Certificate 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

Certificate 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 install, or will be installed, in accordance with the State and local regulations.

Utility Provider

Authorized Signature for Utility Date

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: CMH Homes, Inc.

Signature(s):

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:

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

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: (Utility Agency Name)
Signed: Date:

Sewer: (Utility Agency Name)
Signed: Date:

Electric: (Utility Agency Name)
Signed: Date:

Gas: (Utility Agency Name)
Signed: Date:

Telephone: (Utility Agency Name)
Signed: Date:

Cable Television: (Utility Agency Name)
Signed: Date:

Owner Certification on Release of Easement

(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): CMH HOMES, Inc.

Signature(s):

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:

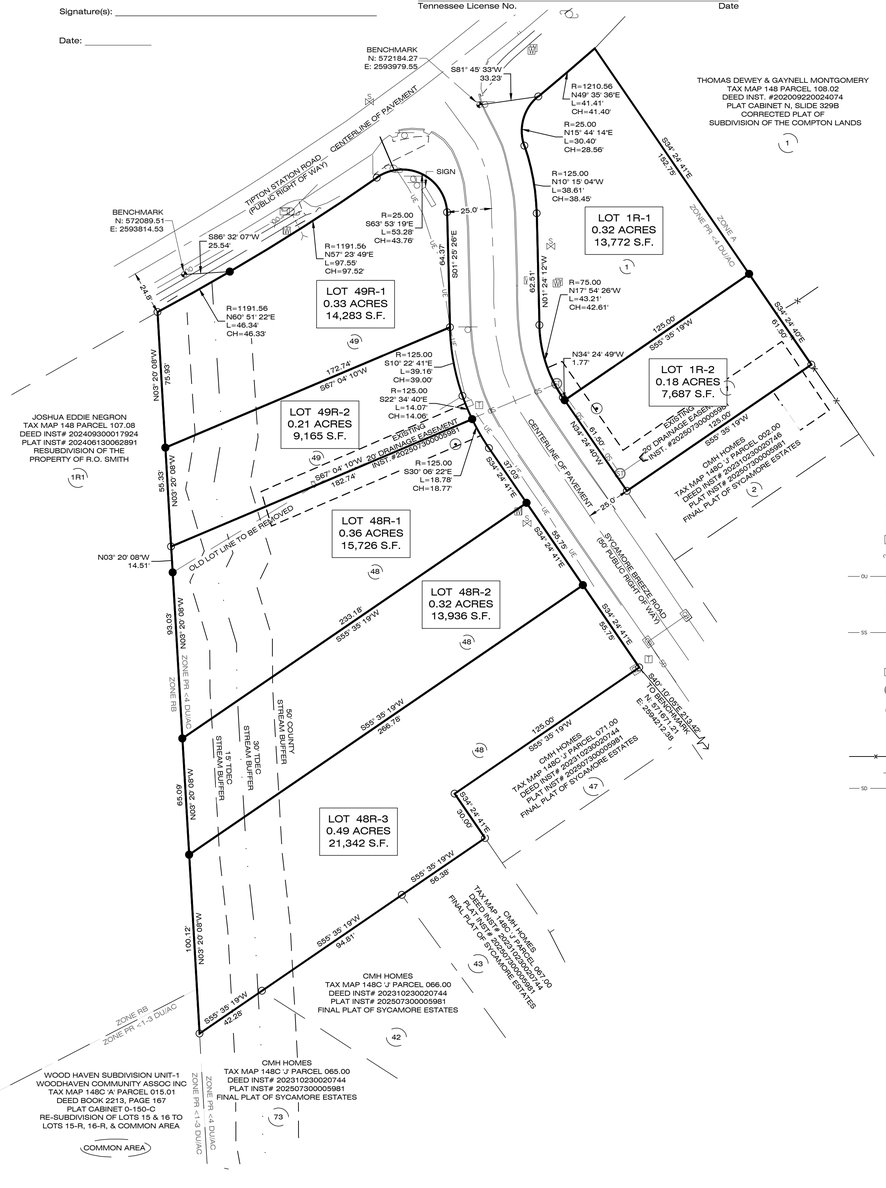
Date:

Certification of Final Plat - All Indicated Marker, Monuments and Benchmarks to be Set When Construction 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 bee 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

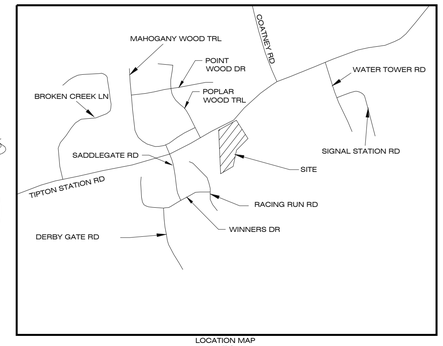
Tennessee License No. Date



legend

- xx (O) - 5/8" iron rod (MBI) (old)
- xx (N) - 5/8" iron rod (MBI) (new)
- EV - electric vault
- utility pole
- OU — OU — overhead utility line
- T - telephone pedestal
- SS - sewer vault
- SS — SS — sanitary sewer line
- W - water meter
- CB - catch basin
- ST - storm lid
- electrical stub out
- sign
- mailbox
- barbed wire fence
- guy wire
- SD — SD — storm drain line





LOCATION MAP
N.T.S.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GENERAL NOTES

- G1 The purpose of this plat is to divide 3 lots into 7 lots.
- G2 Verify exact size, depth and location of all underground utilities prior to construction.
- G3 Property subject to all applicable easements, setback and restrictions of record.
- G4 Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- G5 This survey plat does not warrant title.
- G6 Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
- G7 By graphic plotting, this property lies in Zone X on FEMA Panel #47093C0294F, which bears an effective date of 05/02/2007, and is in a special flood hazard area.
- G8 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 Joint Permanent Easements). Easements of five (5) feet in width shall be provided along both sides of all interior lines and on the inside of all exterior lot lines.
- G9 All lots will have access to the interior street system only.
- G10 For approval subdivision variances and conditions of approval of the concept plan and development plan, refer to the Knoxville-Knox County Planning's files 7-SJ-26-C and 7-L-26-DP.
- G11 Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument #202505080058873.
- G12 Parts of Lots 1R-1 & 1R-2 have been previously platted as Lot 1 of Lovelace Subdivision. Plat Inst# 201804190061759.
- G13 Homeowner's association recorded as Instrument #202504030051895.
- G14 Total Single Family Lots = 7 Total Area = 2.21 acres / 95,911 s.f.
- G15 The Design Plan was approved by Knox County Engineering and Public Works on August 25, 2026.

UTILITY INFORMATION

ELECTRIC SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911

WATER SERVICE
Knox-Chapman Utility District
1905 E Governor John Sevier Hwy
Knoxville, TN 37920
Phone: 865-577-4497

SEWER SERVICE
Knox-Chapman Utility District
1905 E Governor John Sevier Hwy
Knoxville, TN 37920
Phone: 865-577-4497

GAS SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911

TELEPHONE SERVICE
AT&T
9733 Parkside Drive
Knoxville, TN 37922
Phone: 865-539-2956

CABLE SERVICE
Xfinity
5720 Asheville Hwy
Knoxville, TN 37924
Phone: 800-266-2278

- U1 Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- U2 Verify exact size, depth and location of all underground utilities prior to design and / or construction.
- U3 Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

ZONING INFORMATION

- Z1 Property is zoned PR <4 DU/AC
- Z2 Building Setbacks:
  Front - 20'
  Rear - 15'
  Side - 5'
  Peripheral - 35'
- Z3 Verify full zoning regulations by contacting:

KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION

SURVEYOR'S CERTIFICATION

Certification of Category and Accuracy of Survey

For boundary aspects of this survey, RTK GPS positional data was observed on 08-11-26 utilizing a Carlson BRx 7 GNSS Receiver. The grid coordinated of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011)(Epoch 2010) Geoid 18. Positional accuracy of the GPS vectors does not exceed: H 0.05, V 0.10 Combined Grid Factor: 0.99990433 centered on TN17 as shown hereon.

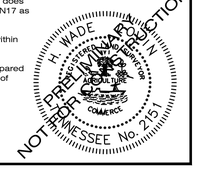
I hereby certify that 90% of the contours / spot elevations shown hereon are within 1/2 (one-half) of the contour interval as shown hereon.

I hereby certify that this us a Category IV survey and that said 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 H. Wade Lovin

Tennessee License No. 3144

Date:



MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

Know what's **below.**
Call before you dig.
In Tennessee call 811 or 1-800-351-1111

OWNER:

CMH HOMES INC.
7623 SYCAMORE BREEZE RD.
KNOXVILLE, TN 37920

COPYRIGHT © MBI COMPANIES INC.

FILE #11-SB-26-F

RESUBDIVISION

OF LOTS 1, 48, AND 49 OF THE FINAL PLAT OF SYCAMORE ESTATES

SYCAMORE BREEZE RD.
KNOXVILLE, TN 37920

Knox County, TN
City of Knoxville, TN
District: D9

Tax Map 148C 'J' Parcel 001.00
Tax Map 148C 'J' Parcel 072.00
Tax Map 148C 'J' Parcel 07300

Deed Ref(s).: Inst. #202310230020746
Inst. #202310230020744

Plat Ref.(s): 202507300005981

Crew Chief:	B. Pate
Drawn By:	B. Satterfield
Appvd. By:	W. Lovin
Field date:	8-11-26
Drawing date:	9-24-26
Last Revision:	10-27-26

Scale: 1" = 40'

Job No. 231272

SHEET NO.:

1 OF 1

J:\Projects\2023 Projects\Active Projects\231272 Tipton Station Rd Boundary And Topo\Cmpt\Sheet Files & Plat\Final 10272.dwg