



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	51.88'	43.06'	S52°41'E
C2	80.00'	19.43'	19.38'	S13°44'W
C3	145.00'	150.68'	143.99'	S09°05'E
C4	120.00'	105.45'	102.09'	S64°47'E
C5	120.00'	27.41'	27.35'	N63°30'E
C6	120.00'	22.03'	22.00'	N71°42'E
C7	120.00'	27.95'	27.89'	N59°48'E
C8	120.00'	16.44'	16.42'	N49°10'E
C9	25.00'	6.96'	6.94'	N52°11'E
C10	25.00'	33.21'	30.82'	S82°49'E
C28	25.00'	33.21'	30.82'	S08°42'E
C29	25.00'	6.06'	6.04'	S38°18'W
C30	25.00'	6.06'	6.04'	N52°11'E
C31	25.00'	33.21'	30.82'	S82°49'E
C32	25.00'	33.21'	30.82'	S08°42'E
C33	25.00'	6.06'	6.04'	S38°18'W
C34	80.00'	16.50'	16.47'	S11°09'W
C35	80.00'	29.35'	29.19'	S67°34'W
C36	80.00'	87.00'	82.78'	N70°46'W
C37	120.00'	108.11'	104.27'	N02°05'W
C38	120.00'	88.09'	86.12'	N02°21'W

LINE	BEARING	DISTANCE
L1	S08°34'W	20.00'
L4	N83°26'W	20.00'
L5	N08°54'E	20.00'
L6	S08°34'W	20.00'
L7	N83°26'W	20.00'
L8	N08°54'E	20.00'
L9	S83°26'E	20.00'
L10	S83°26'E	11.55'
L11	S83°26'E	11.55'

- NOTES:
- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHER PROPERTY CORNERS SET BY BH&P, UNLESS NOTED OTHERWISE ON PLAT.
  - 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 LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. (NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED).
  - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
  - THIS PROPERTY CONTAINS 4.85 ACRES SUBDIVIDED INTO 33 SINGLE FAMILY ATTACHED LOTS AND 5 COMMON AREAS.
  - THIS PROPERTY IS ZONED PR/TO (R)-10 DU/AC.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 20'  
REAR: 15'  
SIDE: 5' (0' UNDER BUILDINGS)  
(PERIPHERAL SETBACKS OF 35' & 25' SEE MAP FOR LOCATIONS)
  - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE ON REVIEW PLAN, REFER TO THE KNOXVILLE/KNOX COUNTY PLANNING'S FILES 6-E-24-0P & 6-S-24-C.
  - THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR. #
  - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THEIR PROPERTY. THE COVENANTS FOR MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR. #.
  - THIS IS A CATEGORY 1 SURVEY AS DEFINED IN SECTION 0820-03-05 "ACCURACY OF SURVEYS" IN THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYS.
  - THE PURPOSE OF THIS PLAT IS TO CREATE A 33 LOT SUBDIVISION.
  - QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
  - ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS AT THEIR SEPTEMBER 12, 2024 MEETING ARE AS FOLLOWS:  
a) INTERSECTION GRADE FROM 1.00% TO 3.00% STA 0+13 TO STA 0+55 CORTAZ RIDGE WAY  
b) INTERSECTION GRADE FROM 1.00% TO 2.75% STA 6+00 TO STA 7+89 EVERGREEN MANOR RD  
c) INTERSECTION GRADE FROM 1.00% TO 3.00% STA 0+10 TO STA 1+30 EVERGREEN MANOR RD  
d) DECREASE RIGHT OF WAY WIDTH FROM 50' TO 40'
  - ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOXVILLE / KNOX COUNTY PLANNING COMMISSION AT THEIR SEPTEMBER 12, 2024 MEETING ARE AS FOLLOWS:  
a) ROADWAY GRADE FROM 12.00% TO 15.00% STA 1+30 TO STA 6+00 ROAD EVERGREEN MANOR RD.  
b) REDUCING STREET FRONTAGE FROM 25' TO 22'.
  - VARIANCES APPROVED BY KNOXVILLE / KNOX COUNTY PLANNING COMMISSION AT THEIR SEPTEMBER 12, 2024 MEETING ARE AS FOLLOWS:  
a) PROVIDING A TURNAROUND OTHER THAN A CUL DE SAC AT THE TERMINUS OF MAPLE BLOSSOM LANE.  
b) VERTICAL CURVE LENGTH REDUCTION FROM 300' TO 240', STATION 1+30 EVERGREEN MANOR RD (K VALUE FROM 25 TO 20)
  - THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON DECEMBER 11, 2024.
  - ALL LOTS WILL HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY.
  - THE PRIVATE RIGHT-OF-WAY IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE OR KNOX COUNTY. THE MAINTENANCE AGREEMENT FOR THE PRIVATE RIGHT-OF-WAY IS RECORDED AS INSTRUMENT #

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.

OWNERS: BOB GRAY DEVELOPERS, LLC.

PRINTED NAME: BOB GRAY DEVELOPERS, LLC.

SIGNATURE(S): \_\_\_\_\_

DATE: \_\_\_\_\_

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY TAX CLERK

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

KNOX COUNTY TRUSTEE

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: \_\_\_\_\_

UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY DATE: \_\_\_\_\_

ZONING

ZONING SHOWN ON OFFICIAL MAP \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENGINEERING DIRECTOR

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: \_\_\_\_\_

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 THIS 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, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR \_\_\_\_\_

TENNESSEE LICENSE NO. \_\_\_\_\_ DATE: \_\_\_\_\_

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 INSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ TITLE: \_\_\_\_\_

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 KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 13-3-408 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: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ TITLE: \_\_\_\_\_

LEGEND

- IPF IRON PIN FOUND 1/2" DIA. REBAR
- CIPS IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
- △ PERM PERMANENT REFERENCE MONUMENT
- DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- WQE WATER QUALITY EASEMENT
- CATCH BASIN
- JUNCTION BOX
- DRAINAGE EASEMENT
- DRAINAGE PIPE (PROPOSED)
- PERIPHERAL SETBACK
- ROADWAY CENTERLINE
- ZONING
- FENCE
- ST STORM SEWER
- GUY WIRE
- POWER POLE
- WATER METER
- OHE OVERHEAD UTILITIES
- EBX ELECTRICAL BOX
- GAS GAS LINE
- WL WATER LINE
- WATER VALVE



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY:

For boundary aspects of this survey, RTK GPS positional data was obtained on 8-29-25 utilizing a Carlson BRX 7 GNSS Receiver. The grid coordinates 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: 0.99994965 centered on TN15 as shown hereon.

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.

\_\_\_\_\_ Date

FINAL PLAT OF EVERGREEN MANOR PHASE 1

TAX MAP 118 PART OF PARCEL 71

6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

SCALE: 1"=50' DATE: JANUARY 14, 2026

0' 50' 100' 150' 200'

1"=50'

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
43.34 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com

3-SB-26-F

DEED REFERENCE; INSTR. # 202502200043284

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