

North Arrow

Map Made (9/26/2025)

TOTAL AREA
10.35 ACRES

TOTAL BUILDING LOTS: 33 LOTS

TOTAL OPEN SPACE LOTS: 3

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

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: _____

Date: _____

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

Planning Commission 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 in the minutes of the Knoxville-Knox County Planning Commission, on this the _____ day of _____, 20____, 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: _____

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider

Authorized Signature for Utility _____ Date _____

Certification of Approval of Public Water System - Major Subdivisions

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider

Authorized Signature for Utility _____ Date _____

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 ensure 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: _____ Date: _____

Dept: _____ Title: _____

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 ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____, 20____.

Signed: _____ Date: _____

Dept: _____ Title: _____

BEFORE YOU DIG

STOP

CALL 1-800-351-1111

TENNESSEE ONE CALL ITS THE LAW

GRAPHIC SCALE

50 0 25 50 100 150 200

(IN FEET)

1 inch = 50 ft.

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: _____ Signature(s): _____

Date: _____

Owner Certification on Release of Easement

D R HORTON INC.
1431 CENTERPOINT BLVD STE 110
KNOXVILLE, TN 37932

(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: _____ Signature(s): _____

Date: _____

Certificate of Ownership and General Dedication

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Owner(s) Printed Name: _____ Signature(s): _____

Date: _____

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: _____ Date: _____

Water: (W.K.U.D.)

Signed: _____ Date: _____

Sewer: (W.K.U.D.)

Signed: _____ Date: _____

Electric: (L.C.U.B.)

Signed: _____ Date: _____

Gas: (K.U.B.)

Signed: _____ Date: _____

Telephone: (AT&T)

Signed: _____ Date: _____

Cable Television: (COMCAST)

Signed: _____ Date: _____

VARIANCE:

1. Reduce the K value from 25 to 20 between stations 1+40.22 and 3+69.02 on Road B.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the grade from 1% to 1.5% at the intersection of roads A and B.

2. Increase the grade from 1% to 2% at the intersection of road B and Catlett road.

GPS SURVEY NOTE:

ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEODIOD, 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.

SYMBOL LEGEND	
	FOUND MONUMENTATION w/size & type
	IRON ROD SET
	SIGHT DISTANCE EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	MONUMENT FOUND
	PERMANENT MONUMENT (MAG NAIL WITH DISK OR RR SPIKE)
	OPEN SPACE / COMMUNITY LOT

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S29°26'59\"	12.00
L3	S87°57'10\"	23.65
L4	N16°26'09\"	11.76

NOTE: 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.

WINKLE FRED C & PATSY L
PARCEL 130 158.01
DEED BOOK 1696 PAGE 1092

10-SA-25-F

SURVEY FOR:

LINE LEGEND	
	DRAINAGE EASEMENT
	SIGHT DIST. EASEMENT
	DETENTION EASEMENT
	PERIPHERAL EASEMENT
	SETBACK
	SANITARY SEWER EASEMENT

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: _____

Date: _____

Zoning

Zoning Shown on Official Map _____

Date: _____

By: _____

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S29°21'10\"	32.54	125.00	32.63
C2	N34°13'59\"	85.62	200.00	86.29
C3	S87°29'44\"	215.48	150.00	240.39
C4	S17°36'35\"	121.90	150.00	125.53
C5	N101°4'59\"	85.78	150.00	86.99
C6	S34°55'22\"	43.11	225.00	43.18
C7	N01°41'39\"	31.21	25.00	33.71
C8	S51°57'36\"	90.02	225.00	90.63
C9	S76°39'58\"	32.03	25.00	34.76
C10	S75°55'38\"	96.84	225.00	97.61
C11	S33°55'41\"	10.13	100.00	10.14
C12	S26°26'56\"	15.95	100.00	15.97
C13	S29°21'10\"	39.05	150.00	39.16
C14	N25°28'45\"	28.30	225.00	28.32
C15	N35°58'03\"	53.93	225.00	54.06
C16	N44°43'17\"	14.69	225.00	14.70
C17	N31°35'38\"	59.09	175.00	59.38
C18	N43°57'13\"	16.12	175.00	16.12
C19	S87°29'44\"	35.91	25.00	40.07
C20	S02°30'18\"	34.79	25.00	38.47
C21	S47°24'58\"	27.14	125.00	27.19
C22	N86°16'19\"	159.62	125.00	173.13
C23	S46°06'28\"	27.61	175.00	27.63
C24	S59°19'08\"	52.86	175.00	53.06
C25	S76°38'01\"	52.51	175.00	52.71
C26	N86°00'38\"	53.10	175.00	53.31
C27	N68°41'28\"	52.29	175.00	52.49
C28	N5°27'44\"	41.16	175.00	41.25
C29	N06°29'33\"	79.95	50.00	92.65
C30	S81°07'17\"	63.34	50.00	68.59
C31	S17°38'30\"	40.96	50.00	42.20
C32	N17°55'21\"	62.11	75.00	64.04
C33	N44°29'15\"	5.91	75.00	5.91
C34	S37°23'27\"	26.59	175.00	26.61
C35	S24°27'09\"	53.22	175.00	53.42
C36	S05°40'54\"	60.93	175.00	61.24
C37	S05°21'15\"	6.17	175.00	6.17
C38	S26°41'39\"	64.24	125.00	64.97
C39	S02°43'11\"	39.47	125.00	39.64
C40	N25°18'38\"	78.77	75.00	82.93
C41	S06°44'54\"	89.68	50.00	111.24
C42	S88°27'33\"	30.86	50.00	31.38
C43	N43°21'36\"	50.31	50.00	52.72
C44	S17°16'08\"	7.30	75.00	7.30
C45	S13°49'01\"	1.73	75.00	1.73
C46	N12°11'47\"	47.88	175.00	48.03
C47	N00°08'26\"	27.30	175.00	27.33
C48	N05°29'22\"	5.35	175.00	5.35

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 _____

Tennessee License No. _____ 2447

Date: _____

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 _____

Tennessee License No. _____ 2447

Date: _____

FINAL PLAT OF:

CATLETT COVE SUBDIVISION

Knoxville, Tennessee

District 6, Knox County, Tennessee

PROJECT NO.

4917-02

- 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 130 PARCEL 160.01.
- DEED REFERENCES -- 160: 20250512-0059247 PLAT REFERENCE -- CATLETT PLACE 20240711-0001839
- THIS PROPERTY IS ZONED PR 4.68 DU/AC 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: 4709300241G EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS 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. SAID EASEMENTS ARE SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTRUMENT #200908100011396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE, AS APPLICABLE.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 6-SA-24-C AND 6-A-24-DP.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- THE PURPOSE OF THE PLAT IS TO SUBDIVIDE THE ORIGINAL LOT 2 OF CATLETT PLACE INTO 33 BUILDING LOTS, 3 OPEN SPACE / COMMUNITY LOTS AND THE ROAD SYSTEM TO SUPPORT THE DEVELOPMENT AS SHOWN HEREON.
- EXISTING SANITARY SEWER EASEMENTS FOR FIRST UTILITY DISTRICT ARE RECORDED IN INSTRUMENT 199703240032827 AND DEED BOOK 1710 PAGE 307.
- THERE IS A WALL EASEMENT -- 20' FROM THE FACE OF THE WALL AS INSTALLED ALONG THE REAR OF LOTS 29-33 AS SHOWN HEREON.
- HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT NUMBER: _____
- WATER AND SEWER SERVICE AVAILABILITY IS CONTINGENT UPON THE PROPOSED INSTALLATION OF FACILITIES BY D R HORTON AND FINAL ACCEPTANCE BY FUD.
- LOTS 5, 7 AND 12 SHALL MEET THE MINIMUM CORNER CLEARANCE REQUIREMENT OF 50' FROM INTERSECTING RIGHT-OF-WAY LINES.
- THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON: 06/23/2025
- THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC STREET MEETS THE SUBDIVISION REQUIREMENTS.