

TOTAL AREA  
601,424 sq.ft.  
13.81 ACRES

TOTAL LOTS = 36  
OPEN SPACE/COMMUNITY LOTS: 1

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

Zoning  
Zoning Shown on Official Map

Date: \_\_\_\_\_  
By: \_\_\_\_\_

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: \_\_\_\_\_

LINE LEGEND table with symbols for PERIPHERAL SETBACK, DRAINAGE EASEMENT, CREEK BANK, CREEK BUFFER, WETLAND LIMIT.

SYMBOL LEGEND table with symbols for FOUND MONUMENTATION, IRON ROD SET, CONC. MONUMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, REFERENCE MARKER.

ALTERNATIVE DESIGN STANDARDS: (APPROVED: 11/14/2024)

- ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL. 1. Reduce the minimum horizontal curve radius on Road 'B' from 250 ft to 100 ft at curve C2. ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED). 1. Increase the maximum intersection grade from 1% to 2% on Road 'C' at Road 'A'. 2. Increase the maximum intersection grade from 1% to 2% on Road 'B' at Road 'E'. 3. Increase the maximum intersection grade from 1% to 1.5% on Road 'D' at Road 'B'. 4. Increase the maximum intersection grade from 1% to 2% on Road 'E' at Road 'A' and S Northshore Drive.

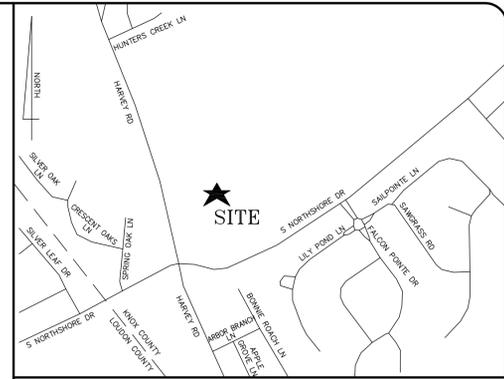
PERMANENT REFERENCE MARKER COORDINATES  
#1 N 547557.45 E 2508468.44  
#4 N 547626.24 E 2508914.03  
#5 N 547248.48 E 2509184.20

ADJOINERS:  
CL: 169C 'E' PARCELS 001-005  
COOK BROS CONSTRUCTION LLC

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: \_\_\_\_\_



LOCATION MAP NO SCALE

- 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 169 PART OF PARCEL 009. 3. DEED REFERENCES - 20241122-0028018 PLAT REFERENCE - THE ENCLAVE AT HARVEY PHASE 1 20250728-0005489 4. THIS PROPERTY IS ZONED PR <3 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL SETBACK: 25' ALONG NORTHERN & EASTERN BOUNDARIES 35' ALONG S NORTHSHORE DRIVE & HARVEY ROAD 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4709300360F EFFECTIVE DATE: MAY 02, 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. 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. 10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED. 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 11-5B-24-C AND 11-B-24-DP, AND 6-K-25-DP. 12. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY. 13. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD DOES MEET THE REQUIREMENTS OF SUBDIVISION REGULATIONS [SR SECTION 3.04.J] 14. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF PARCEL 169 009 INTO 36 LOTS AND THE ROADS TO SUPPORT THEM AS PHASE 2 OF A NEW SUBDIVISION AS SHOWN HEREON. 15. THE REVISED DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON: 07/14/2025 16. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER 202506270068682 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. 17. WATER AND SEWER SERVICE AVAILABILITY IS CONTINGENT ON THE PROPOSED INSTALLATION OF FACILITIES BY HERITAGE LAND DEVELOPMENT PARTNERS AND FINAL ACCEPTANCE BY FUD. 18. STREAM BUFFER AVERAGING WILL BE REQUIRED FOR ANY ENCROACHMENT OF IMPERVIOUS SURFACE FOR LOTS 88

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 sanitary sewer 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: \_\_\_\_\_

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\_\_\_\_

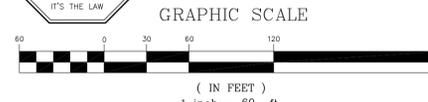
Engineering Director  
Addressing Department Certification  
I, the undersigned, hereby certify that the subdivision names and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

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: \_\_\_\_\_



CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Lists curves C1 through C28.



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 GNS3 NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, 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 APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

10-SD-25-F

SURVEY FOR/OWNER:

FINAL PLAT OF:

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 table with columns: DRAWN BY, CHECKED BY, APPROVED BY, SCALE, DATE, and corresponding revision details.

Heritage Land Development Partners, LLC  
3571 Louisville Road  
Louisville, Tennessee 37777  
Phone: (865) 851-7373

The Enclave at Harvey, Phase 2  
Harvey Road  
Knoxville, Tennessee 37922  
District 6, Knox County, Tennessee

PROJECT NO.  
4900-02

