

TOTAL AREA = 6.90 ACRES  
 (300,380 sq.ft.)  
 (INCLUDING OPEN SPACE, ROAD AND R.O.W. DEDICATION)  
 TOTAL LOTS=27

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

**Zoning**  
 Zoning Shown on Official Map: PR <S DU/AC  
 Date: 11-15-22  
 By: [Signature]

**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: 11-15-2022

**Knox County Department of Engineering and Public Works**  
 The Knox County Department of Engineering and Public Works hereby approves this plat on this the 15 day of NOV, 2022  
Jim Snowden by Dennis Irwin  
 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: [Signature]  
 Date: \_\_\_\_\_  
 Knox County Trustee: Signed: [Signature]  
 Date: Oct 25, 2022

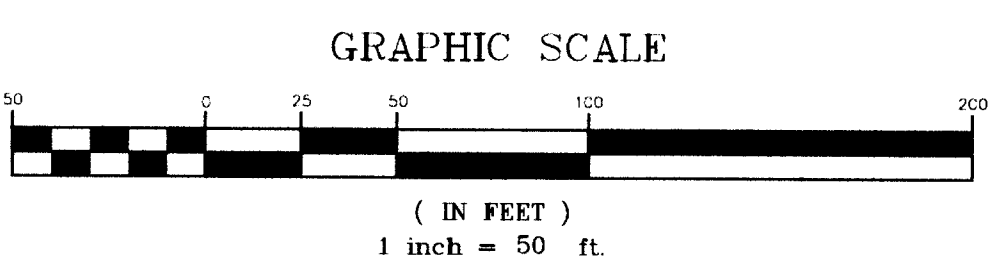
**Guarantee of Completion of Stormwater Facilities**  
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the 15 day of NOV, 2022  
 Signed: Jim Snowden by Dennis Irwin  
 Date: Nov 15, 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.  
**KUB**  
 Utility Provider: \_\_\_\_\_  
 Date: Oct 25, 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.  
**KUB**  
 Utility Provider: \_\_\_\_\_  
 Date: Oct 25, 2022  
 Authorized Signature for Utility: \_\_\_\_\_

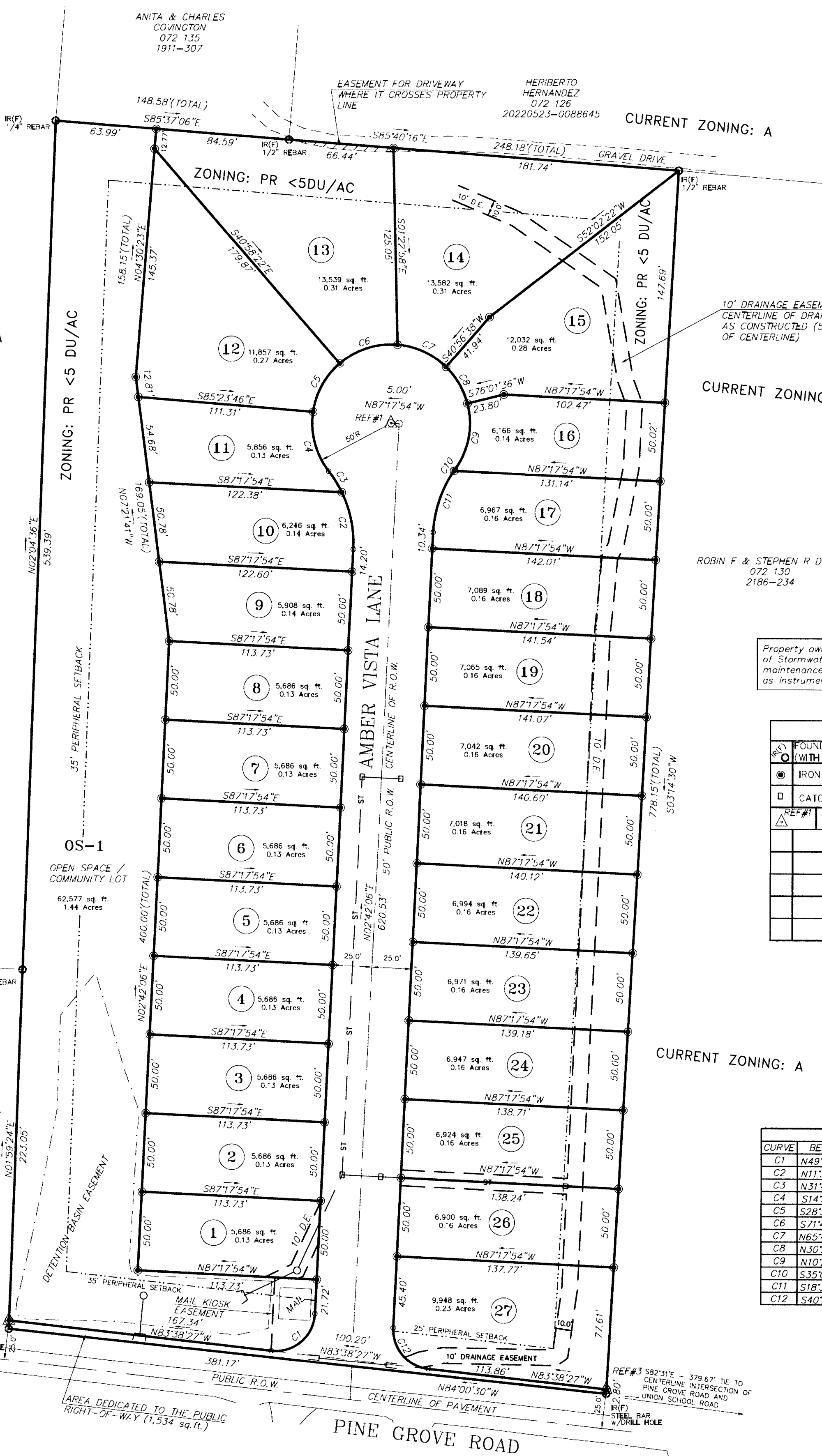
**Planning Staff Certification of Approval for Recording - Final Plat**  
 This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers 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 15-3-405 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: [Signature]  
 Date: 11/15/22

**Inspection of Completed Streets and Related Improvements**  
 I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).  
 Signed: Dennis Irwin  
 Date: 11-15-22  
 Dept: Engineering  
 Title: Inspector



GPS SURVEY NOTE:  
 ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIBEN SR NETWORK ROVER. DUAL FREQUENCY WAS USED (L1/L2). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDDT GASS 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.

PS:9-AA-22



**SYMBOL LEGEND**

|         |             |              |
|---------|-------------|--------------|
| △ REF#1 | N 613862.05 | E 2621961.52 |
| △ REF#2 | N 613291.32 | E 2621720.76 |
| △ REF#3 | N 613249.08 | E 2622099.82 |

**CURVE TABLE**

| CURVE | BEARING      | CHORD | RADIUS | LENGTH |
|-------|--------------|-------|--------|--------|
| C1    | N49°11'50"E  | 36.47 | 25.00  | 40.87  |
| C2    | N11°13'10"W  | 36.93 | 75.00  | 37.32  |
| C3    | N31°49'14"W  | 15.71 | 75.00  | 15.74  |
| C4    | S14°52'12"E  | 39.02 | 50.00  | 40.08  |
| C5    | S28°16'03"W  | 35.03 | 50.00  | 35.79  |
| C6    | S71°48'46"W  | 39.60 | 50.00  | 39.63  |
| C7    | N65°32'25"W  | 33.83 | 50.00  | 34.51  |
| C8    | N32°21'42"W  | 26.84 | 50.00  | 27.17  |
| C9    | N102°31'06"E | 42.54 | 50.00  | 43.94  |
| C10   | S35°05'40"W  | 1.22  | 75.00  | 1.22   |
| C11   | S18°19'53"W  | 41.25 | 75.00  | 41.79  |
| C12   | S40°28'10"E  | 34.21 | 25.00  | 37.67  |

**Certificate of Ownership and General Dedication**

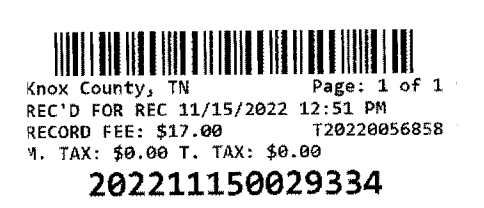
I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner(s) Printed Name: Scott Davis  
 Signature(s): [Signature]  
 Date: Oct 25, 2022

**LOCATION MAP NO SCALE**

- 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 084 PARCEL 035.
- DEED REFERENCES - 20210915-0021414
- THIS PROPERTY IS ZONED PR MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0306F EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(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.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
- ALL LOTS WILL HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 6-SB-21-C AND 6-C-21-LR.
- HOMEOWNERS ASSOCIATION DOCUMENTATION IS ON RECORD AS INSTRUMENT NO. 202210240024983

**Nick McBride**  
 Register of Deeds  
 Knox County



**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.

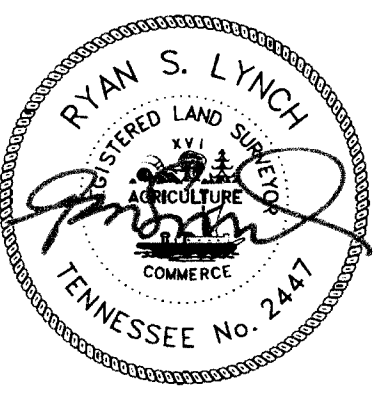
Registered Land Surveyor: RYAN S. LYNCH  
 Tennessee License No. 2447  
 Date: 10/25/2022

**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  
 Tennessee License No. 2447  
 Date: 10/25/2022



**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 | 10/13/2022 | PLANNING COMMENTS |
| CHECKED BY: R. LYNCH | 2 |            |                   |
| APPROVED BY: R.S.L.  | 3 |            |                   |
| SCALE: 1"=50'        | 4 |            |                   |
| DATE: 08/11/2022     | 5 |            |                   |
|                      | 6 |            |                   |

**MESANA INVESTMENTS, LLC**  
 P.O. Box 11315  
 Knoxville, Tennessee 37919  
 Phone (865) 806-8008

**AMBERCREST SUBDIVISION**  
 Knoxville, Tennessee  
 District 8, Knox County, Tennessee

PROJECT NO.  
**4632-01**