Surveyor: RYAN S. LYNCH
Tennessee License No. 2447
Date: 07/18/2022

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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		SURVEY FOR: Brookstone Holdings, LLC, 2601 S BAYSHORE DRIVE SUITE 725 COCONUT GROVE, FL 33133 Phone: 954.362.5703	FINAL PLAT OF: STEELE LANDING SUBDIVISION Knoxville, Tennessee District 6, Knox County, Tennessee	PROJECT NO. 4089-06
		DRAWN BY: <u>M.STRANGE</u>	1 08/18/2022 Planning Comments			SHEET NO: 3 of 3
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