

TOTAL AREA = 9.04 ACRES
 393,911 sq. ft.
 TOTAL LOTS=38
 OPEN SPACE LOTS: 5

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # _____

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.

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: _____

Signed: _____
 Date: _____

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: _____

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: _____

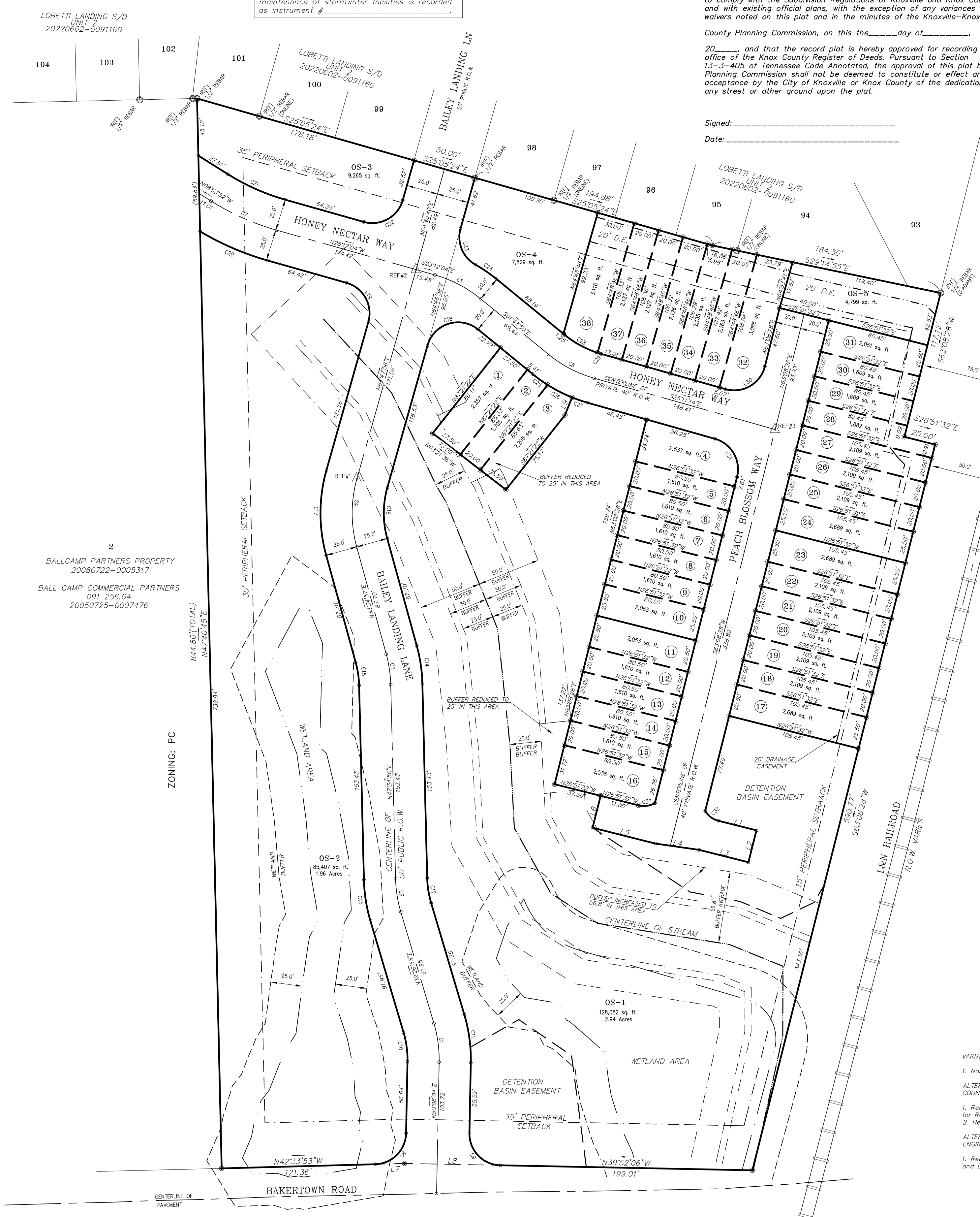
Knox County Trustee: Signed: _____
 Date: _____

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: _____

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 _____



LINE LEGEND

---	DRAINAGE EASEMENT
---	DETENTION EASEMENT
---	CENTERLINE OF STREAM
---	PERIPHERAL SETBACK LIMITS OF WETLANDS
---	WETLAND BUFFER EASEMENT
---	STREAM BUFFER
---	ZERO SETBACK LOT LINE

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N41°17'28"E	30.75	100.00	30.87
C2	S40°00'51"W	26.33	100.00	26.41
C3	N40°34'53"E	24.37	100.00	24.43
C4	S49°11'26"W	53.81	100.00	54.48
C5	N13°27'57"W	40.68	100.00	40.96
C6	S13°27'32"E	40.65	100.00	40.94
C7	S17°02'58"E	56.72	200.00	56.91
C8	S86°12'54"E	34.51	25.00	38.09
C9	S05°07'59"W	35.36	25.00	39.27
C10	N41°17'28"E	23.06	75.00	23.15
C11	N41°17'28"E	38.43	125.00	38.59
C12	S40°00'51"W	19.75	75.00	19.81
C13	S40°00'51"W	32.92	125.00	33.01
C14	N40°34'53"E	30.46	125.00	30.54
C15	N40°34'53"E	18.28	75.00	18.32
C16	S49°11'26"W	40.36	75.00	40.86
C17	S49°11'26"W	67.26	125.00	68.10
C18	N58°27'57"W	41.81	25.00	49.51
C19	N19°47'56"E	35.36	25.00	39.27
C20	S17°44'32"E	58.42	225.00	58.58
C21	S17°02'58"E	49.63	175.00	49.80
C22	S70°13'12"E	35.37	25.00	39.29
C23	S26°39'40"W	30.85	25.00	33.25
C24	N06°35'05"W	20.31	100.00	20.33
C25	S05°13'09"E	14.60	120.00	14.61
C26	S13°53'21"E	21.67	120.00	21.70
C27	S22°07'44"E	12.80	120.00	12.81
C28	S12°23'13"E	29.59	80.00	29.76
C29	S24°06'55"E	2.99	80.00	2.99
C30	S71°01'23"E	35.87	25.00	40.00
C31	N18°58'37"E	34.84	25.00	38.54
C32	S04°24'30"E	12.98	17.00	13.32
C33	S49°18'33"E	12.98	17.00	13.32

SYMBOL LEGEND

○	FOUND MONUMENTATION w/ SIZE & TYPE
●	IRON ROD SET
○	SEE NOTE 1
---	WATER LINE EASEMENT
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	MONUMENT FOUND
△	PERMANENT MONUMENT (MAG. NAIL WITH DISK OR RR SPIKE)
○	UNMONUMENTED POINT

PERMANENT REFERENCE MONUMENTS

△ REF#1	N 601079.78 E 2536505.40
△ REF#2	N 601152.82 E 2536660.63
△ REF#3	N 600856.02 E 2536751.41

LINE TABLE

LINE	BEARING	DISTANCE
L1	S26°51'32"E	31.00
L2	S63°08'28"W	26.00
L3	N26°51'32"W	40.16
L4	N32°48'01"W	34.87
L5	N26°51'32"W	51.16
L6	N63°08'28"E	26.00
L7	S42°33'53"E	23.05
L8	S39°52'06"E	75.80
L9	S70°55'39"W	15.00

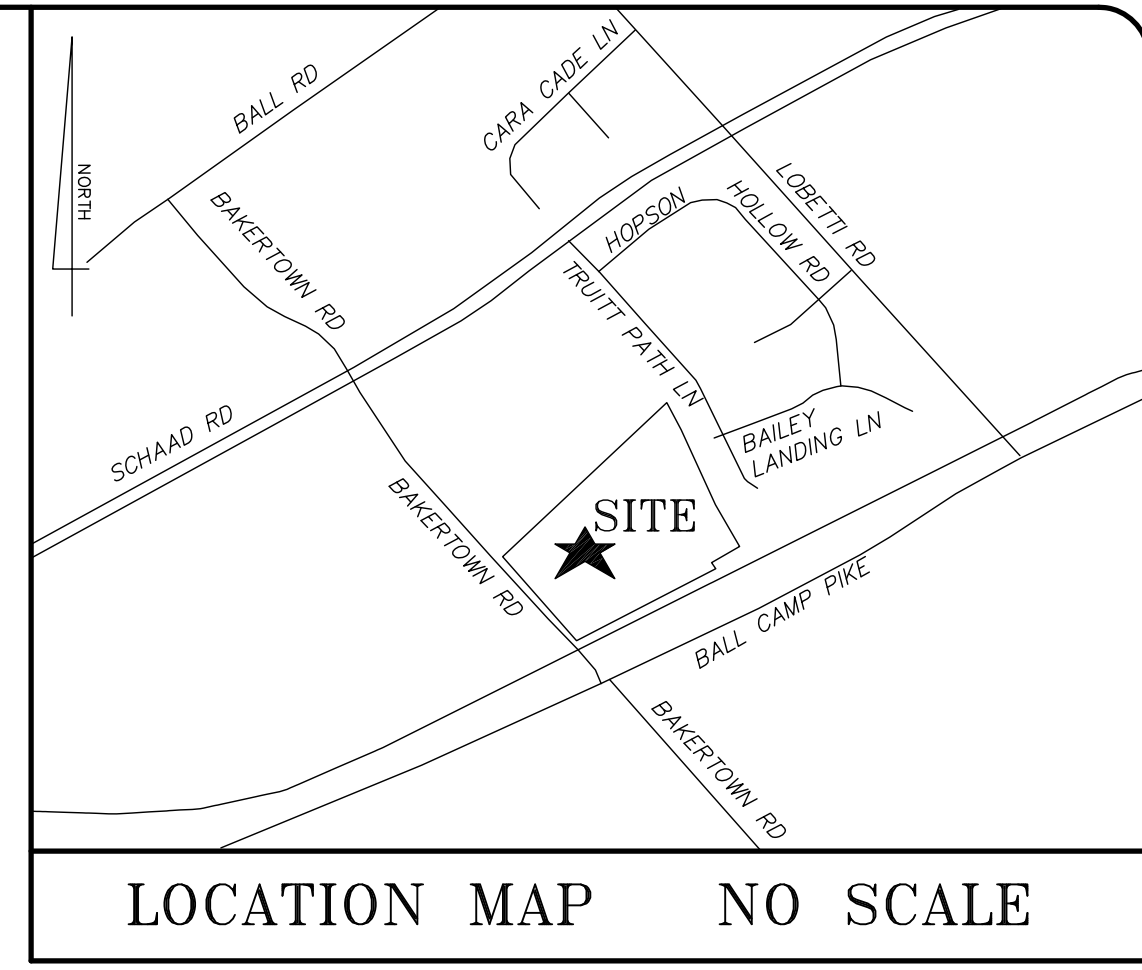
VARIANCES

- None
- ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL
- Reduce the pavement width from 26 ft to 22 ft on a private right-of-way for Roads C and D
- Reduce the minimum street frontage from 25 ft to 20 ft

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

- Reduce the private right-of-way width from 50 ft to 40 ft on Roads C and D

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 NAVD83, 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.



- NOTES:**
- 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".
 - CLT TAX MAP 091 PARCEL 256.08.
 - DEED REFERENCES - 20211001-0026923
 PLAT REFERENCE - EXEMPT PLAT OF PORTION OF LOT 2 OF THE FINAL PLAT OF BALL CAMP COMMERCIAL PARTNERS PROPERTY - 20210716-0004105
 - THIS PROPERTY IS ZONED PR 1-4 DU/AC
 MINIMUM SETBACKS:
 FRONT: 20 SIDE: 5' EXCEPT FOR ZERO LOT LINES
 REAR: 15'
 PERIPHERAL: 35' ALONG NORTHERN BOUNDARY LINE
 15' ALONG SOUTHERN BOUNDARY LINE
 - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0252F AND 47093C0254F EFFECTIVE DATE: MAY 02, 2007.
 - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
 - NORTH ROTATION: NAD83(2011)
 - THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS 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. 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.
 - 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
 - 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 4-SA-24-C AND 4-A-24-DP.
 - ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
 - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2B-1 OF THE EXEMPT PLAT OF A PORTION OF LOT 2 OF THE FINAL PLAT OF BALL CAMP COMMERCIAL PARTNERS INTO 38 LOTS WITH THE ASSOCIATED ROAD SYSTEM AND INFRASTRUCTURE AS NEEDED FOR THE NEW SUBDIVISION CARDINAL LANDING AS SHOWN HEREON.
 - THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 07/25/2024.
 - HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT _____
 - PRIVATE R.O.W. TO ALSO ACT AS A UTILITY AND DRAINAGE EASEMENT.
 - PRIVATE R.O.W. RECORDED IN INSTRUMENT _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.

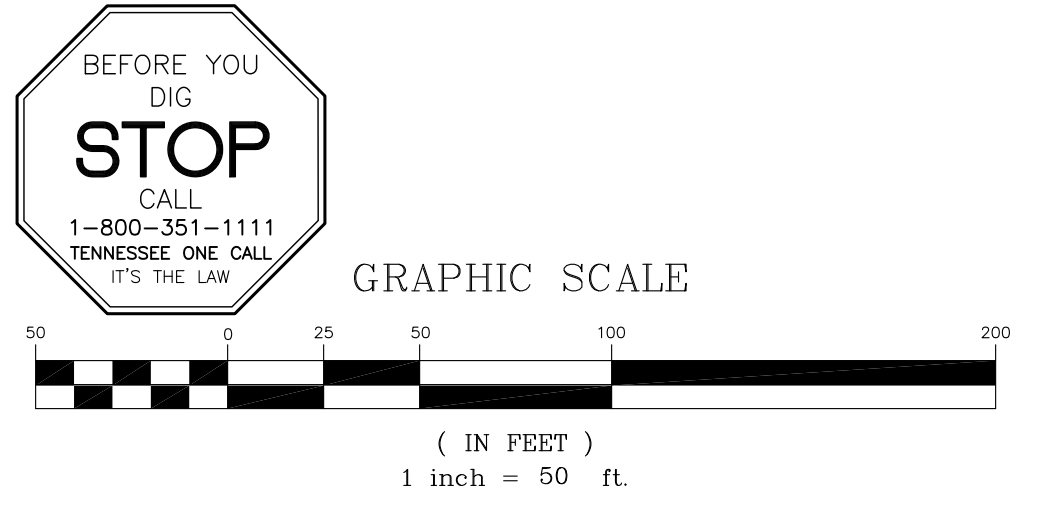
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox 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: _____



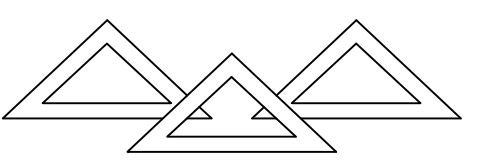
4-SE-26-F

NOTE:
 NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

SURVEY FOR/OWNER:

FINAL PLAT OF:

LYNCH SURVEYS LLC
 SUBDIVISIONS | AS-BUILTS | SITE DESIGN
 4405 COSTER RD. KNOXVILLE, TENN. 37912
 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS

DRAWN BY: M.STRANGE	1 03/06/2026 PS COMMENTS
CHECKED BY: R. LYNCH	2 03/27/2026 ps comments
APPROVED BY: R.S.L.	3 03/30/2026 PS COMMENTS
SCALE: 1"=50'	4
DATE: 02/18/2026	5
	6

Turner Homes, LLC
 11543 Kingston Pike
 Knoxville, Tennessee 37934
 Phone: (865) 777-1700

Cardinal Landing
 Bakertown Road
 Knoxville, Tennessee
 District 6, Knox County, Tennessee

PROJECT NO.
 4534