

TOTAL AREA = 9.70 ACRES  
422,601 sq. ft.  
TOTAL LOTS = 57  
BUILDING LOTS: 55  
OPEN SPACE LOTS: 2

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202506200067504.

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: \_\_\_\_\_

Zoning

Zoning Shown on Official Map \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Engineering Director

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 \_\_\_\_\_

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

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

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 TDOT 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.

SYMBOL LEGEND	
○ FOUND MONUMENT	⚡ POWER/TELE. POLE
W/SIZE & TYPE	○ UNMONUMENTED POINT
● IRON ROD SET SEE NOTE 1	
D.E. = DRAINAGE EASEMENT	REF# FOUND MONUMENT
S.S.E. = SANITARY SEWER EASEMENT	
W.E. = WATER LINE EASEMENT	
LINE LEGEND	
— X — X — X —	FENCE
— — — — —	POWER/TELE. LINE
— — — — —	ZERO SETBACK LINE

PERMANENT REFERENCE MARKERS  
(“MAG” NAIL WITH DISK OR RR SPIKE)

REF #1 N 63°17'38" E 80104.03  
REF #2 N 63°17'35" E 261266.50  
REF #3 N 63°17'44.53" E 2611927.28

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: \_\_\_\_\_

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: \_\_\_\_\_

Certificate of Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown hereby, 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: \_\_\_\_\_

Homestead Land Holdings, LLC  
122 Perimeter Park Road  
Knoxville, Tennessee 37922  
(865) 690-3200

LINE	BEARING	DISTANCE
L2	S20°42'44"W	7.00
L3	S48°45'53"E	7.80
L4	S13°42'39"W	27.43
L5	N39°23'30"W	8.87

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N33°32'10"W	46.79	250.00	46.86
C2	N15°19'16"E	227.52	150.00	258.26
C3	N18°14'22"E	36.21	25.00	40.50
C4	S60°00'21"W	28.09	175.00	28.12
C5	S51°42'19"W	22.57	175.00	22.59
C6	S44°09'32"W	23.49	175.00	23.50
C7	S39°39'12"W	4.02	175.00	4.02
C8	S48°43'01"W	25.33	75.00	25.45
C9	S68°59'05"W	27.45	75.00	27.61
C10	S67°19'42"W	19.87	50.00	20.00
C11	S44°24'30"W	19.87	50.00	20.00
C12	S21°14'20"W	20.29	50.00	20.44
C13	S03°11'21"E	22.02	50.00	22.20
C14	S28°25'45"E	21.68	50.00	21.85
C15	S48°54'22"E	13.84	50.00	13.88
C16	S50°50'39"E	15.72	75.00	15.75
C17	S36°21'32"E	22.09	75.00	22.17
C18	S22°06'30"E	15.11	75.00	15.14
C19	S18°31'15"E	13.41	175.00	13.41
C20	S25°19'45"E	28.15	175.00	28.18
C21	S21°58'22"E	12.40	175.00	12.40
C22	N33°37'32"E	128.63	125.00	135.35
C23	N04°35'33"W	31.33	125.00	31.41
C24	N17°00'00"W	22.70	125.00	22.73
C25	N27°16'11"W	22.05	125.00	22.08
C26	N33°10'00"W	3.65	125.00	3.65
C27	N41°32'21"W	19.67	75.00	19.73
C28	N62°07'59"W	33.89	75.00	34.19
C29	N81°09'36"W	15.60	75.00	15.63
C30	N34°24'22"W	79.57	50.00	92.02
C31	N29°46'34"E	19.87	50.00	20.00
C32	N52°41'39"E	19.87	50.00	20.00
C33	N25°58'25"E	20.48	50.00	20.63
C34	S80°44'44"E	19.87	50.00	20.00
C35	S57°49'43"E	19.87	50.00	20.00
C36	S40°03'12"E	11.00	50.00	11.02
C37	N58°26'23"W	126.03	125.00	132.09
C38	S64°37'38"W	0.11	175.00	0.11
C39	S79°09'35"W	0.65	50.00	0.65

NOTES:

- 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 050 PARCEL 202
- DEED REFERENCES - PARCEL 202-202312220031341  
PLAT REFERENCES - 200202280071392 "SURVEY FOR CHRIS HAIRE"  
THE RESERVE AT THREE RIDGES LOTS 130 & 131  
202407090001551  
EXEMPT PLAT OF THE RESERVE AT THREE RIDGES LOTS 133-135  
202410080019514  
THE RESERVE AT THREE RIDGES PHASE 1  
202507230004597
- THIS PROPERTY IS ZONED PR <4 DU/AC  
MINIMUM SETBACKS AS FOLLOWS:  
FRONT: 20'  
SIDE: 5' (0' UNDER SHARED WALLS)  
REAR: 15'  
PERIPHERAL: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0162F  
EFFECTIVE DATE: MAY 2, 2007
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO WHAT IS VISIBLE AND APPARENT IN THE FIELD.
- 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 PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS(JPEs). 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.THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING FILES 10-SC-23-C AND 10-C-23-OP, APPROVED 10-05-2023.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- THE PURPOSE OF THIS PLAT IS TO CREATE PHASE 2 OF THE RESERVE AT THREE RIDGES AS SHOWN HEREON.
- THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 03/20/2024.
- SURVEYOR DOES HEREBY CERTIFY THAT SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS SECTION 3.04.J.
- HOA DOCUMENTS RECORDED AS INSTRUMENT NUMBER: 202508220011099

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE #1

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: 2-18-2025

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

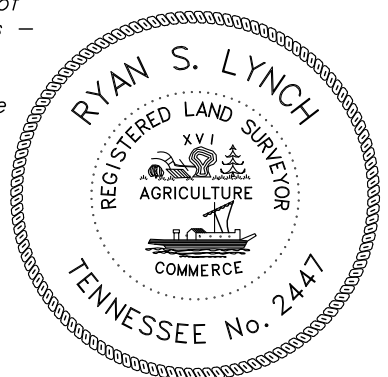
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

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: 8-18-2025



FINAL PLAT OF:

The Reserve at Three Ridges Phase 2

District 8, Knox County, Tennessee

Homestead Land Holdings LLC

122 Perimeter Park Road

Knoxville, Tennessee 37922

Phone: (865) 690-3200

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

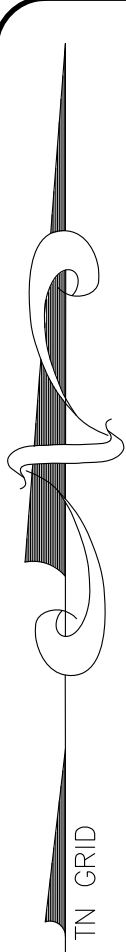
1	PS COMMENTS 09/02/2025
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4	
5	
6	

PROJECT NO.

4830-11

SHEET NO.

1 of 2



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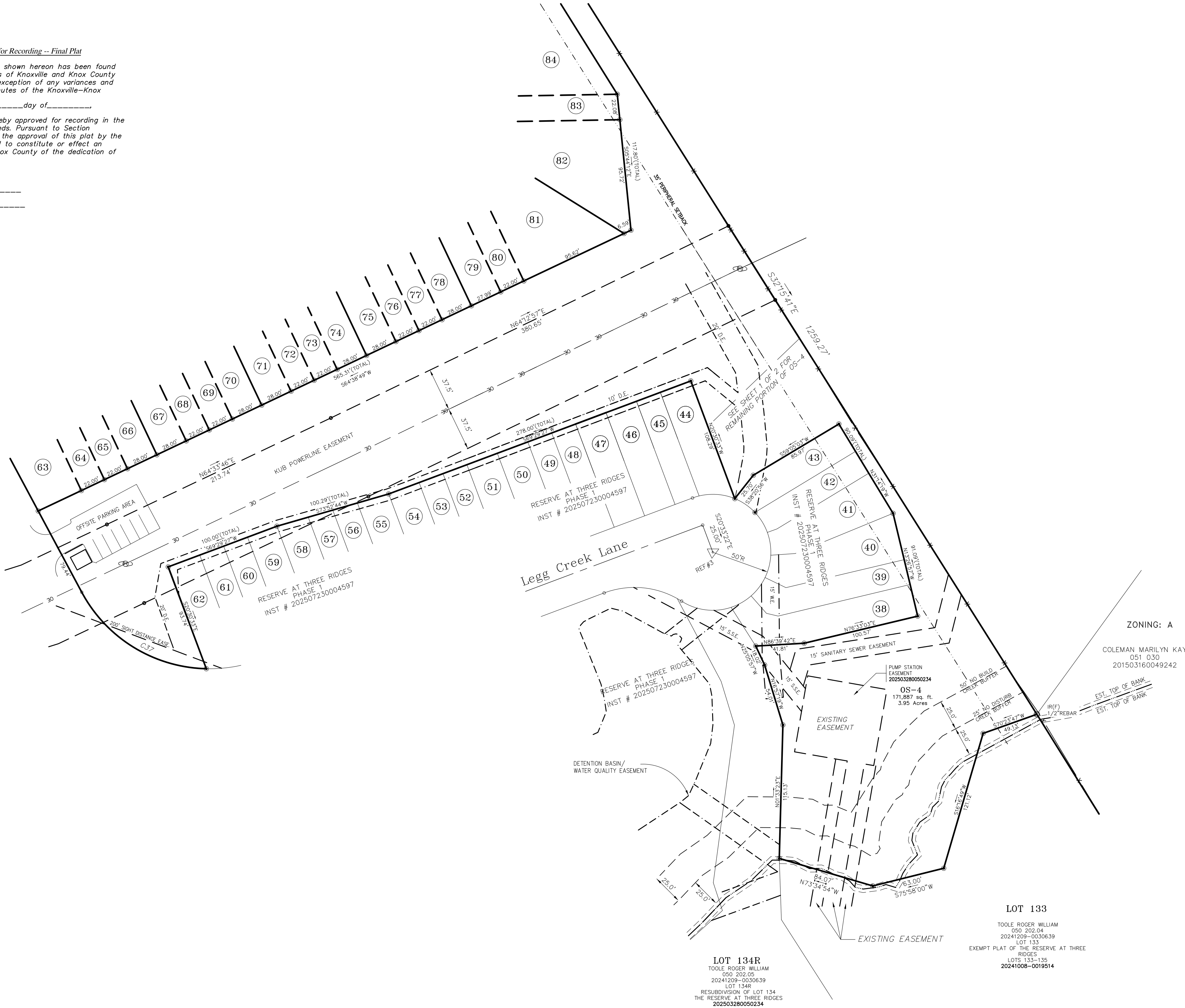
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Registered Land Surveyor \_\_\_\_\_

Tennessee License No. 2447

Date: 2-18-2025

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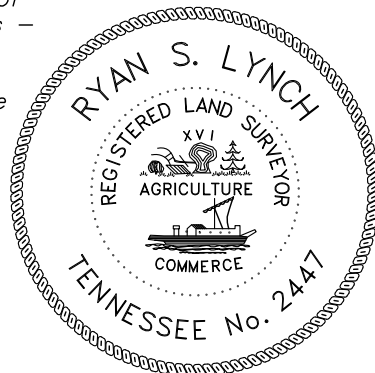
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Date: 8-18-2025



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2 of 2