

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 owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

OWNER(s) Printed Name: _____
Signature: _____ Date: _____

Certificate of Notary

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 _____ Seal
My Commission expires _____

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: _____

Zoning

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 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: _____

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 _____

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 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 _____ Date: 12/29/2025
Tennessee License No. 1996 Date: 12/29/2025



Certification of Category and Accuracy of Survey

I 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.

Registered Land Surveyor _____ Date: 12/29/2025
Tennessee License No. 1996 Date: 12/29/2025

City of Knoxville Department of Engineering

The Knoxville Department of Engineering 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 _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knoxville 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: _____

By executing this plat, the City Engineering Department hereby approves the following waivers:

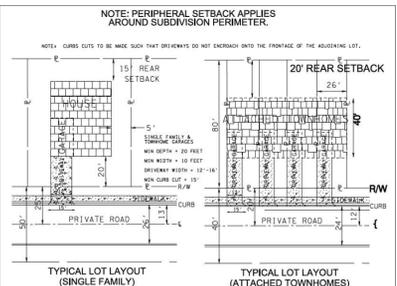
- 1) To waive the standard drainage and utility easements along all lot lines, excluding along the private right of ways. (See General Note #2)
2) To reduce the standard drainage and utility easement, along McCampbell Drive, within the detention basin easement, from 10 feet to 0 feet as shown hereon



Table with 5 columns: CURVE, CHORD BEARING, CHORD LENGTH, RADIUS, ARC LENGTH. Lists curves C2 through C24 with their respective measurements.

EASEMENT CURVE TABLE with 5 columns: CURVE, CHORD BEARING, CHORD LENGTH, RADIUS, ARC LENGTH. Lists easement curves EC1 through EC7.

EASEMENT LINE TABLE with 3 columns: LINE, BEARING, DISTANCE. Lists easement lines EL1 through EL56.



PLAT SIZE IS 24" x 36"
GRAPHIC SCALE 1"=100'

PERMANENT REFERENCE MONUMENTS table with 4 columns: POINT #, NORTHING, EASTING, ELEV. Lists points S3000, S2441, and S2447.

NOTE: LINES L1 - L6 NOT USED

LINE TABLE with 3 columns: LINE, BEARING, DISTANCE. Lists lines L7 through L455.

LEGEND

- IRON PIN FOUND (1/2" IRON ROD)
IRON PIN SET (5/8" REBAR W/CAP)
GAS VALVE
MANHOLE
SIGN
WATER VALVE
FIRE HYDRANT
POWER/TELEPHONE
GUY WIRE
STREAM
TOP OF BANK
PERIPHERAL SETBACK LINE
DRAINAGE EASEMENT
SIGHT DISTANCE EASEMENT
UTILITY EASEMENT
RIPARIAN BUFFER ZONE
DETENTION POND EASEMENT
PERMANENT REFERENCE MONUMENT

LOT AREA TABLE

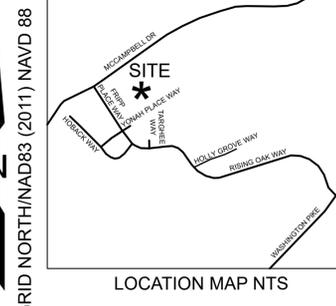
Table with 3 columns: LOT #, AREA, and various lot area measurements for lots 197 through 261.

LOT AREA TABLE

Table with 3 columns: LOT #, AREA, and various lot area measurements for lots 197 through 261.

NOTES:

- 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
2) THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY...
3) A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202507220004248.
5) THE OWNER WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREAS.
6) ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
7) FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN & USE-ON-REVIEW, REFER TO THE PLANNING COMMISSION'S FILE 8-D-18-UR & 8-SC-18-C APPROVED AT THE KNOX COUNTY PLANNING MEETING 08/09/2018.
8) THE PRIVATE RIGHT-OF-WAYS ARE NOT PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE...
9) PURPOSE OF THIS PLAT IS TO DIVIDE 12.46 ACRES INTO 65 LOTS, COMMON AREA, AND PRIVATE RIGHT-OF-WAYS.
10) ALL PINS ARE 3/4" UNLESS SHOWN DIFFERENTLY.
11) REFERENCE IS MADE TO A HYDROLOGIC REPORT RECORDED IN THE DEPARTMENT OF ENGINEERING AS NUMBER L-3319-A DECLASSIFYING THE BLUE LINE STREAM FOUND ON THE PROPERTY AS A WET WEATHER CONVEYANCE.
12) SIGHT DISTANCE HAS BEEN EVALUATED AND DESIGNED PER AASHTO STANDARDS. SIGHT DISTANCE EASEMENTS PROVIDED WHERE NEEDED.
13) THIS PROPERTY IS ZONED RN-4 BUT WAS PREVIOUSLY RP-1 PRIOR TO THE ADOPTION OF THE NEW ZONING CODE. THE CONCEPT PLAN WAS APPROVED UNDER THE RP-1 ZONING AND THE RP-1 ZONING REGULATIONS APPLY. (APPROVED BY PLANNING COMMISSION 8/9/2018)
14) ACCESS TO THE PROPERTY FROM McCAMPBELL DRIVE IS RESTRICTED FOR THE USE OF EMERGENCY PERSONNEL ONLY.
15) HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO.
16) THE DESIGN PLAN WAS APPROVED BY THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT ON MARCH 5, 2025.
17) INSTALLATION OF SIDEWALKS AS IDENTIFIED ON THE CONCEPT PLAN. SIDEWALKS SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE KNOXVILLE DEPARTMENT OF ENGINEERING AND SHALL BE INSTALLED AT THE TIME THE STREETS ARE INSTALLED.



GRID NORTH/NAD83 (2011) NAVD 88

PLANNING FILE NO.:

FINAL PLAT OF THE HIGHLINE AT WASHINGTON PIKE PHASE 3 UNIT 4 RESUBDIVISION OF THE HIGHLINE AT WASHINGTON PIKE PHASE 2 UNIT 3 - LOT 2R-3R2

DIST NO. SIX KNOX CO., TN SCALE 1"=100' DRAWN BY GMT / DED SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P. DATE 12/29/2025 PROJECT NUMBER 21118

OWNER/DEVELOPER: CC KNOX JV PHASE 2 LLC 1233 20TH STREET NW STE 630 WASHINGTON, DC 20388 CONTACT: MACK FURLLOW (706) 424-0958
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P. 7523 TAGGART LANE WASHINGTON, DC 20388 PHONE: (865) 947-5996 FAX: (865) 947-7556