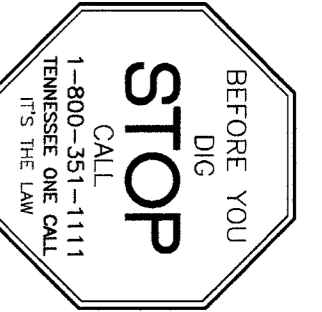


TOTAL AREA
1,436,685 sq.ft.
33.49 Acres
INCLUDING ROADS (4.3 Acres)
&
OPEN SPACE LOTS (12.75 Acres)
TOTAL LOTS = 94

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER ENGINEERS AND/OR ARCHITECTS. THE SURVEYOR'S LIABILITY MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE INSURANCE COMPANY.



Plumbing Staff Certification of Approval for Recordation - Final Plan
This is to certify that the subdivision plat shown herein 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 notices noted on this plat, and that the record plat is hereby approved and recorded in accordance with the provisions of the Subdivision Regulations of Section 15-3-405 of Tennessee Code, Annotated. The approval of this plat by the Planning Commission shall not be deemed to constitute a dedication of any street or other ground upon the plat.

Signed: *[Signature]*
Date: 10/6/2022 EK

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.

Utility Provider: WKJD
Authorized Signature for Utility: *[Signature]* Date: Oct 4, 2022

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.

Utility Provider: WKJD
Authorized Signature for Utility: *[Signature]* Date: Oct 4, 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, required standards and specifications.

Signature: *[Signature]* Date: Oct 5, 2022
Title: Director

Guarantee of Completion of Stormwater Facilities
I, the undersigned, hereby certify that a bond or other security has been posted to insure the completion of all stormwater facilities shown on the subdivision plat which were approved by the Planning Commission.

Signature: *[Signature]* Date: Oct 5, 2022
Title: Director

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

City Tax Clerk: *[Signature]* Date: Oct 4, 2022

Knox County Trustee
Signature: *[Signature]* Date: Oct 4, 2022

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat on this day of Oct 20, 2022.

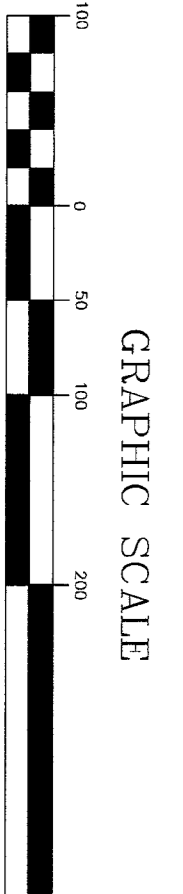
Signature: *[Signature]* Date: 10/6/2022

Addressing Department Certification
I, the undersigned, hereby certify that the subdivision name and all street names conform to the addressing standards of the Knox County Planning Commission, the Administrative Rules of the Planning Commission, and these regulations.

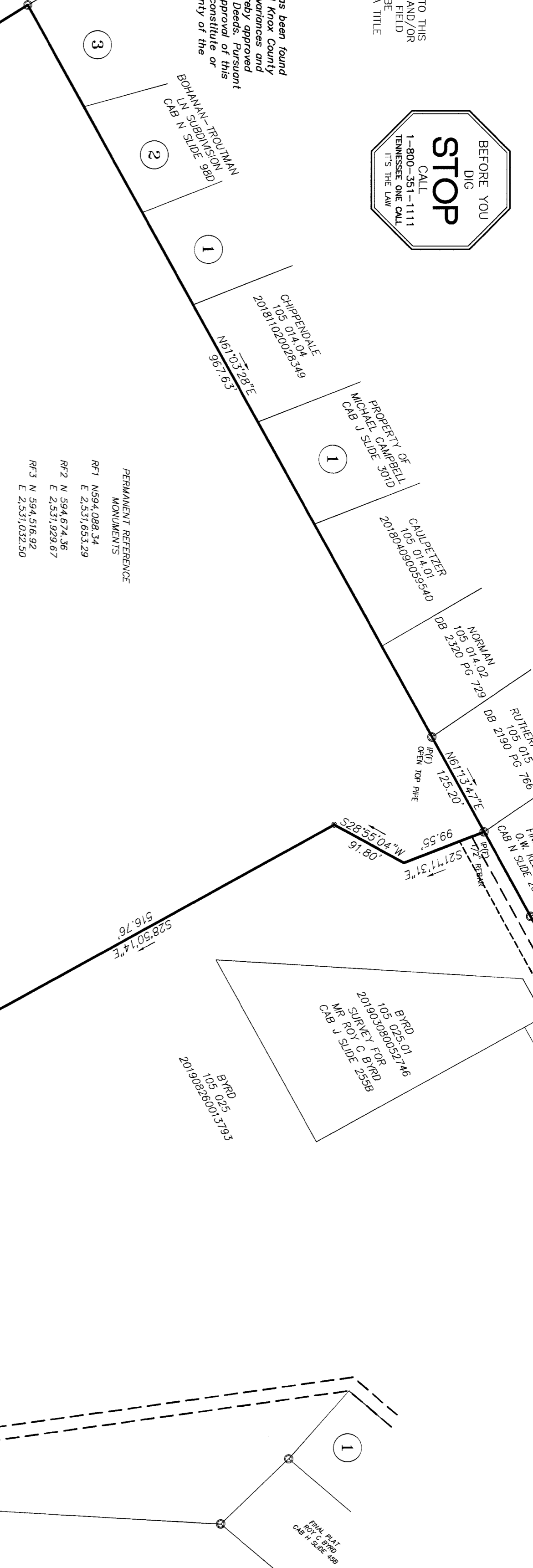
Signature: *[Signature]* Date: 10/6/2022

Zoning
Zoning Shown on Official Map: PR - 3 DUAC

Date: 10/6/2022
By: *[Signature]*

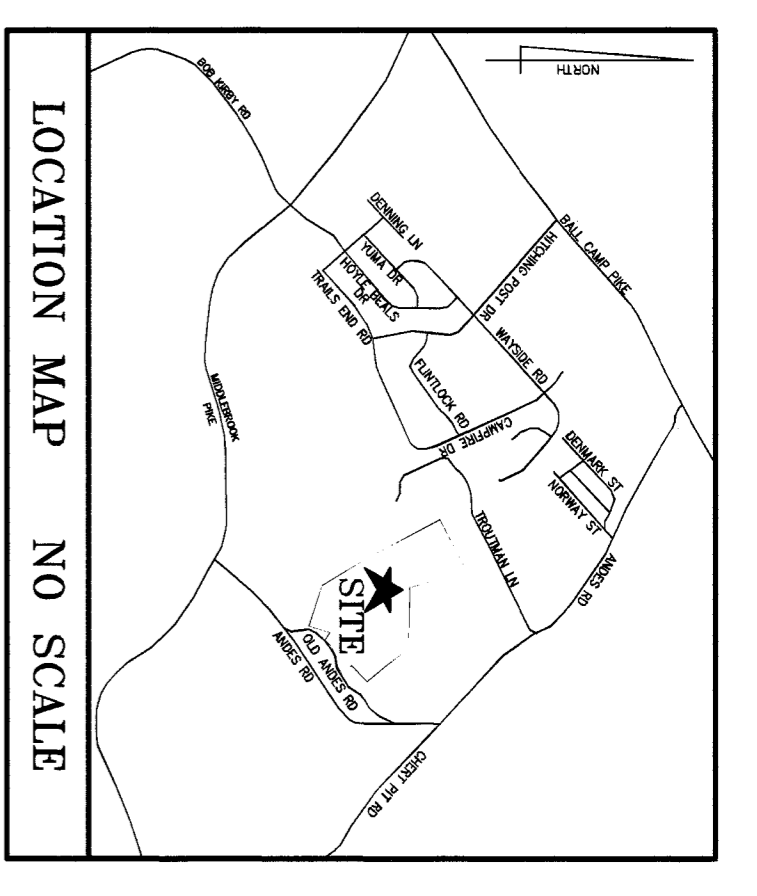


Property owners are responsible for maintenance of stormwater facilities. As recorded as instrument # 202209140017102



Certification of Ownership and General Dedication
I, the undersigned owner(s) of the property shown herein, hereby affirm that the (my/our) plan of subdivision and dedication of streets as shown to the public use forever and hereby certify that (I/one, we/we) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate the right-of-way and/or grant to Ryan M Hickey.

Owner(s): *[Signature]*
Signature(s): *[Signature]*
Date: Oct 4, 2022



- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
- ALL NEW PROPERTY MONUMENTS ARE 1/2" x 1/8" REBAR IRON PINS WITH PLASTIC CAPS SPACED 1" ON 4" CENTER.
- DEED REFERENCES - 105.025-04-20200729-0007872 PLAT REFERENCE - SURVEY FOR RPT. CABRD CAB 4, SURE 2358 2020/07/29/0019/0
- ZONING: PR - 3 DU/AC
- SETBACKS: FRONT: 20' REAR: 15' SIDE: 5'
- MINIMUM OF 30' DRIVEWAY DEPTH FOR ALL DRIVEWAYS THAT CONNECT TO OLD ANDES ROAD.
- ALL LOTS SHALL HAVE ACCESS TO INTERIOR STREET SYSTEMS ONLY
- HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT NUMBER: 202204120078311
- FOR APPROVED SUBMISSION VARIANCES AND CONDITIONS OF APPROVAL OF THE PLANNING'S RULES 8-SD-20-C AND 8-F-20-JR
- MINIMUM OF 30' DRIVEWAY DEPTH FOR ALL DRIVEWAYS THAT CONNECT TO OLD ANDES ROAD.
- ALL LOTS SHALL HAVE ACCESS TO INTERIOR STREET SYSTEMS ONLY
- HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT NUMBER: 202204120078311

NICK McBride
Register of Deeds
Knox County

COUNTERSIGNED
OCT 06 2022
BY: *[Signature]*
KNOX COUNTY REGISTER OF DEEDS
W. TAYLOR, JR. CLERK
20221006001837

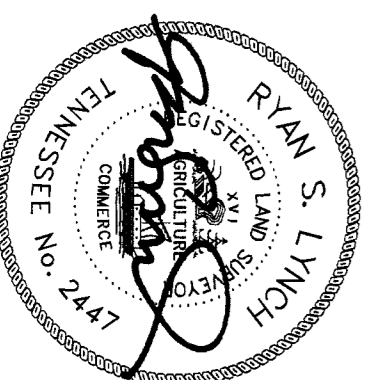
Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the standards of the Surveying Board of the State of Tennessee. I have personally supervised the field work and the preparation of this plat and the accompanying drawings, documents, and statements. I have also personally supervised the installation of the indicated permanent reference markers and monuments. I have also personally supervised the installation of the indicated permanent reference markers and monuments.

Registered Land Surveyor: RYAN S. LYNCH
Tennessee License No. 2447
Date: 10/4/2022

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

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: 10/4/2022



SURVEY FOR/OWNER:

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

FINAL PLAT OF:

The Grange - Unit 1
Knoxville, Tennessee
District 6, Knox County, Tennessee

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2601 WWW.LYNCHSURVEY.COM

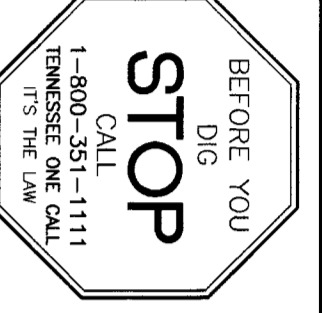
REVISIONS	
DRAWN BY: M. STRANGE	1 08/31/2022 Planning Comments
CHECKED BY: R. LYNCH	2 9/14/2022 PSC
APPROVED BY: R.S.L.	3
SCALE: 1"=100'	4
DATE: 06/30/2022	5
	6

SHEET NO.
1 of 3
PROJECT NO.
4226

TOTAL AREA

1,458,685 sq.ft.
381.49 Acres
INCLUDING ROADS (4.3 Acres)
OPEN SPACE LOTS (12.75 Acres)
TOTAL LOTS = 94

Property owners are responsible for maintenance of stormwater facilities...
Instrument # 202209140017102



NOTE: THIS REPORT WAS PREPARED FOR THE SUBDIVISION AND OTHER EXPENSES AND/OR REVENUES. THIS REPORT MAY OR MAY NOT EXIST AND MAY BE REVENUED BY A TITLE SEARCH BY A TITLE ATTORNEY.

Planning Staff Certification of Approval for Recording - Final Plat
This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County...

Signature: Ryan M Hickey
Date: 10/8/2022 ER

Utility Provider: WKUD
Authorized Signature for Utility: [Signature]
Date: Oct 4, 2022

City of Knoxville: [Signature]
Date: Oct 4, 2022

Knox County Engineering: [Signature]
Date: Oct 5, 2022

Knox County Department of Engineering and Public Works: [Signature]
Date: Oct 5, 2022

Knox County Trustee: [Signature]
Date: Oct 4, 2022

Knox County Trustee: [Signature]
Date: Oct 4, 2022

Knox County Trustee: [Signature]
Date: Oct 4, 2022

Knox County Trustee: [Signature]
Date: Oct 4, 2022

Knox County Trustee: [Signature]
Date: Oct 4, 2022

Knox County Trustee: [Signature]
Date: Oct 4, 2022

Table with columns: CURVE BEARING, CHORD RADIOS, CHORD LENGTH, CHORD PERCENTAGE. Lists curves 1 through 17.

Table with columns: CURVE BEARING, CHORD RADIOS, CHORD LENGTH, CHORD PERCENTAGE. Lists curves 18 through 34.

Table with columns: CURVE BEARING, CHORD RADIOS, CHORD LENGTH, CHORD PERCENTAGE. Lists curves 35 through 51.

Table with columns: CURVE BEARING, CHORD RADIOS, CHORD LENGTH, CHORD PERCENTAGE. Lists curves 52 through 68.

Table with columns: CURVE BEARING, CHORD RADIOS, CHORD LENGTH, CHORD PERCENTAGE. Lists curves 69 through 85.

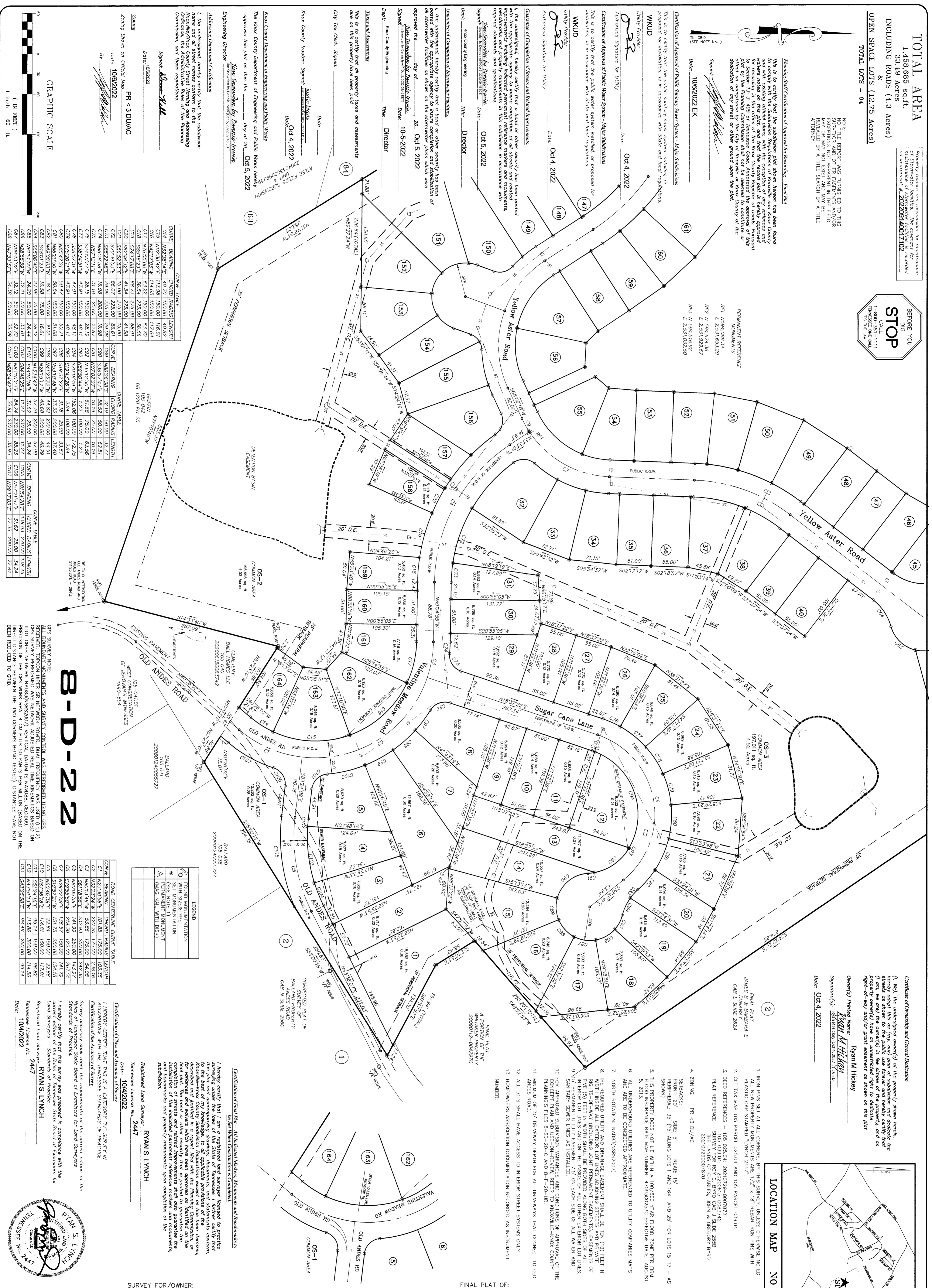
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Table with columns: CURVE BEARING, CHORD RADIOS, CHORD LENGTH, CHORD PERCENTAGE. Lists curves 103 through 119.

Table with columns: CURVE BEARING, CHORD RADIOS, CHORD LENGTH, CHORD PERCENTAGE. Lists curves 120 through 136.

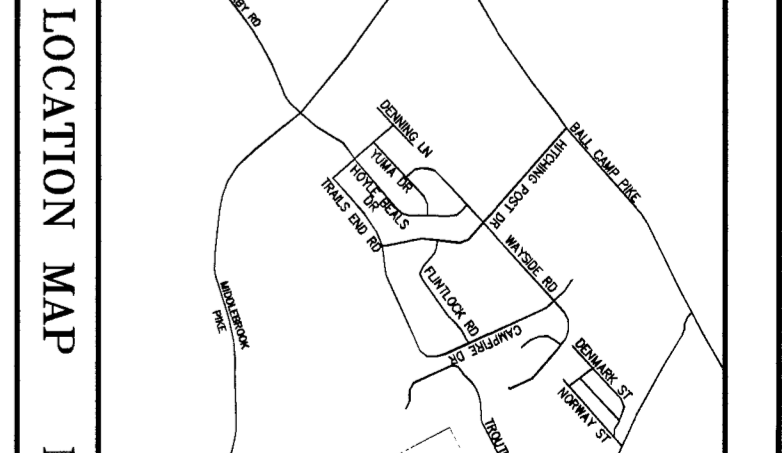
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Table with columns: CURVE BEARING, CHORD RADIOS, CHORD LENGTH, CHORD PERCENTAGE. Lists curves 154 through 170.



Confirmer of Ownership and General Declaration
I, We, the undersigned owner(s) of the property shown herein, hereby certify that the plat shown herein is a true and correct copy of the original plat as recorded in the public records of the County of Knox, Tennessee...

Owner(s) Printed Name: Ryan M Hickey
Signature: [Signature]
Date: Oct 4, 2022



REVISIONS
1 08/31/2022 Planning Comments
2 09/14/2022 PSC
3
4
5
6

SHEET NO. 2 of 3
PROJECT NO. 4226

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

The Grange - Unit 1
Knoxville, Tennessee
District 6, Knox County, Tennessee

LYNCH SURVEYS LLC
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865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

DRAWN BY: M. STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=60'
DATE: 06/30/2022



