

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: STORM SHULAR SIGNATURE(S): _____
 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) PRINTED NAME: STORM SHULAR
 SIGNATURE(S): _____
 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: _____

INSPECTION OF COMPLETED STORMWATER FACILITIES
 I, THE UNDERSIGNED, HEREBY CERTIFY THIS SUBDIVISION HAS BEEN INSPECTED AND THE STORMWATER FACILITIES HAVE BEEN COMPLETED IN A MANNER THAT MEETS ALL CITY AND COUNTY STANDARDS AND SPECIFICATIONS (WHICHEVER IS APPROPRIATE) AND ARE FULLY STABILIZED AND HAVE BEEN OFFICIALLY ACCEPTED AS BUILT BY THE APPROPRIATE OFFICIAL(S).
 SIGNED: _____
 DATE: _____
 DEPT: _____
 TITLE: _____

NOTARY CERTIFICATION.
 STATE OF _____ COUNTY OF _____
 ON THIS _____ DAY OF _____, 20____,
 BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
 WITNESS MY HAND AND NOTARIAL SEAL, THIS THE DAY AND YEAR ABOVE.
 WRITTEN _____ NOTARY
 MY COMMISSION EXPIRES _____ 'SEAL'

CERTIFICATION OF APPROVAL OF SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS
 THIS IS TO CERTIFY THAT THE SANITARY SEWER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 UTILITY PROVIDER _____
 AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____

CERTIFICATION OF APPROVAL OF WATER SYSTEM - MAJOR SUBDIVISIONS
 THIS IS TO CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 UTILITY PROVIDER _____
 AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____

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 _____ DAY OF _____, 20____, AND THAT THE RECORDED 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: _____

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: _____

ZONING
 ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:
 ZONING SHOWN ON OFFICIAL MAP _____
 DATE: _____
 BY: _____

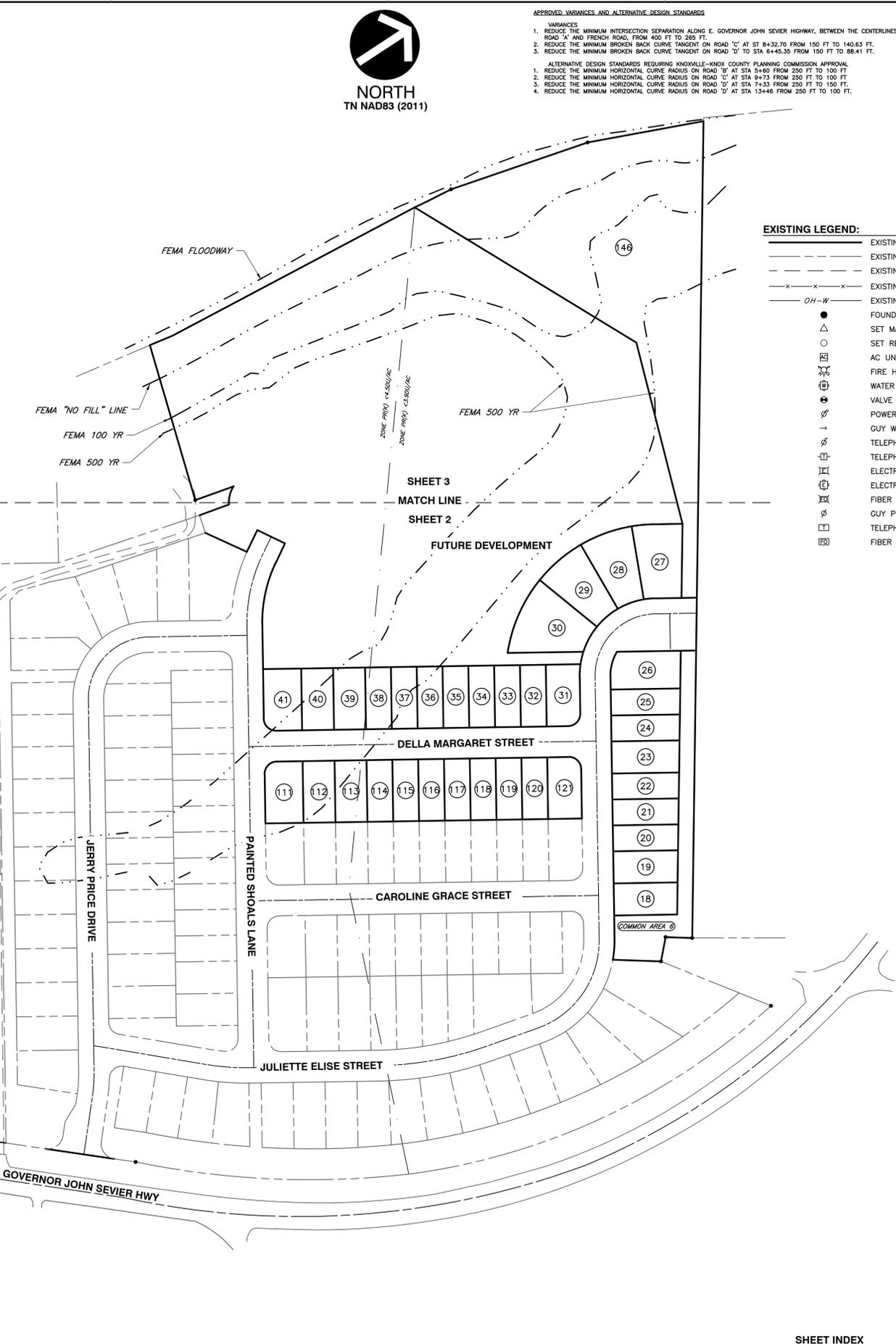
ADDRESSING DEPARTMENT CERTIFICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS:
 SIGNED: _____
 DATE: _____

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 _____ DAY OF _____, 20____.
 ENGINEERING DIRECTOR _____

APPROVED VARIANCES AND ALTERNATIVE DESIGN STANDARDS
 VARIANCES
 1. REDUCE THE MINIMUM INTERSECTION SEPARATION ALONG E. GOVERNOR JOHN SEVIER HIGHWAY, BETWEEN THE CENTERLINES OF ROAD 'A' AND FRENCH ROAD, FROM 400 FT TO 285 FT.
 2. REDUCE THE MINIMUM BROKEN BACK CURVE TANGENT ON ROAD 'C' AT STA 8+32.70 FROM 150 FT TO 140.63 FT.
 3. REDUCE THE MINIMUM BROKEN BACK CURVE TANGENT ON ROAD 'D' TO STA 6+45.35 FROM 150 FT TO 88.41 FT.
 ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL:
 1. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'B' AT STA 5+60 FROM 250 FT TO 100 FT
 2. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'C' AT STA 9+73 FROM 250 FT TO 100 FT
 3. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'D' AT STA 7+33 FROM 250 FT TO 150 FT.
 4. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'D' AT STA 13+46 FROM 250 FT TO 100 FT.

EXISTING LEGEND:
 _____ EXISTING PROPERTY LINE
 _____ EXISTING ADJACENT PROPERTY LINE
 _____ EXISTING EASEMENT
 _____ EXISTING FENCE LINE
 _____ EXISTING OVERHEAD WIRES
 OH-W FOUND IRON PIN
 ● SET MAG NAIL
 ○ SET REBAR & CAP
 AC UNIT
 FIRE HYDRANT
 WATER METER
 VALVE
 POWER POLE
 GUY WIRE
 TELEPHONE POLE
 TELEPHONE PEDESTAL
 ELECTRIC PULL BOX
 ELECTRIC METER
 FIBER OPTIC PULL BOX
 GUY POLE
 TELEPHONE BOX/CABINET
 FIBER OPTIC BOX/CABINET

EXISTING LEGEND:
 _____ EXISTING PROPERTY LINE
 _____ EXISTING ADJACENT PROPERTY LINE
 _____ EXISTING EASEMENT
 _____ EXISTING FENCE LINE
 _____ EXISTING OVERHEAD WIRES
 OH-W FOUND IRON PIN
 ● SET MAG NAIL
 ○ SET REBAR & CAP
 AC UNIT
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 POWER POLE
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 TELEPHONE POLE
 TELEPHONE PEDESTAL
 ELECTRIC PULL BOX
 ELECTRIC METER
 FIBER OPTIC PULL BOX
 GUY POLE
 TELEPHONE BOX/CABINET
 FIBER OPTIC BOX/CABINET



REVISION RECORD

NO	DATE	DESCRIPTION

FILE NUMBER 12-SC-25-F

GPS SURVEY DATA
 (A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC
 (B) POSITIONAL ACCURACY: 6.07 FEET
 (C) DATES OF SURVEY: 01/11/24 THROUGH 4/02/25
 (D) DATUM/EPOCH: NAD83(2011) EPOCH 2020.00
 (E) PUBLISHED/FIXED CONTROL USED: TDOT - THIS
 (F) GRID MODEL: GDS 18
 (G) COMBINED SCALE FACTOR: 0.9999145666

TOTAL AREA = 18.36 ACRES
 INCLUDING COMMON AREA AND ROW
TOTAL LOTS = 36

SURVEYOR'S NOTES:
 1. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011).
 2. DEED REFERENCES: INSTRUMENT NUMBER 202304270057859 AND 20240827005575 PLAT REFERENCE: 20230808009156 ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO REGISTER'S OFFICE OF KNOX COUNTY, TN.
 3. PARCEL ID'S: TAX MAP 111 PARCEL 058 AND TAX MAP 111 PARCEL 03605
 4. PROPERTY IS ZONED PR(K) <4.5 DU/AC (PARCEL 058) AND PR(K) <3.9 DU/AC (PARCEL 03605)
 SETBACKS:
 FRONT: 20 FEET
 SIDE: 5 FEET
 REAR: 15 FEET
 PERIPHERAL: 35 FEET
 CORNER LOT SIDE ADJACENT ROW: 15 FEET
 FOR CORNER LOTS ADDITIONAL 10' SIDE SETBACK HAVE BEEN PROVIDED.
 5. ADJOINING PARCEL LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
 6. DISTANCES ARE BASED ON A FIELD SURVEY USING GPS AND EDM EQUIPMENT.
 7. AREA WAS DETERMINED BY COORDINATE GEOMETRY.
 8. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION AND UNDERGROUND MARKINGS PROVIDED BY CALLING 811. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DAL 811
 9. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS PARTIALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) ZONE ACCORDING TO F.I.E.M. MAPS OF KNOX COUNTY, MAP NUMBER 470303310P HAVING AN EFFECTIVE DATE OF 05/02/2007. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
 10. SET PROPERTY CORNERS ARE MARKED WITH 5/8" DIAMETER REBAR WITH A "CEC" CAP, MAG NAIL WITH "CEC" WASHER, OR MAG NAIL UNLESS OTHERWISE NOTED.
 11. PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES. IF ANY, THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES, AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
 12. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS LOCATED ON THE ABOVE PROPERTY. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT AND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.
 13. EASEMENTS MAY EXIST FOR UTILITIES SHOWN HEREON WHICH WERE NOT REFERENCED BY THE COMMITMENT OF TITLE OR THE SUBJECT PROPERTY DEED OF RECORD.
 14. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON, NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR FIRMS OTHER THAN THOSE SHOWN HEREON.
 15. OLD FRENCH ROAD HAS A QUIT CLAIM FOR THE PORTION LYING ON THE SOUTHWEST SIDE OF E GOVERNOR JOHN SEVIER HIGHWAY AS SHOWN IN DEED BOOK 1718 PAGE 82, BETWEEN KNOX COUNTY AND AG FRENCH JR. ACCORDING TO THE MINUTES PROVIDED BY KNOX COUNTY, THREE SEPARATE HEARINGS TOOK PLACE ON JULY 15TH 1980, JULY 15TH 1980 AND AUGUST 5TH 1980 AND UPON ROLL CALL VOTED UNANIMOUSLY TO CLOSE THE ABANDONED PORTION OF FRENCH ROAD AS SHOWN ON THE SURVEY.
 16. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE 10 FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. EASEMENTS OF FIVE FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES.
 17. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
 18. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 4-0-24-0P, 4-SE-24-C, AND 7-A-25-0P.
 19. FOR HOMEOWNER'S ASSOCIATION RECORDING INFORMATION REFER TO INSTRUMENT #:
 20. EASEMENT CORNERS ARE NOT MONUMENTED UNLESS NOTED
 21. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 18.36 ACRES INTO 36 LOTS INCLUDING COMMON AREAS AND ROW.
 22. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NUMBER 20250870007844
 23. ALL LOTS SHOWN HEREON WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
 24. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 11-4-2024.

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.
 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 IDENTIFIED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION OR FOR VARIANCES WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____, 20____.
 REGISTERED LAND SURVEYOR _____
 TENNESSEE LICENSE NO. 3338
 DATE: _____

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.
 I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.
 REGISTERED LAND SURVEYOR _____
 TENNESSEE LICENSE NO. 3338
 DATE: _____

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 2704 Cherokee Farm Way Suite 101
 Knoxville, TN 37920
 Ph: 865.977.9997
 www.cecinc.com

FINAL PLAT OF PRICES POINT SUBDIVISION UNIT 2 CIVIL DISTRICT 9 KNOX COUNTY, TENNESSEE

811 Know what's below. Call before you dig.

DRAFT

SHEET INDEX
 1. COVER
 2. PROPERTY
 3. PROPERTY
 4. EASEMENTS

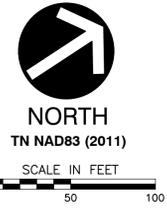
SCALE IN FEET
 0 100 200

DRAWN BY: BJE CHECKED BY: ZKG APPROVED BY: DDM
 DATE: 11-25-2025 DWG SCALE: 1"=100' PROJECT NO: 334-576-SV09
 CLIENT: BGD DEVELOPMENT LLC 307 BLUE PEACOCK WAY SEYMOUR, TN 37865 PH: (865) 573-8872 DRAWING NO.: SV02 SHEET 1 OF 4

P:\130-000\134-576-576-1-Survey\Drawings\DWG-SET\1\LS(11)26\2025 - spw\dwg - 12/17/2025 11:08 AM

EXISTING LEGEND:

	EXISTING PROPERTY LINE		VALVE
	EXISTING ADJACENT PROPERTY LINE		POWER POLE
	EXISTING EASEMENT		GUY WIRE
	EXISTING FENCE LINE		TELEPHONE POLE
	EXISTING OVERHEAD WIRES		TELEPHONE PEDESTAL
	FOUND IRON PIN		ELECTRIC PULL BOX
	SET MAG NAIL		ELECTRIC METER
	SET REBAR & CAP		FIBER OPTIC PULL BOX
	AC UNIT		GUY POLE
	FIRE HYDRANT		TELEPHONE BOX/CABINET
	WATER METER		FIBER OPTIC BOX/CABINET

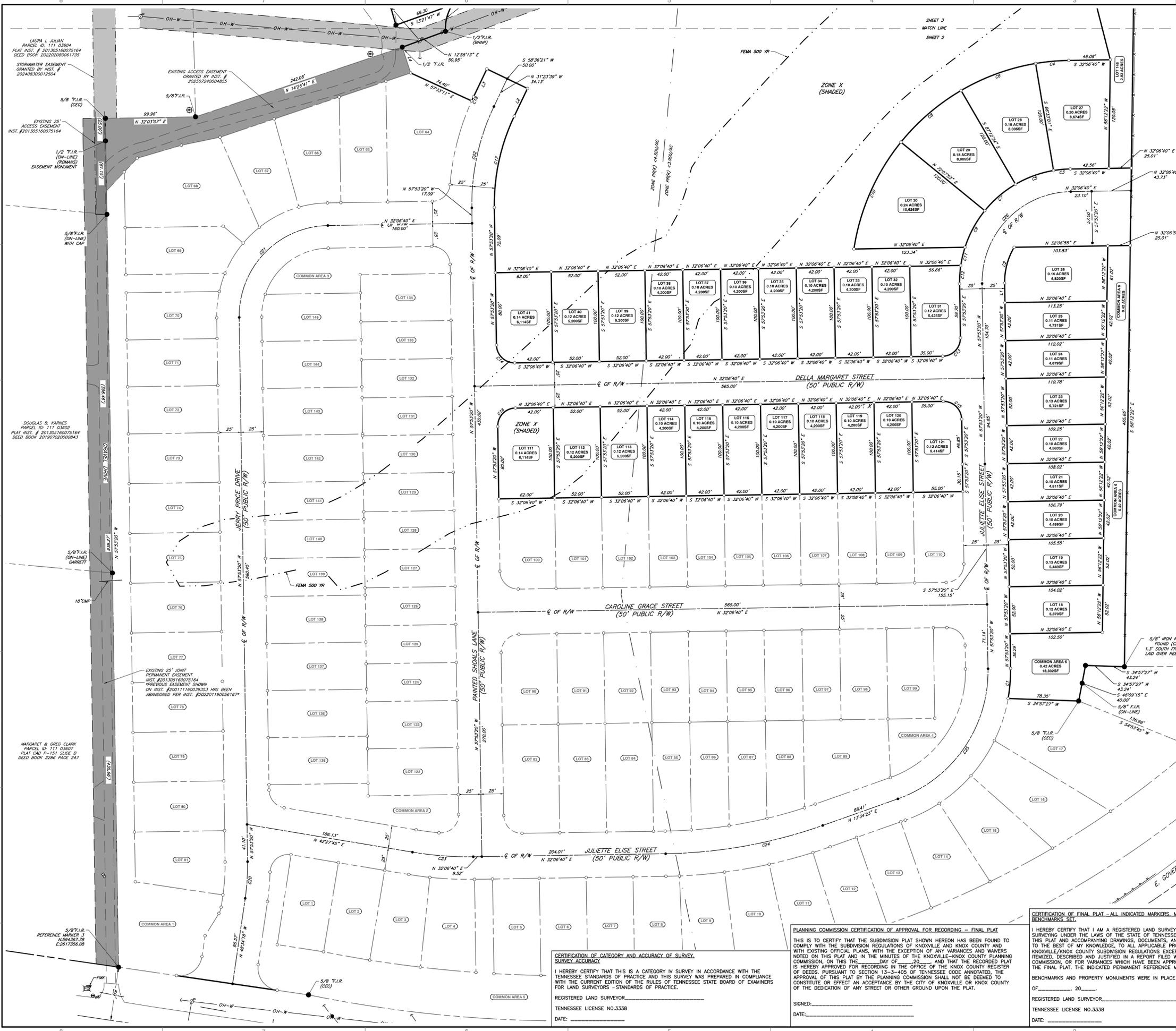


CURVE TABLE

CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	175.00'	33.52'	10°58'23"	N52°24'09"W	33.46'
C2	75.00'	41.55'	31°44'21"	N42°01'10"W	41.02'
C3	125.00'	18.90'	8°39'41"	S27°46'49"W	18.88'
C4	245.00'	37.04'	8°39'41"	S27°46'49"W	37.00'
C5	125.00'	45.07'	20°39'33"	S13°07'12"W	44.83'
C6	245.00'	88.34'	20°39'33"	S13°07'12"W	87.86'
C7	125.00'	45.07'	20°39'33"	S7°32'21"E	44.83'
C8	245.00'	88.34'	20°39'33"	S7°32'21"E	87.86'
C9	125.00'	46.27'	21°12'38"	S28°28'26"E	46.01'
C10	245.00'	130.64'	30°33'07"	S33°08'41"E	129.10'
C11	125.00'	20.64'	9°27'43"	S43°48'37"E	20.62'
C12	125.00'	20.39'	9°20'52"	S53°12'54"E	20.37'
C13	20.00'	31.42'	90°00'00"	S12°53'20"E	28.28'
C14	20.00'	31.42'	90°00'00"	S77°06'40"W	28.28'
C15	20.00'	31.42'	90°00'00"	N77°06'40"E	28.28'
C16	20.00'	31.42'	90°00'00"	N12°53'20"E	28.28'
C17	225.00'	104.04'	26°29'41"	N44°38'30"W	103.12'
C18	275.00'	5.05'	1°03'10"	S31°55'14"E	5.05'
C19	50.00'	30.69'	35°09'45"	N42°37'45"W	30.21'
C20	250.00'	40.65'	9°19'02"	N53°13'49"W	40.61'
C21	100.00'	157.08'	90°00'00"	N12°53'20"W	141.42'
C22	250.00'	115.61'	26°29'41"	N44°38'30"W	114.58'
C23	375.00'	67.75'	10°21'05"	N37°17'12"E	67.66'
C24	550.00'	177.95'	18°32'16"	N22°50'32"E	177.18'
C25	150.00'	187.09'	71°27'44"	N22°09'28"W	175.19'
C26	100.00'	157.08'	90°00'00"	N12°53'20"W	141.42'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N57°53'20"W	21.55'
L2	N31°23'39"W	34.13'
L3	S31°23'39"E	34.13'
L4	N75°03'41"W	30.00'



DRAFT



CEC
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

FINAL PLAT OF PRICES POINT SUBDIVISION UNIT 2 CIVIL DISTRICT 9 KNOX COUNTY, TENNESSEE

DRAWN BY: BJE CHECKED BY: ZKG APPROVED BY: DDM
DATE: 11-25-2025 DWG SCALE: 1"=50' PROJECT NO: 334-576.SV09
CLIENT: BGD DEVELOPMENT LLC 307 BLUE PEACOCK WAY SEYMOUR, TN 37865 PH: (865) 573-8872
DRAWING NO: **SV02**
SHEET 2 OF 4

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY SURVEY ACCURACY
I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND 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.3338
DATE:

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 _____ DAY OF _____, 20____, AND THAT THE RECORDED 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: _____

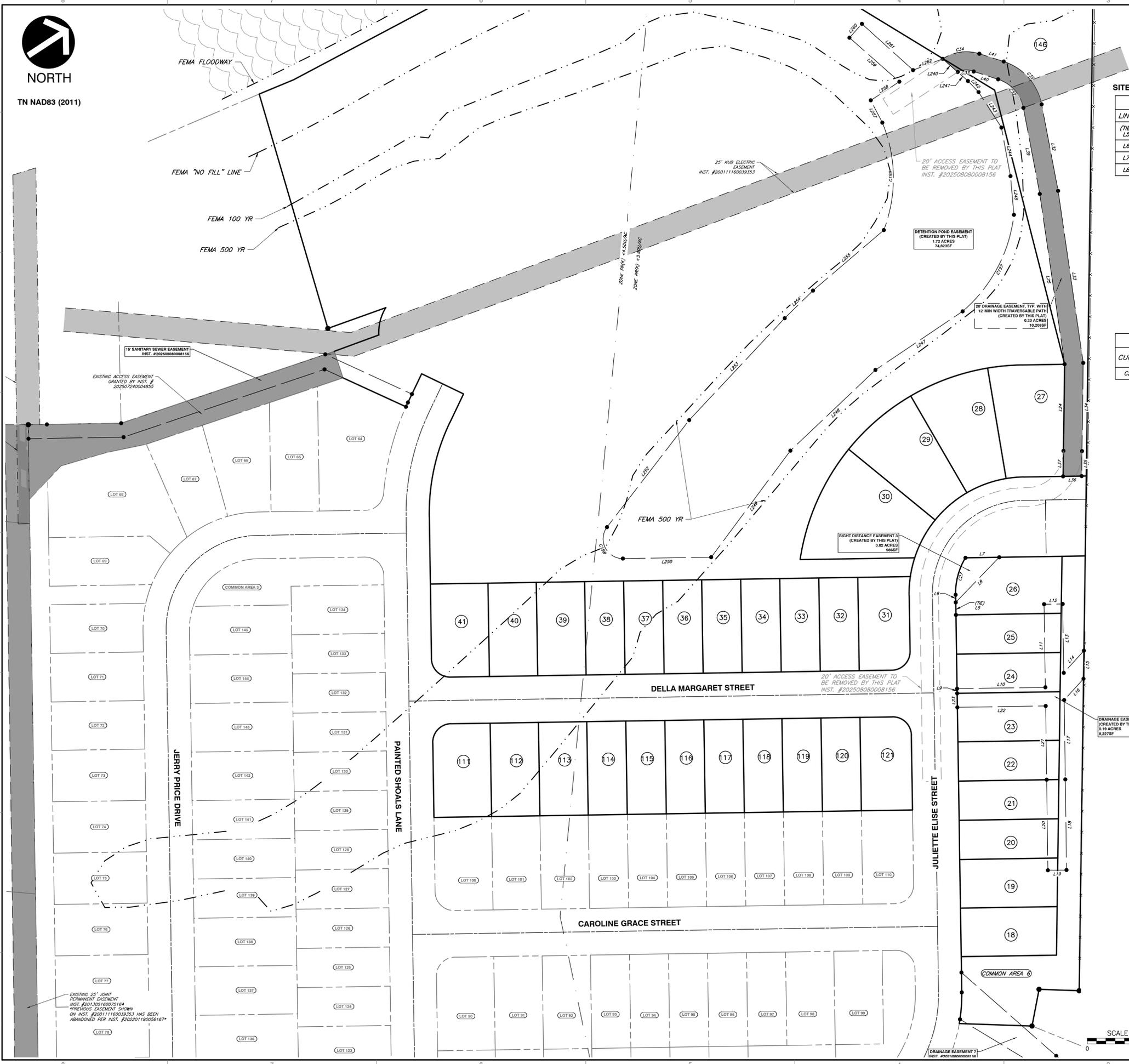
CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.
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REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO.3338
DATE: _____

P: 1330-0001 1334-576 - Survey [Map 1334-576-0009 - Phase 2 - Subdivision Plat] (NET 2) L511/2025 11:07 AM



NORTH

TN NAD83 (2011)



SITE DISTANCE EASEMENT 3

LINE	BEARING	DISTANCE
L5	N57°53'20"W	13.48'
L6	N57°53'20"W	8.07'
L7	N32°06'55"E	36.30'
L8	S12°53'20"E	67.20'

DRAINAGE EASEMENT 8

LINE	BEARING	DISTANCE
L9	N57°53'20"W	5.00'
L10	N32°07'27"E	95.00'
L11	N57°53'49"W	89.02'
L12	N32°06'11"E	20.00'
L13	S57°53'49"E	73.84'
L14	N14°35'16"W	32.19'
L15	S56°12'22"E	30.11'
L16	S14°35'16"E	30.90'
L17	S57°49'34"E	84.97'
L18	S57°45'50"E	97.04'
L19	S32°14'10"W	20.00'
L20	N57°45'50"W	97.03'
L21	N57°47'20"W	78.94'
L22	S32°06'34"W	95.04'
L23	N57°53'20"W	15.00'

20' ACCESS EASEMENT

LINE	BEARING	DISTANCE
L24	N56°12'22"W	92.86'
L25	N65°20'35"W	184.22'
L32	S67°49'44"E	94.29'
L33	S65°20'35"E	186.26'
L34	S56°12'22"E	94.46'
L35	S56°12'22"E	26.75'
L36	S32°06'44"W	20.01'
L37	N56°12'22"W	27.34'
L39	N67°49'44"W	93.86'
L40	S50°36'56"W	27.58'
L41	N50°36'56"E	27.58'
L40	N74°06'36"E	21.38'

SITE DISTANCE EASEMENT 3

CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C27	75.00'	41.55'	31°44'21"	N42°01'10"W	41.02'

20' ACCESS EASEMENT

CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C32	40.00'	42.97'	61°33'20"	S81°23'36"W	40.94'
C33	19.93'	17.81'	51°12'55"	S31°16'10"W	17.23'
C34	46.00'	41.12'	51°12'55"	N25°00'31"E	39.76'
C35	60.00'	64.46'	61°33'20"	N81°23'36"E	61.41'

DETENTION POND EASEMENT

LINE	BEARING	DISTANCE
L240	N74°06'36"E	21.38'
L241	N74°06'36"E	14.64'
L242	N79°01'56"E	16.38'
L243	S89°56'27"E	45.37'
L244	S67°35'45"E	52.96'
L245	S62°05'37"E	41.58'
L247	S0°45'53"E	112.85'
L248	S10°22'47"E	125.91'
L249	S20°14'27"E	142.45'
L250	S32°10'19"W	94.99'
L252	N19°20'17"W	144.84'
L253	N13°43'52"W	149.99'
L254	N11°10'11"W	42.39'
L255	N7°21'36"W	99.99'
L257	N84°34'00"W	26.91'
L258	N0°01'29"W	36.65'
L259	S74°16'16"W	71.38'
L260	N15°00'27"W	20.00'
L261	N74°59'33"E	74.06'
L262	N12°21'55"E	34.13'

DETENTION POND EASEMENT

CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C197	159.90'	120.00'	42°59'56"	S28°53'24"E	117.21'
C198	21.00'	46.73'	127°29'03"	N84°05'09"W	37.67'
C199	155.00'	117.97'	43°36'27"	N57°46'44"W	115.14'

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 _____ DAY OF _____, 20____, AND THAT THE RECORDED 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 CATEGORY AND ACCURACY OF SURVEY, SURVEY ACCURACY
I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. 3338
DATE: _____

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.

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 WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. 3338
DATE: _____

DRAFT



CEC
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

FINAL PLAT OF PRICES POINT SUBDIVISION UNIT 2 CIVIL DISTRICT 9 KNOX COUNTY, TENNESSEE

DRAWN BY: BJE CHECKED BY: ZKG APPROVED BY: DDM
DATE: 11-25-2025 DWG SCALE: 1"=50' PROJECT NO: 334-676-SV09
CLIENT: BGD DEVELOPMENT LLC 307 BLUE PEACOCK WAY SEYMOUR, TN 37865 PH: (865) 573-8872

DRAWING NO: **SV02**
SHEET 4 OF 4

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