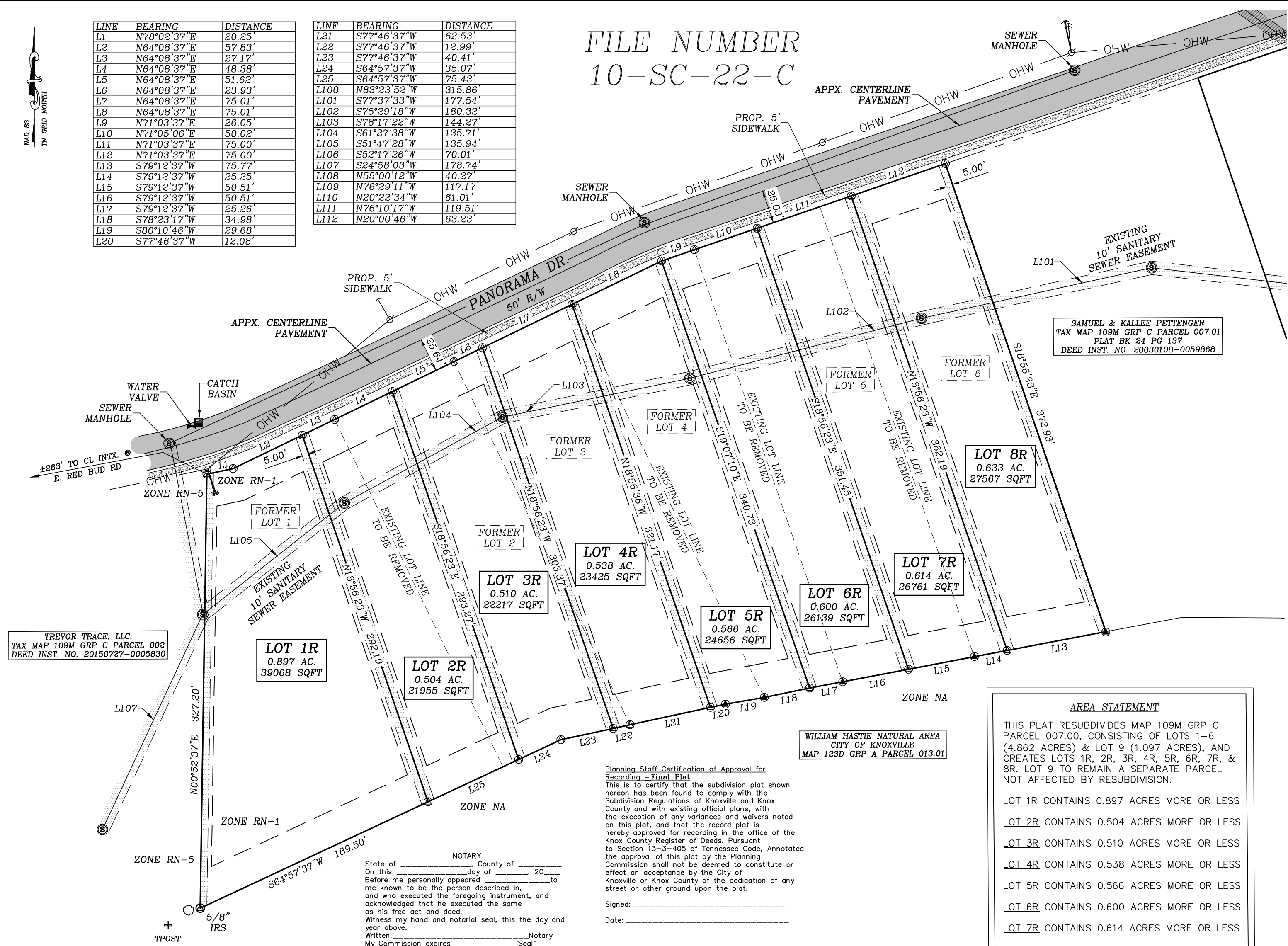




LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N78°02'37"E	20.25'	L21	S77°46'37"W	62.53'
L2	N64°08'37"E	57.83'	L22	S77°46'37"W	12.99'
L3	N64°08'37"E	27.17'	L23	S77°46'37"W	40.41'
L4	N64°08'37"E	48.38'	L24	S64°57'37"W	35.07'
L5	N64°08'37"E	51.62'	L25	S64°57'37"W	75.43'
L6	N64°08'37"E	23.93'	L100	N83°23'52"W	315.86'
L7	N64°08'37"E	75.01'	L101	S77°37'33"W	177.54'
L8	N64°08'37"E	75.01'	L102	S75°29'18"W	180.32'
L9	N71°03'37"E	26.05'	L103	S78°17'22"W	144.27'
L10	N71°05'06"E	50.02'	L104	S61°27'38"W	135.71'
L11	N71°03'37"E	75.00'	L105	S51°47'28"W	135.94'
L12	N71°03'37"E	75.00'	L106	S52°17'26"W	70.01'
L13	S79°12'37"W	75.77'	L107	S24°56'03"W	178.74'
L14	S79°12'37"W	25.25'	L108	N55°00'12"W	40.27'
L15	S79°12'37"W	50.51'	L109	N76°29'11"W	117.17'
L16	S79°12'37"W	50.51'	L110	N20°22'34"W	61.01'
L17	S79°12'37"W	25.26'	L111	N76°10'17"W	119.51'
L18	S78°23'17"W	34.98'	L112	N20°00'46"W	63.23'
L19	S80°10'46"W	29.68'			
L20	S77°46'37"W	12.08'			

FILE NUMBER
10-SC-22-C



TREVOR TRACE, LLC
TAX MAP 109M GRP C PARCEL 002
DEED INST. NO. 20150727-0005830

LOT 1R
0.897 AC.
39068 SQFT

LOT 2R
0.504 AC.
21955 SQFT

LOT 3R
0.510 AC.
22217 SQFT

LOT 4R
0.538 AC.
23425 SQFT

LOT 5R
0.566 AC.
24656 SQFT

WILLIAM HASTIE NATURAL AREA
CITY OF KNOXVILLE
MAP 123D GRP A PARCEL 013.01

LOT 8R
0.633 AC.
27567 SQFT

LOT 7R
0.614 AC.
26761 SQFT

LOT 6R
0.600 AC.
26139 SQFT

AREA STATEMENT

THIS PLAT RESUBDIVIDES MAP 109M GRP C PARCEL 007.00, CONSISTING OF LOTS 1-6 (4.862 ACRES) & LOT 9 (1.097 ACRES), AND CREATES LOTS 1R, 2R, 3R, 4R, 5R, 6R, 7R, & 8R. LOT 9 TO REMAIN A SEPARATE PARCEL NOT AFFECTED BY RESUBDIVISION.

LOT 1R CONTAINS 0.897 ACRES MORE OR LESS
LOT 2R CONTAINS 0.504 ACRES MORE OR LESS
LOT 3R CONTAINS 0.510 ACRES MORE OR LESS
LOT 4R CONTAINS 0.538 ACRES MORE OR LESS
LOT 5R CONTAINS 0.566 ACRES MORE OR LESS
LOT 6R CONTAINS 0.600 ACRES MORE OR LESS
LOT 7R CONTAINS 0.614 ACRES MORE OR LESS
LOT 8R CONTAINS 0.693 ACRES MORE OR LESS

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 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 No Recorded Easements
This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor _____
Tennessee License No. _____
Date: _____

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: _____
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____.

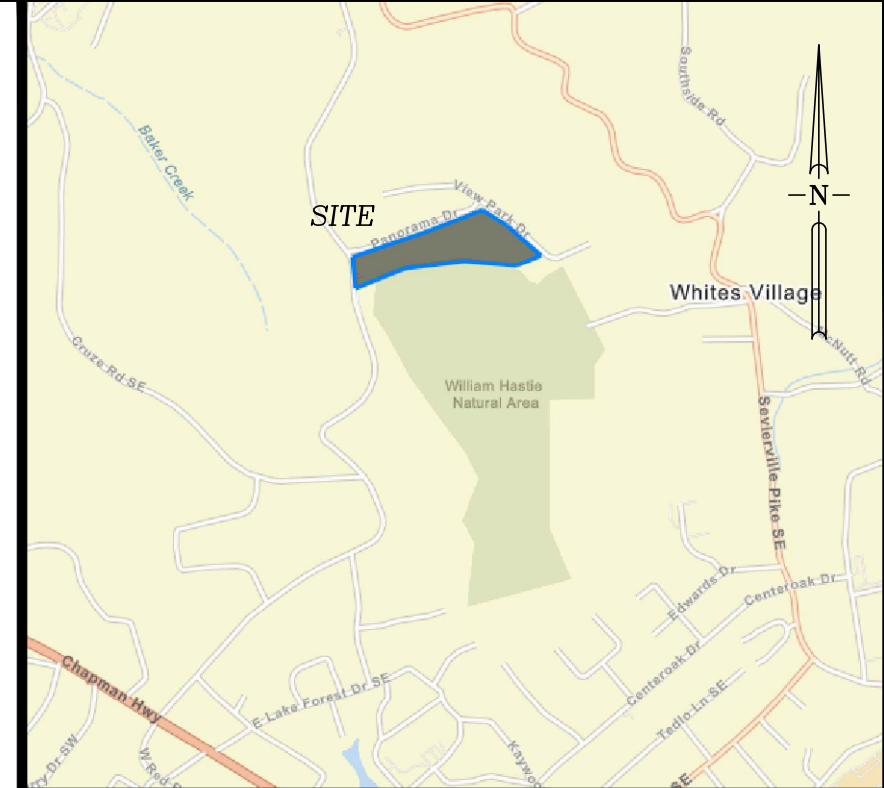
Engineering Director

City of Knoxville Department of Engineering
The Knoxville Department of Engineering hereby approves this plat on this the _____ day of _____, 20____.

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: _____
Date: _____
Knox County Trustee: Signed: _____
Date: _____

Zoning
Zoning Shown on Official Map
Date: _____
By: _____



LOCATION MAP - NOT TO SCALE

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING RTK GPS POSITIONAL DATA OBSERVED ON MARCH 24, 2022, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER AND AUTONOMOUS BASE, LOCATED NEAR THE SUBJECT PARCEL. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
AUTONOMOUS GNSS BASE, LATITUDE N35°56'12.447", LONGITUDE W83°52'50.388".
3. BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE GRID NORTH, DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM 1983 (NAD 83).
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88) GEOD 18.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000000000.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 47093C0292F, EFFECTIVE DATE MAY 2, 2007.
11. THE SUBJECT PROPERTY IS ZONED RN-1 AND THE CURRENT BUILDING SETBACKS ARE FRONT 25', SIDE 8', AND REAR 25', PER CITY OF KNOXVILLE ZONING OFFICE.
12. A 5' ACCESS & UTILITY EASEMENT EXISTS ON ALL INTERIOR LOT LINES PER CITY OF KNOXVILLE. 10' SANITARY SEWER EASEMENT SHOWN ON FILE AT THE KNOX COUNTY REGISTERS OFFICE.
13. THIS PLAT SERVES TO SUBDIVIDE 4.862 ACRES INTO 8 NEW LOTS WITH LOT 9 REMAINING UNAFFECTED BY THE SUBDIVISION.
14. ALL LOTS MEET THE THE MINIMUM STANDARD FOR DRIVEWAY SIGHT DISTANCE AS REQUIRED BY THE CITY OF KNOXVILLE SUBDIVISION REGULATION REQUIREMENT SECTION 3.04.J.6.A.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

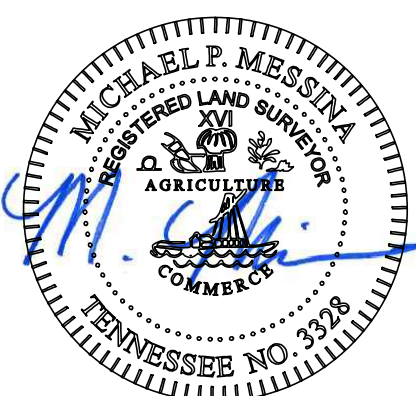
9/20/2022

DATE OF SIGNATURE

MICHAEL P. MESSINA JR. TN. #3328

LEGEND

- ⊙ = "IRF" IRON ROD FOUND
- ⊙ = "IRS" IRON ROD & CAP SET
- = COMPUTED POINT
- ⊗ = UTILITY POLE
- ⊕ = SANITARY SEWER MANHOLE
- ⌵ = GUY WIRE
- = BOUNDARY/PROPERTY LINE
- - - = ADJOINING PROPERTY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- - - = RIGHT OF WAY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- OHW — = OVERHEAD ELECTRIC
- - - - - = BOUNDARY LINE TO BE REMOVED
- [] = EASEMENT AREA
- - - - - = SETBACK LINE



TRUELINE LAND SURVEYING

Residential • Commercial • Industrial

P.O. Box 32242, Knoxville, TN 37930
(865) 607-0131
mike.messina@truelinelns.com
WWW.TRUELINELNS.COM

REFERENCES: DEED INST. NO. 20110825-0010553
PLAT BK 24 PG 137

PARCEL ID: MAP 109M GRP C PARCEL 007

JOB NO: 202214008- 10-SC-22-C

DRAFTED BY: J.T. HAUN

DATE: 3/24/2022

SCALE: 1" = 60'

RESUBDIVISION PLAT FOR: VIEW PARK SUBDIVISION LOTS 1-6

SHOWING A SURVEY REQUESTED BY DAVID KERNS
CIVIL DISTRICT #9, COUNTY OF KNOX, STATE OF TENNESSEE

SHEET 1
OF 1