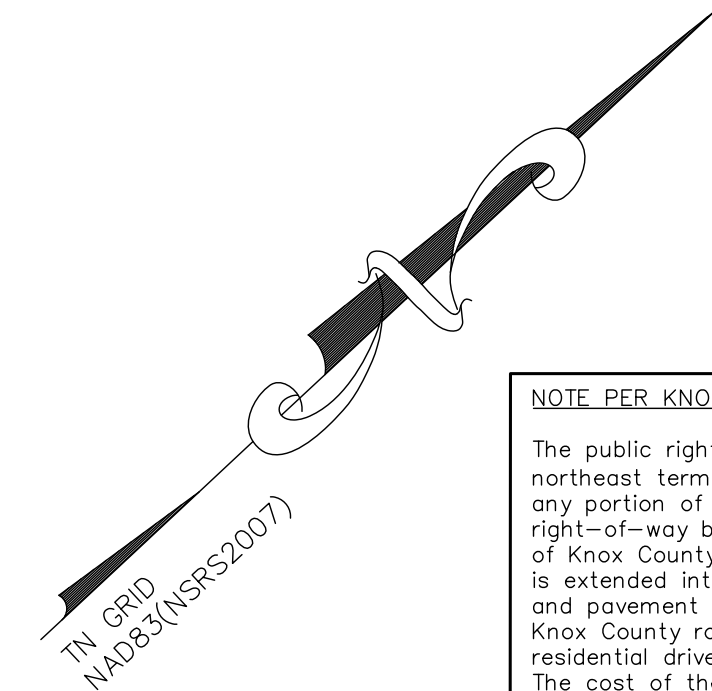


TOTAL AREA
39.92 ACRES
OR 1,433,823 SQ. FT.
TOTAL LOTS = 127 BUILDING LOTS
2 OPEN SPACE/COMMUNITY LOTS



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: _____



GEORGE & BESSIE MAJORS
021 166
DB 2208 PG 838

LINE TABLE		
LINE	BEARING	DISTANCE
LT	N68°01'38"E	20.55

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 TDOF GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOD09, 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.

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

Zoning

Zoning Shown on Official Map _____

Date: _____
By: _____

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: _____

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: _____

APPROVED VARIANCES

1. Reduce the minimum vertical curve tangent K value from K=25 to K=18.5 at STA 1+57.63, Road D
2. Reduce the minimum vertical curve tangent K value from K=25 to K=22.5 at STA 3+14.59, Road A

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve from 250' to 175' on Road 'B' between STA 8+40.44 and 11+31.51

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the intersection grade from 1% to 2% along Road 'E' at its intersection with Road 'B'
2. Increase the intersection grade from 1% to 1.6% along Road 'A' at its intersection with Road 'B'
3. Increase the intersection grade from 1% to 2% along Road 'C' at its intersection with Road 'A'
4. Increase the intersection grade from 1% to 2% along Road 'D' at its intersection with Road 'C'
5. Increase the intersection grade from 1% to 2% along Road 'D' at its intersection with Road 'A'

LINE LEGEND	
---	DRAINAGE EASEMENT
---	CREEK BUFFER
---	DETENTION EASEMENT
---	PERIPHERAL SETBACK

SYMBOL LEGEND	
○	FOUND MONUMENTATION w/ SIZE & TYPE
●	IRON ROD SET SEE NOTE 1
---	SIGHT DISTANCE EASEMENT
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	MONUMENT FOUND
---	PERMANENT MONUMENT (NAIL WITH DISK OR RR SPIKE)

PERMANENT REFERENCE MONUMENTS

- REF#1 N 655217.11 E 2599230.52
- REF#2 N 654811.69 E 2598481.99
- REF#3 N 654443.64 E 2598846.27

NOTES:

1. 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".
2. CLT TAX MAP 021 PARCEL 046.04.
3. DEED REFERENCES - 20241108-0025484
4. THIS PROPERTY IS ZONED PR <2 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
5. THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0151F EFFECTIVE DATE: MAY 2, 2007.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83(NSRS2007)
8. 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.
9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED UNLESS SHOWN OTHERWISE.
11. PROPOSED DIVISION LINE IS INTENDED TO FOLLOW ALONG THE FLOODWAY. LINES AND BEARINGS SHOWN ARE 'CHORD' DISTANCES.
12. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 11-SA-22-C AND 11-A-22-DP.
13. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
14. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PARENT 39.92 ACRE LOT INTO 127 BUILDING LOTS, 2 OPEN SPACE/COMMUNITY LOTS AND THE ROAD SYSTEM AS SHOWN HEREON.
15. HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT NUMBER: _____
16. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON: 02/12/2025

TURN AROUND EASEMENT CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS
E01	S78°19'30"W	73.25	41.50
E02	N78°19'30"E	56.32	41.50

10-SC-25-F

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. _____
Date: _____

Certification of Class and Accuracy of Survey

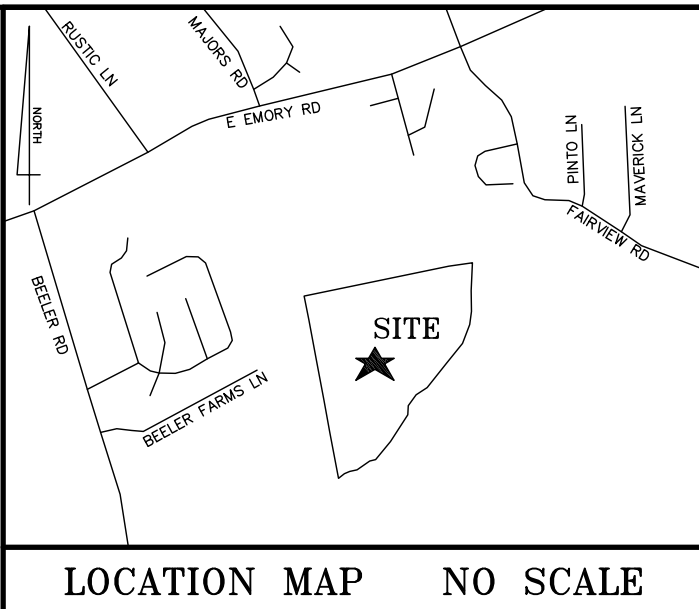
I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

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. _____
Date: _____



PROJECT NO.

4634-02

REVISIONS

- | | | |
|---|------------|-------------|
| 1 | 09/08/2025 | PS COMMENTS |
| 2 | 09/19/2025 | PS COMMENTS |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

DRAWN BY: C. VITKUS

CHECKED BY: R. LYNCH

APPROVED BY: _____

SCALE: 1"=80'

DATE: 08/19/2025

BELHAVEN SUBDIVISION PHASE 2

Fairview Road

Tax ID: Part of 021 046.04

District 8, Knox County, Tennessee

Mesana Investments LLC

P.O. Box 11315

Knoxville, Tennessee 37939

Phone 865-806-8008

LYNCH SURVEYS LLC

SUBDIVISIONS | AS-BUILTS | SITE DESIGN

4405 COSTER RD. KNOXVILLE, TENN. 37912

865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

