

TOTAL AREA
973,722 sq. ft.
22.35 Acres
INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS = 84

ZONING: FAR: R-2

ZONING: RA

ZONING: PR

ZONING: A

ZONING: OS-1 COMMON AREA

ZONING: OS-2 COMMON AREA

ZONING: OS-3 COMMON AREA

ZONING: PR

ZONING: RA

ZONING: OS-1 COMMON AREA

ZONING: OS-2 COMMON AREA

ZONING: OS-3 COMMON AREA

ZONING: PR

ZONING: RA

ZONING: OS-1 COMMON AREA

ZONING: OS-2 COMMON AREA

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ZONING: OS-1 COMMON AREA

ZONING: OS-2 COMMON AREA

ZONING: OS-3 COMMON AREA

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ZONING: OS-1 COMMON AREA

ZONING: OS-2 COMMON AREA

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ZONING: OS-1 COMMON AREA

ZONING: OS-2 COMMON AREA

ZONING: OS-3 COMMON AREA

ZONING: PR

ZONING: RA

ZONING: OS-1 COMMON AREA

ZONING: OS-2 COMMON AREA

ZONING: OS-3 COMMON AREA

ZONING: PR

ZONING: RA

PACKERS SOUTH USA LLC
130-73.03
20170322-0057806

PACKERS SOUTH USA LLC
130-73.06
20220615-0094230

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
TDT 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.

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

Certificate of Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown herein,
herby 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): Scott Davis

Date: Nov 14, 2022

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: Scott

Signature(s): Scott Davis

Date: Nov 14, 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 15th day of 20 22

Engineering Director: [Signature] Nov 15, 2022

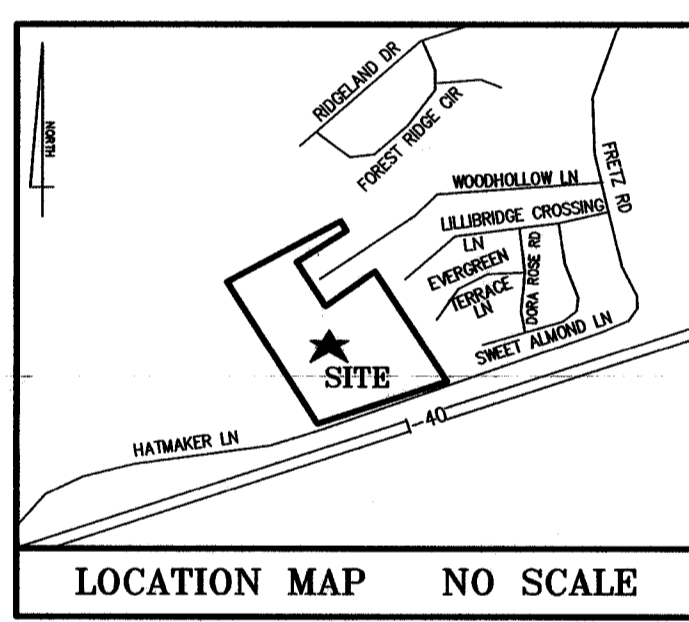
Guarantee of Completion of Stormwater Facilities

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 15th day of November, 20 22

Signature: [Signature] Date: Nov 15, 2022

Dept: Engineering Title: Inspector

CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Lists curves C1 through C54 with their respective measurements.



9-CC-22

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #2021120000432

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. 2447 Date: 11/14/2022

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] Tennessee License No. 2447 Date: 11/14/2022

Zoning
Zoning Shown on Official Map PR < S DU A C
Date: 11-23-2022
By: [Signature]

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 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.

Signature: [Signature] Date: 11-23-2022

Certification of Approval of Public Sanitary Sewer System - Major Subdivision
This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

First UD of Knox Co. Utility Provider: Edwin Dayton Date: Nov 15, 2022

Certification of Approval of Public Water System - Major Subdivision
This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

First UD of Knox Co. Utility Provider: Edwin Dayton Date: Nov 15, 2022

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.

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. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works
Signed: [Signature] Date: Nov 15, 2022

Water: (EUD) Signed: Edwin Dayton Date: Nov 15, 2022

Sewer: (EUD) Signed: Edwin Dayton Date: Nov 15, 2022

Electric: (LCUR) Signed: Andrew McDaniel Date: Nov 15, 2022

Gas: (KUB) Signed: [Signature] Date: Nov 15, 2022

Telephone: (AT&T) Signed: James Atkins - AT&T TN Date: Nov 15, 2022

Cable Television: (COMCAST) Signed: Michelle Moore Date: Nov 14, 2022

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

GRAPHIC SCALE (IN FEET) 1 inch = 60 ft.

SYMBOL LEGEND with symbols for FOUND MONUMENTATION WITH SIZE & TYPE, IRON ROD SET, CONC. MONUMENT FOUND, PERMANENT CONTROL POINT, SANITARY SEWER EASEMENT, DRAINAGE EASEMENT.

202211230031132

Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.
City Tax Clerk: Signed: NA
Knox County Trustee: Signed: [Signature]

Guarantee of Completion of Streets and Related Improvements
I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference monuments, benchmarks and iron pins in this subdivision in accordance with required standards and specifications with a period not to exceed one year from date of approval of the Final Plat.

Signature: [Signature] Date: 11/23/2022
Dept: Engineering
Title: Director of Development

Towering Oaks Subdivision

Tax ID: 130 073.04

District 6, Knox County, Tennessee

MESANA INVESTMENTS LLC

P.O. Box 11315

Knoxville, Tennessee 37939

Phone 865-693-3356

LYNCH SURVEYS LLC

SUBDIVISIONS | AS-BUILTS | SITE DESIGN

4405 COSTER RD. KNOXVILLE, TENN. 37912

865-584-2630 FAX: 865-584-2601 WWW.LYNCHSURVEY.COM

PROJECT NO. 4269-01
REVISONS
1 PLANNING COMMENTS 10/19/2022
2 PLANNING COMMENTS 10/28/2022
3 PLANNING COMMENTS 10/27/2022
4 PLANNING COMMENTS 10/27/2022
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