CEDIEICATE OF OWNIEDSUID AND CENEDAL DEDICATION				
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 DEDICATELY AND AS PRODEDED OWNER(S) HAVE AN INDESTRICTED BY CHILD				
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)  DAVID TRANTANFILLA	Cittle Charge			Commont.
PRINTED NAME:DAVID_TRANTANELLA				GENTER OREEK DR
DATE:	W13.73 t 56		LINE BEARING DISTANCE  L1 N57°23'E 10.21'  L2 S37°54'E 5.89'  L3 N57°22'E 9.82'	NORTH STATE OF THE PRESENCE OF
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.	COMMON A POND WITCH POND NOT 3.9' DETENTION OF A POND NOT A POND N	2 ON DEED INSTR # 200909180020492	L4 N37°26'W 972.56' L5 S52°33'W 10.01' L6 S52°46'W 9.99' L7 N37°26'W 980.11' L8 N29°03'E 107.06'	NOW THE PROPERTY OF THE PROPER
SIGNED:	N2737W 67.001 CH=36.06' 8,893 S A=36.09' R=275.00'	S.F.	L10 N37°22'W 10.91' L11 S29°03'W 115.78'	LOCATION MAF
DATE:  CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM — MAJOR	$\langle \chi_{1} \rangle = \langle \chi_{2} \rangle = \langle \chi_{3} \rangle = \langle \chi_$	20'X20' WATER QUALITY EASEMENT	L12 N37°24'W 102.05' L13 S52°33'W 20.00' L14 N79°59'E 22.52' L15 N21°12'E 20.01'	NOTES:
SUBDIVISION  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, IS IN ACCORDANCE WITH STATE AND LOCAL	12,269 SF A=29.53' R=225.00'  N53,16'  R=225.00'  R=225.00'	6,088 S.F. (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	L16 S21°44′W 20.90′ L17 N66°08′E 20.00′ L18 S23°52′E 20.00′ L19 S66°08′W 20.00′ L20 N23°52′W 20.00′	1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.  2. UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN FEET (10') IN THE PROPERTY OF THE PROPERTY O
REGULATIONS.  UTILITY PROVIDER		N30'56'W 6,666 S.F. CH=51.36' EARL & MARY SUE P	CURVE CHORD BEARING CHORD LENGTH ARC LENGTH RADIUS PRESIFY C1 S55°11'E 10.05' 10.07' 50.00'	WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS—OF—WAYS INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). EASEMENTS OF FIVE FEE' (5') IS PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
AUTHORIZED SIGNATURE FOR UTILITY DATE	8,074\S.F. 38	A=51.47' R=225.00' DEED INSTR.# 20090918		<ol> <li>SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).</li> <li>THIS PROPERTY IS ZONED PR.</li> </ol>
TAXES AND ASSESSMENTS  THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.	PS S28*22'E CH=43.25' A=43.30'	6,792 S.F. 1735 PF (2"-PIPE)		<ul> <li>5. THIS SUBDIVISION CONTAINS 6.610 ACRES AND IS SUBDIVIDED INTO 30 LOTS, 2 COMMON AREAS, AND PUBLIC RIGHT-OF-WAY.</li> <li>6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:</li> </ul>
SIGNED:	R=275.00' R=275.00' S35*11'E CH=22.14' A=27.15' CH=22.15' CH=22.15	20' D.E PPF (2"-PIPE) 6,818 S.F. 6,818 S.F.		FRONT20' SIDES5' REAR15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
SIGNED: KNOX COUNTY TRUSTEE DATE	R=275.00'  (4) 6,435 S.F.	26 6.819 S.F.		7. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND DEVELOPMENT PLAN, REFER THE KNOXVILLE—KNOX COUNTY PLANNING FILES 1—SE—23—C & 1—D—23—DP.
ZONING ZONING SHOWN ON OFFICIAL MAP	ESTATION SECTION SECTI	"O T TIN MAP BOO	NDELL FARM S/D" OK 13, PAGE 81 B, SLIDE 30C)	<ul><li>8. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR.#</li><li>9. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING</li></ul>
BY:DATE:	6,442 S.F.	25 6,791 S.F.	TRACT 16	STORMWATER FACITIES ON THEIR PROPERTY. THE COVENANTS FO MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR.# 10. EXISTING 20' ACCESS EASEMENT WAS ESTABLISHED BY PREVIOU
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.  THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY  APPROVES THIS PLAT ON THIS THEDAY OF, 20	6,44	3 S.F. 24 S.F. PS 6.774 S.F.		PLAT ENTITLED "O.T TINDELL FARM" AND RECORDED IN MAP BOY 13 PAGE 81 (CABINET "B", SLIDE 30C). 11. THE PURPOSE OF THIS PLAT IS TO CREATE A 30 LOT SUBDIVISION.
ENGINEERING DIRECTOR	ROY T. SMITH			12. ALL LOTS WILL HAVE ACCESS TO INTERIOR ROAD SYSTEM ONLY.  13. VARIANCE APPROVED BY KNOXVILLE—KNOX COUNTY PLANNING ATTHEIR JANUARY 12TH 2023 MEETING REDUCING THE VERTICAL
GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.  I. THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY	INSTR. #201707140002966 "O T TINDELL FARM PART OF 14 S/D" MAP BOOK 13, PAGE 81 (CAB. B, SLIDE 30C)	6,444 S.F. 6,762 S.F.	A Control of the Cont	CURVE LENGTH ON ROAD A AT STATION 0+80 FROM 229.5' TO 140.0' (K VALUE FROM 25 TO 15.3)  14. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 7/2/2022
HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE 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.	Tall to	8 6,445 S.F. 22 6,755 S.F. 6,755 S.F.	IPF (1/2"-BENT)	ENGINEERING /NB / OBEIG HOING ON // 2/ 2022
SIGNED: DATE:			RODNEY E. & DEBBIE E. HARRIS  D.B. 2287, PAGE 944	
DEPARTMENT: TITLE:  GUARANTEE OF COMPLETION OF STORMWATER FACILITIES.  I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS		6,446 S.F. 6,749 S.F.		
BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED  THE DAY OF, 20			20) 38 S.F. 151 251	
SIGNED: DATE:		557 (7).68 (6,451 S.F.	19 6,701 S.F. (14.00')	
DEPARTMENT: TITLE:			N45'38'W  CH=21.25' A=21.32' N64'04'W POND 1	MINIMUM B. HARSINI
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		6,453 S.F.	CH=26.80' A=26.94' BASIN D.E.  11,338 S.F.  DETENTION BASIN D.E.  11,338 S.F.  DEED INSTR.# 2016032	ODENEAL 80055264
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		6,455 S.F. S19'03'E	QUALITY EASEMENT  N42'11'W  CH=53.25' A=56.16'  N79'59'E  (L14)	TENNES SERVINIII
PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.  REGISTERED LAND SURVEYOR	LEGEND  ● IPF IRON PIN FOUND 1/2" DIA. REBAR  ○ IPS IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP	CH=47.40° A=48.23° R=75.00° S04'01'E	PRM R=50.00' 120.54' N11'30'E	CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
TENNESSEE LICENSE NO DATE:	□PRM PERMANENT REFÉRENCE MONUMENT PC POINT OF CURVE PT POINT OF TANGENT PI POINT OF INTERSECT PCC POINT OF COMPOUND CURVE	(A) CH=5.89' A=5.89' 6,164 S.F. R=50.00' S34'10'E	CH=36.67' A=37.54' R=50.00' 13,735 S.F.	II HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON 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.
PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING — FINAL PLAT	PRC POINT OF REVERSE CURVE D.E. DRAINAGE EASEMENT U.E. UTILITY EASEMENT CA COMMON AREA	CH=45.06' A=46.74' R=50.00'	N54'31'E CH=36.67' A=37.54'	REGISTERED LAND SURVEYOR
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	CATCH BASIN  JUNCTION BOX  —— —— DRAINAGE EASEMENT  ======== DRAINAGE PIPE (PROPOSED)  —— —— PERIPHERAL SETBACK	6,676 S.F.	CH=36.67' A=37.54' R=50.00' R=50.00'  17	TENNESSEE LICENSE NO DATE:
THEDAY 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	ROADWAY CENTERLINE  ZONING - X FENCE  POWER POLE		16) 10,502 S.F. 10,502 S.F. S.E. S.E. S.E. S.E. S.E. S.E. S.E.	FINAL PLAT
DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.  SIGNED:  DATE:	M WATER METER		D.E 25 PERPHERAL 13	of RIALTO S/D
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR			SDI RINGE PHASE 3 1	A RESUBDIVISION OF TRACT 15,
SUBDIVISION  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			13.29 NOTION # 120.	O.T. TINDELL FARM TAX MAP 47 PARCEL 233 DISTRICT 6, KNOX COUNTY, TENNESSEE
AND LOCAL REGULATIONS.  UTILITY PROVIDER			ILEALED IPF (1" PIPE)	SCALE: 1"=50 DATE: NOVEMBER 25, 20 50 25 0 50 100
AUTHORIZED SIGNATURE FOR UTILITY DATE			OWNER/DEVELO DAVID TRAN	PER:  WTANELLA  BATSON, HIMES, NORVELL & POE
			8001 CONNER RI KNOXVILLE, TN 3 PHONE: (865) 93	7849 REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909
			2-SA-25-F	88-7200 FHONE (865) 588-6472 FAX (865) 588-6473 email@bhn-p.com

REFERENCE PLAT: CABINET B, SLIDE 30C
REFERENCE DEED: INSTR.#201903220055365
Q:\25165\25165-1\FINAL\25165-FP.DWG