TOTAL AREA = 6.71 ACRES
292,390 sq.ft.

TOTAL LOTS
BUILDING LOTS: 33
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 #_____.

NAD83 (NSRS2007)

Zoning

Zoning Shown on Official Map_____

Date: _____

By_____

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:_____

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 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:_____

BEFORE YOU DIG
STOP
CALL
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

VARIANCES:

1. REDUCE THE MINIMUM K VALUE FROM 25 TO 20 BETWEEN STATIONS 2+45.12 AND 4+15.71 ON ROAD 'A'

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION NOT REQUIRED)

1. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF GEORGE LIGHT ROAD AND ROAD 'A'.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1. REDUCE STREET FRONTAGE FROM 25' TO 22'.

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S69°25'43"E	132.90	250.00	134.52
C2	S76°01'07"E	82.84	270.00	83.17
C3	S64°16'52"E	27.44	270.00	27.45
C4	S59°01'29"E	22.08	270.00	22.09
C5	S55°20'51"E	12.56	270.00	12.57
C6	S55°19'48"E	10.56	230.00	10.56
C7	S60°39'42"E	32.22	230.00	32.24
C8	S74°45'38"E	80.53	230.00	80.95
C9	S82°59'09"W	14.14	10.00	15.71
C10	S09°00'51"E	18.38	13.00	20.42
C11	S50°09'24"W	35.36	25.00	39.27
C12	S39°50'36"E	35.36	25.00	39.27

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 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.

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): _____

_____ _____

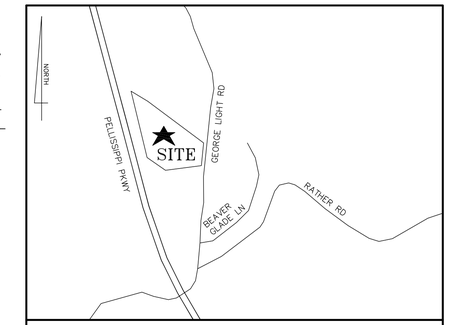
Date: _____

PERMANENT REFERENCE MONUMENTS

REF#1 N 601066.96 E 2508491.21
REF#2 N 601113.66 E 2508366.79
REF#3 N 601311.93 E 2508093.74

SYMBOL LEGEND	
	FOUND MONUMENTATION w/SIZE & TYPE
	IRON ROD SET SEE NOTE 1
	UNMONUMENTED POINT
W.L.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
	MONUMENT FOUND
	PERMANENT MONUMENT (MAG NAIL WITH DISK OR RR SPIKE)

LINE LEGEND	
	DRAINAGE EASEMENT
	DETENTION EASEMENT
	SANITARY SEWER EASEMENT
	35' PERIPHERAL SETBACK
	ZERO SETBACK LOT LINE



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 089 PARCEL 166
3. DEED REFERENCES – 20241101-0024108
4. THIS PROPERTY IS ZONED PR/TO <5 DU/AC
   SETBACKS: 20' FRONT 5' SIDE (0 SETBACKS WHERE SHOWN)
   15' REAR 35' PERIPHERAL
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0231F 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. 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.
9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
10. 10' DRAINAGE EASEMENT 5' 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, THE TECHNOLOGY CORRIDOR COA AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 10-SA-24-C, 10-B-24-DP, AND 10-A-24-TOB.
13. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
14. THE PURPOSE OF THIS PLAT IS TO CREATE 33 LOTS, A 40' PRIVATE R.O.W. AND THE REQUISITE EASEMENTS FOR DRAINAGE AND UTILITIES AS SHOWN HEREON.
15. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER: _____
16. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 06/24/2025.
17. SITE DISTANCE MEETS THE SUBDIVISION REGULATIONS AS SET FORTH IN SR SECTION 3.04.J.
18. HIGH TREE WAY IS A PRIVATE RIGHT-OF-WAY AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE OR KNOX COUNTY. THE PRIVATE RIGHT-OF-WAY HIGH TREE WAY SHALL ALSO ACT AS A UTILITY EASEMENT.
19. HIGH TREE WAY (40' PRIVATE RIGHT-OF-WAY) DOCUMENTS ARE RECORDED IN INSTRUMENT NUMBER: _____.

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: _____

RYAN S. LYNCH
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 2447

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:_____

11-SC-25-F

PROJECT NO.
4998-02

REVISIONS
1 10/10/2025 PS COMMENTS
2 10/29/2025 ADDED NOTES 18 & 19
3 10/30/2025 REVISED NOTE 19
4
5
6

FINAL PLAT OF:
Oak Vista
George Light Road
Tax ID: 089 166
District 6, Knox County, Tennessee

DRAWN BY: C. VITKUS / M.STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=50'
DATE: 09/29/2025

SURVEY FOR/OWNER:
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