

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: CMH Homes, Inc.

Signature(s):

Date:

Certification of Final Plat - All Indicated Marker, Monuments and Benchmarks to be Set When Construction 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

Certificate 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 install, or will be installed, in accordance with the State and local regulations.

Utility Provider

Authorized Signature for Utility

Date

Certificate 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

Zoning

Zoning Shown on Official Map

Date:

By

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:

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:

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:

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 owners 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:

Signed: Date:

Telephone: (Utility Agency Name) Signed: Date:

Signed: Date:

Cable Television: (Utility Agency Name) Signed: 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 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.

Signed:

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): CMH HOMES, Inc.

Signature(s):

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:

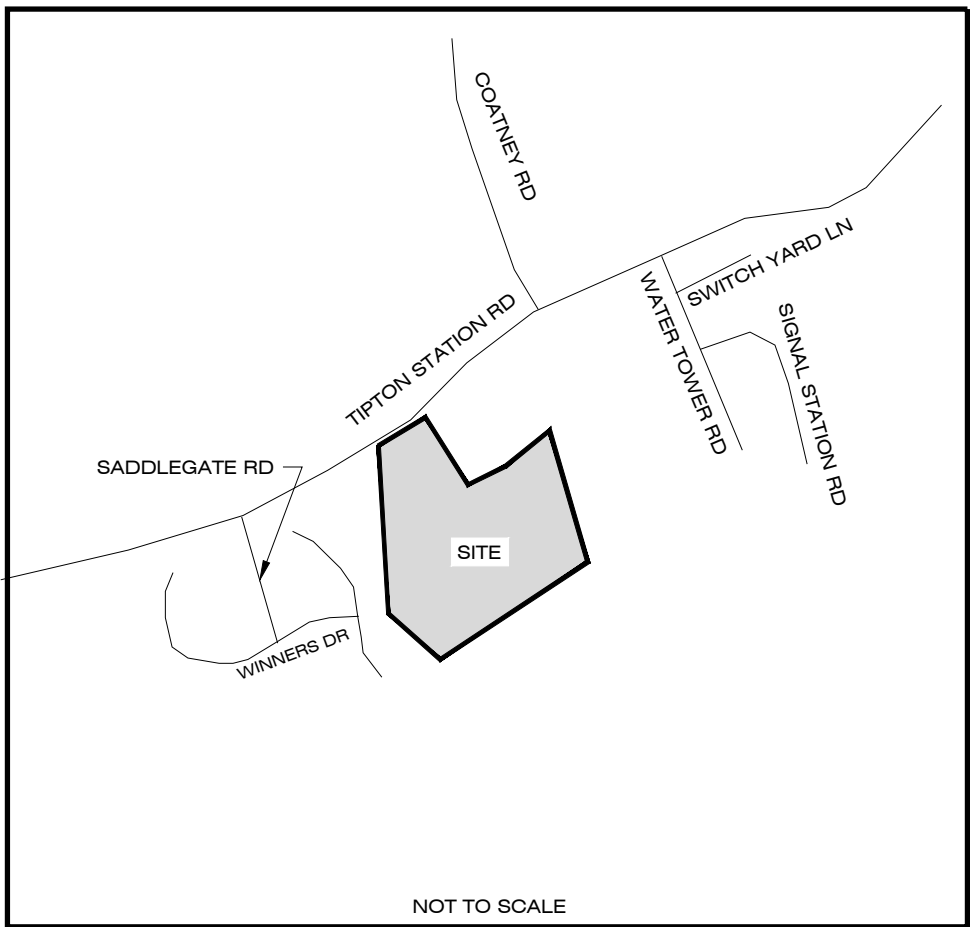
Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the ___ day of ___, 20__.

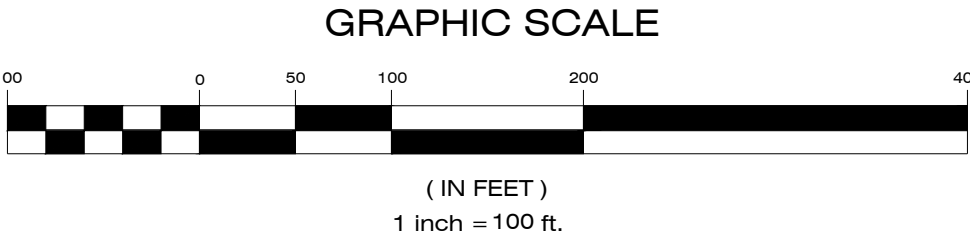
Engineering Director

legend

- monument (old)
- monument (new)
- catch basin
- storm manhole
- headwall
- overhead utility line
- storm drain line
- gas line
- landscaping
- drainage easement
- fence
- peripheral setback
- easements to be relocated
- relocated easement



NOT TO SCALE



sheet index

- Sheet 1 - Certificates/Sheet Index
- Sheet 2 - Easements
- Sheet 3 - Lots 1 - 9, 42-49, 73
- sheet 4 - Lots 10 - 30, 61 - 72
- sheet 5 - Lots 31 - 41, 50 - 60
- sheet 6 - bearings and distances

NOTES:

- (N1) Alternative design standards requiring Knoxville-Knox County Planning Commission approval. Approved 01/11/2024
 - 1. Reduce the minimum horizontal curve radius on Magnolia Meadows Avenue.
- (N2) Alternative design standards requiring Knoxville-Knox County Engineering and Public Works Approval (Planning Commission approval not required) Approved 01/11/2024
 - 1. Increase the maximum road grade at an intersection from 1% to 3%, Sta 5+25 to Sta 5+86, Sycamore Breeze Road.
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- (N3) Providing the Cumberland Rose Lane sub-out as shown on the concept plan and providing notification of future connections per section 3.04.C.2 of the Subdivision Regulations. The paved surface of the sub-out can be stopped short of the adjacent property line if determined necessary by Knox County Engineering and Public Works during the design plan phase to more easily allow for connection from the adjacent property in the future.
- (N4) The Design Plan was approved by Knox County Engineering and Public Works on 4/2/25.
- (N5) The sight distance at the intersection of Tipton Station Road and Sycamore Breeze Road meets the requirements of the Knoxville-Knox County Subdivision Regulations (SR Section 3.04.J).

ACCESS EASEMENTS

- (A1) The existing 50' Joint Permanent Right of Way and Utility Easement (Deed Book 1757, Page 565) serving 2122, 2124, 2126, 2128 and 2130 Tipton Station Road to remain open and traversable during the construction process.
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- (A3) Relocated 50' Joint Permanent Right of Way Easement and Utility Easement will begin at the terminus of Magnolia Meadows Avenue. The relocated easement will not be in effect until the completion and acceptance of the terminus of Magnolia Meadows Avenue right of way.

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE 1 OF 6.

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION



GENERAL NOTES

- (G1) The purpose of this plat is to create 73 single family lots.
- (G2) Verify exact size, depth and location of all underground utilities prior to construction.
- (G3) Property subject to all applicable easements, setback and restrictions of record.
- (G4) Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- (G5) This survey plat does not warrant title.
- (G6) Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
- (G7) By graphic plotting, this property lies in Zone X on FEMA Panel #47093C0294F, which bears an effective date of 05/02/2007, and is in a special flood hazard area.
- (G8) 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 lines and on the inside of all exterior lot lines.
- (G9) All lots will have access to the interior street system only.
- (G10) For approval subdivision variances and conditions of approval of the concept plan and development plan, refer to the Knoxville-Knox County Planning's files 1-SC-24-C and 1-B-24-DP.
- (G11) Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument # _____.
- (G12) Parts of Lots 1-8 have been previously platted as Lot 1 of Lovelace Subdivision. Plat Inst# 201804190061759.
- (G13) The end of Cumberland Rose Lane is designed for future connection.
- (G14) Homeowners' association recorded as Instrument # _____.
- (G15) Total Single Family Lots = 73
Total Common Areas = 4
Total Area = 19.21 acres / 836,817.s.f.

UTILITY INFORMATION

- | | | |
|---|---|---|
| ELECTRIC SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | WATER SERVICE
Knox-Chapman Utility District
1905 E Governor John
Sevier Hwy
Knoxville, TN 37920
Phone: 865-577-4497 | SEWER SERVICE
Knox-Chapman Utility District
1905 E Governor John
Sevier Hwy
Knoxville, TN 37920
Phone: 865-577-4497 |
| GAS SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | TELEPHONE SERVICE
AT&T
9733 Parkside Drive
Knoxville, TN 37922
Phone: 865-539-2956 | CABLE SERVICE
Xfinity
6720 Asheville Hwy
Knoxville, TN 37924
Phone: 800-266-2278 |
- (U1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
 - (U2) Verify exact size, depth and location of all underground utilities prior to design and / or construction.
 - (UA) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

ZONING INFORMATION

- (Z1) Property is zoned PR (k) <3.7 DU/AC
- (Z2) Building Setbacks:
 - Front - 20'
 - Rear - 5'
 - Side - 35'
 - Peripheral - 35' (25' on eastern boundary of Lot 1)
- (Z3) Verify full zoning regulations by contacting:
KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

SURVEYOR'S CERTIFICATION

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

For boundary aspects of this survey, RTK GPS positional data was observed on 12/09/2024 utilizing a Topcon HiPer HR Multi-Purpose 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: 0.99991010 centered on TN15 as shown hereon.

I hereby certify that this is a Category IV 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.

H. Wade Lovin, TN RLS #2151 Date

MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com



Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111

OWNER:
CMH HOMES INC
P O BOX 8790
MARYVILLE, TN 37802

COPYRIGHT © MBI COMPANIES INC.

PLANNING SERVICE: 4-SF-25-F

Sycamore Estates

Tipton Station Road
Knoxville, Tennessee 37920

Final Plat of

Knox County, Tn
City of Knoxville, Tn

Tax Parcel Id:
148 10804
148 10806
Deed Ref(s): 20231023-0020746
& 20231023-0020744
Plat Ref. (s): 201804190061759

Crew Chief: BP & BS
Drawn By: B. Myhre
Appvd. By: W. Lovin

Field date: 08-28-2023
Drawing date: 4-24-2025
Last Revision:

Scale: 1" = 100'

Job No. 231272

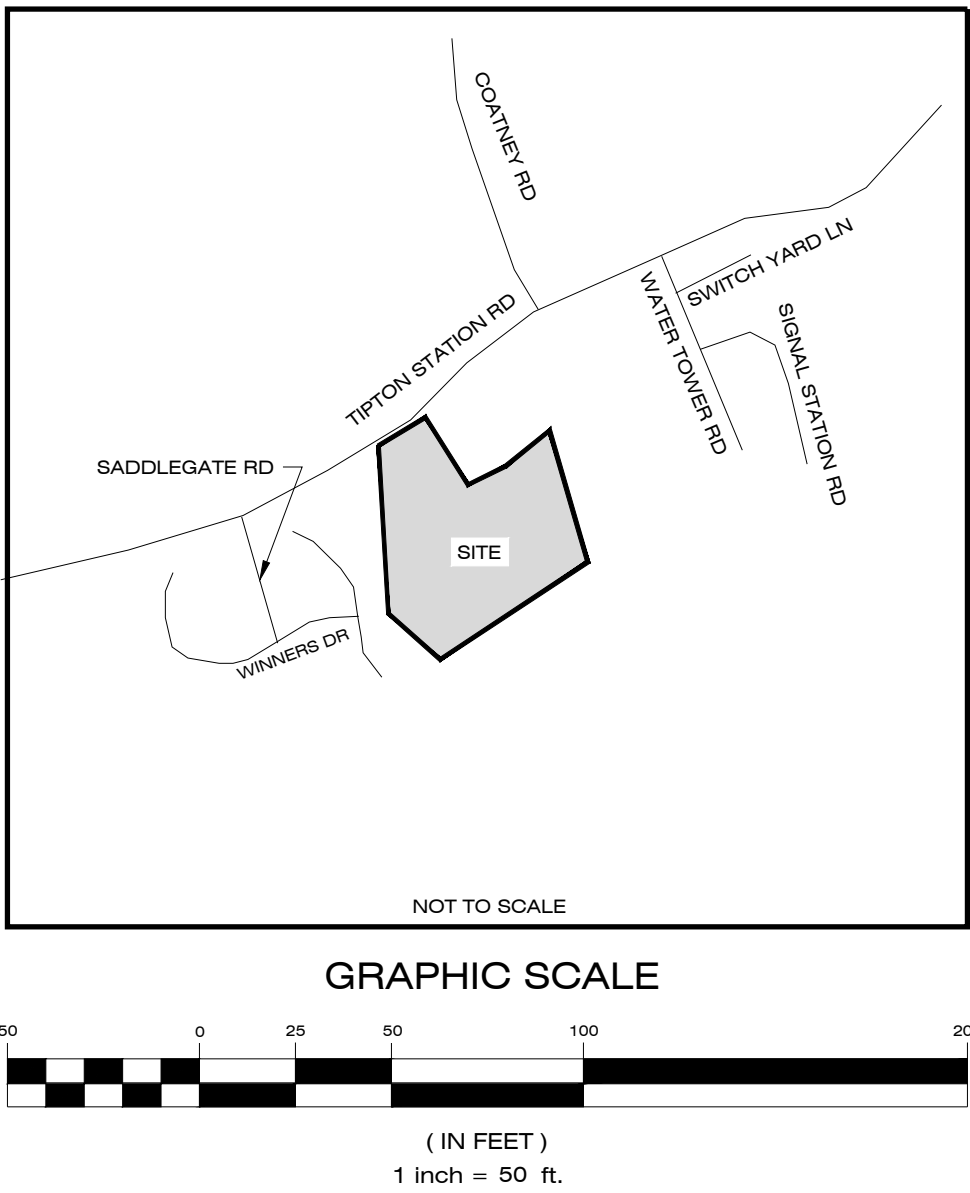
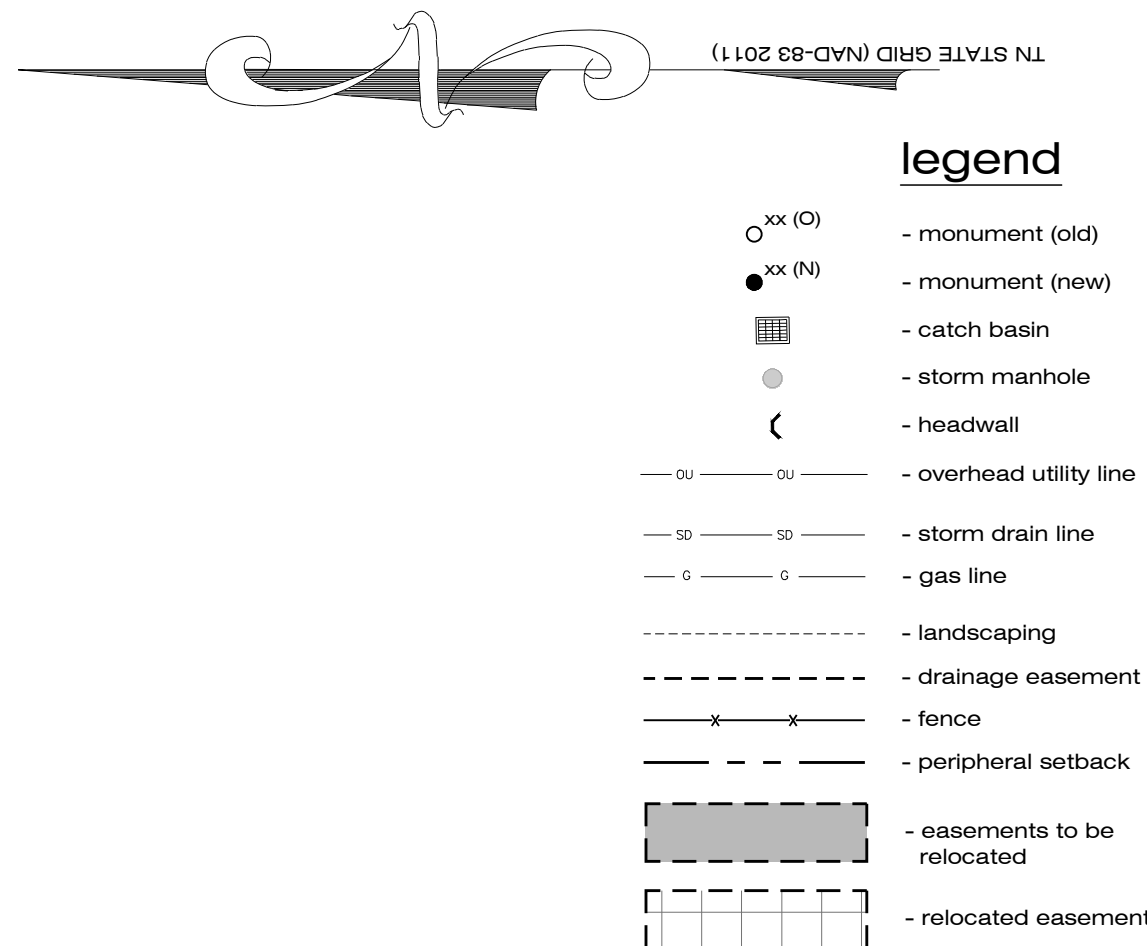
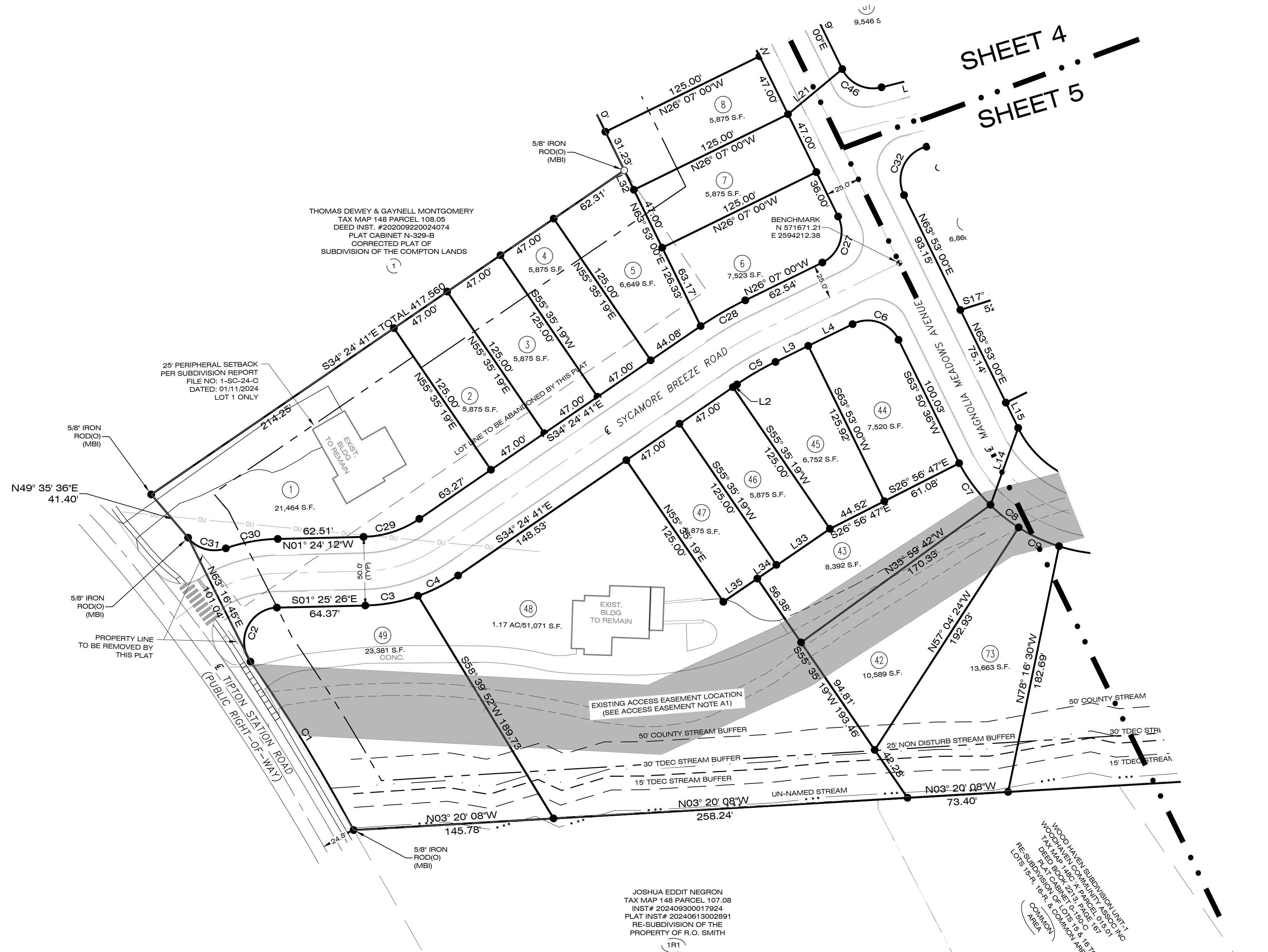
SHEET NO.:

1 OF 6

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UTILITY INFORMATION

ELECTRIC SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	WATER SERVICE Knox-Chapman Utility District 1905 E Governor John Sevier Hwy Knoxville, TN 37920 Phone: 865-577-4497	SEWER SERVICE Knox-Chapman Utility District 1905 E Governor John Sevier Hwy Knoxville, TN 37920 Phone: 865-577-4497
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400 Main Street
Knoxville, Tennessee 37902
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MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com



Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111

OWNER:
CMH HOMES INC
P O BOX 9790
MARYVILLE, TN 37802

COPYRIGHT © MBI COMPANIES INC.

PLANNING SERVICE: 4 SF-25-F

Sycamore Estates

Tipton Station Road
Knoxville, Tennessee 37920

Final Plat of

Knox County, Tn
City of Knoxville, Tn
Tax Parcel Id:
148 10804
148 10806
Deed Ref(s): 20231023-0020746
& 20231023-0020744
Plat Ref(s): 201804190061759

Crew Chief: BP & BS
Drawn By: B. Myhre
Appvd. By: W. Lovin

Field date: 08-28-2023
Drawing date: 4-24-2025
Last Revision:

Scale: 1" = 50'

Job No. 231272

SHEET NO.:

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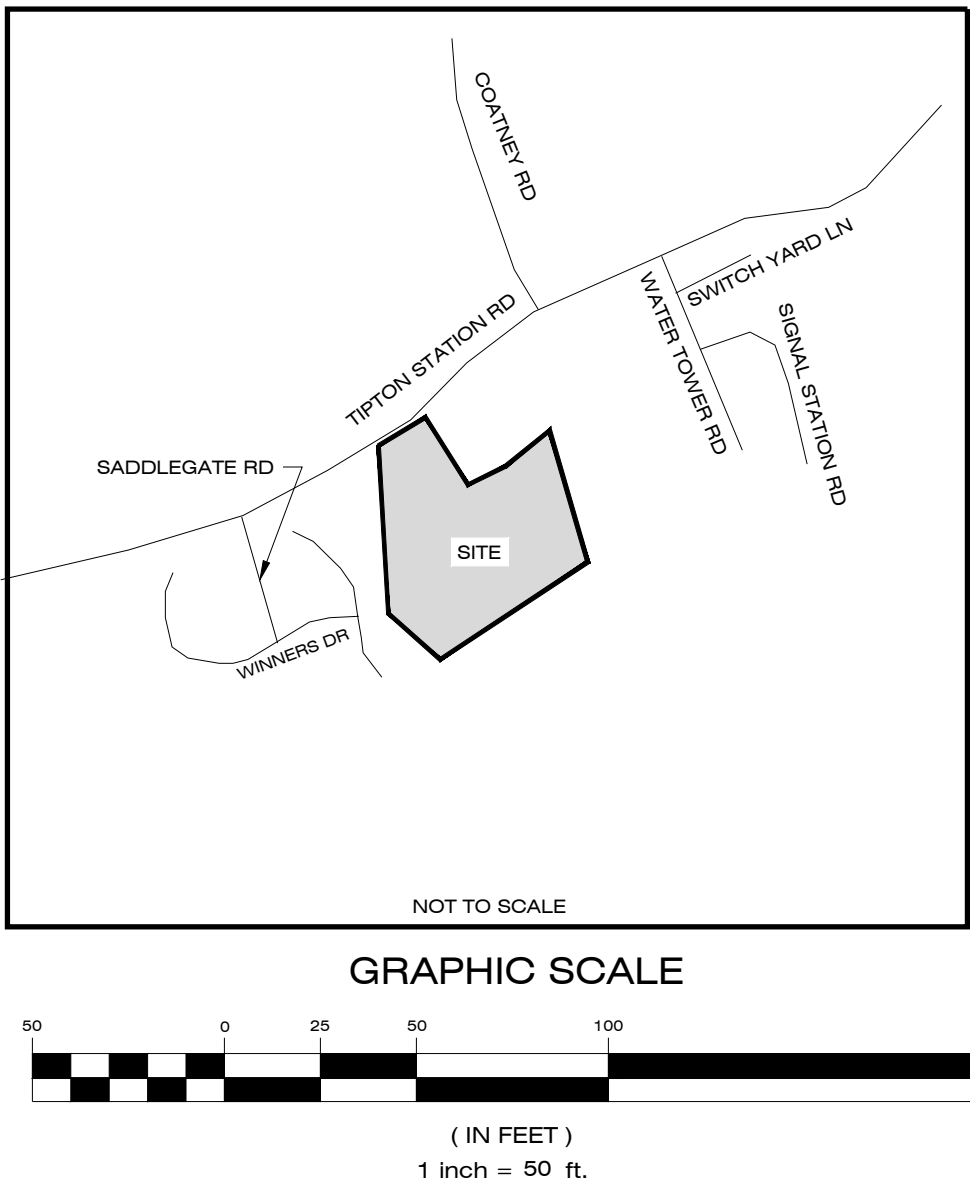
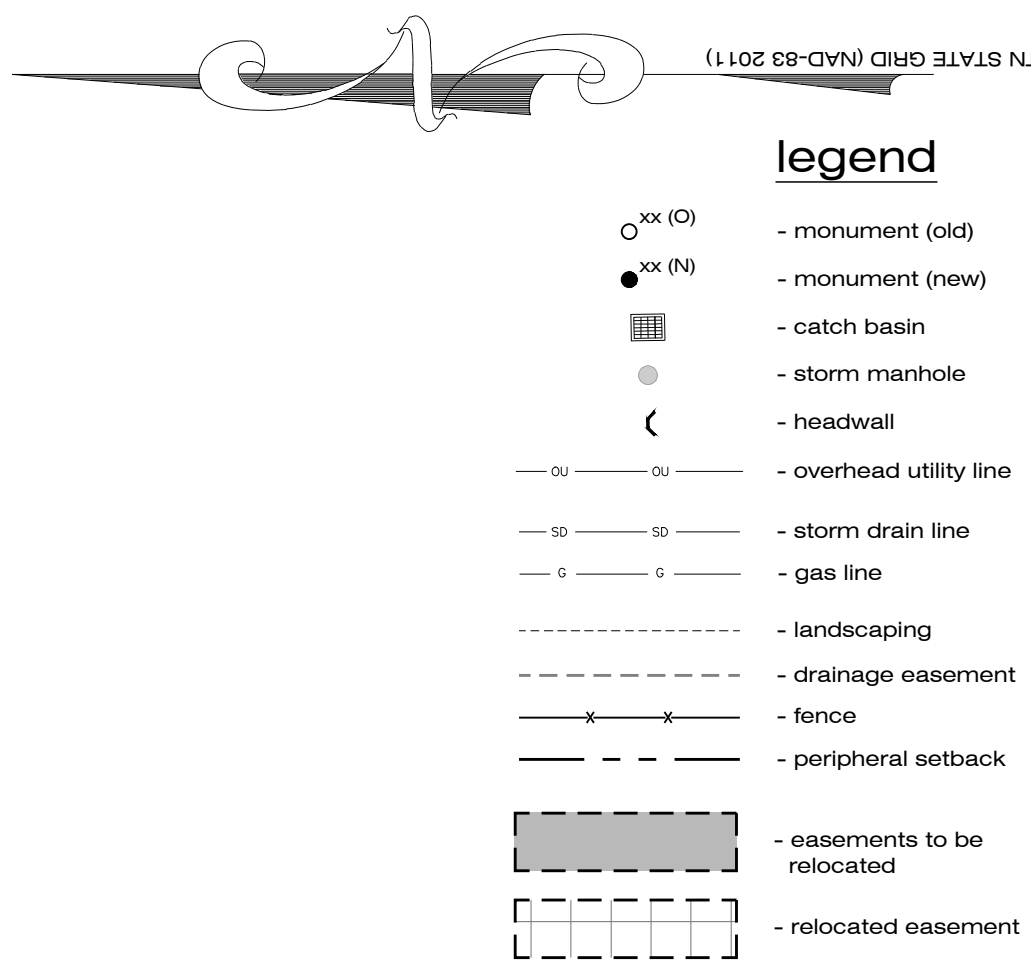
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| GAS SERVICE
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4505 Middlebrook Pike
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Phone: 865-524-2911 | TELEPHONE SERVICE
AT&T
9733 Parkside Drive
Knoxville, TN 37922
Phone: 865-539-2956 | CABLE SERVICE
Xfinity
5720 Asheville Hwy
Knoxville, TN 37924
Phone: 800-266-2278 |
- (U1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- (U2) Verify exact size, depth and location of all underground utilities prior to design and / or construction.
- (U3) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

ZONING INFORMATION

- (Z1) Property is zoned PR (k) <3.7 DU/AC
- (Z2) Building Setbacks:
Front - 20'
Rear - 5'
Side - 35'
Peripheral - 35' (25' on eastern boundary of Lot 1)
- Verify full zoning regulations by contacting:
- (Z3) KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

SURVEYOR'S CERTIFICATION

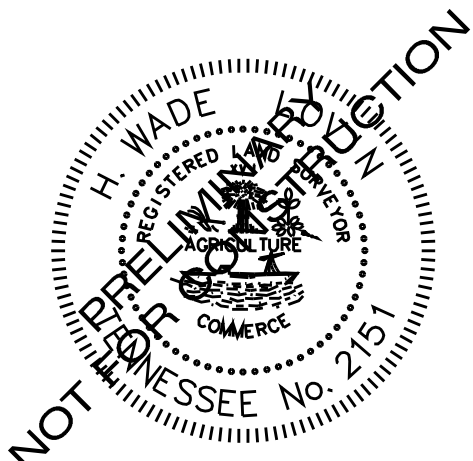
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
For boundary aspects of this survey, RTK GPS positional data was observed on 12/09/2024 utilizing a Topcon HiPer HR Multi-Purpose GNSS Receiver. The grid coordinated of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced 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: 0.99991010 centered on TN15 as shown hereon.

I hereby certify that this is a Category IV 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.

H. Wade Lovin, TN RLS #2151 Date: _____



PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION



MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com



OWNER:
CMH HOMES INC
P O BOX 9790
MARYVILLE, TN 37802

COPYRIGHT © MBI COMPANIES INC.
PLANNING SERVICE: 4 SF-25-F

Sycamore Estates
Tipton Station Road
Knoxville, Tennessee 37920

Knox County, Tn
City of Knoxville, Tn
Tax Parcel Id:
148 10804
148 10806
Deed Ref(s): 20231023-0020746
& 20231023-0020744
Plat Ref. (s): 201804190061795

Crew Chief: BP & BS
Drawn By: B. Myhre
Appvd. By: W. Lovin

Field date: 08-28-2023
Drawing date: 4-24-2025
Last Revision:

Scale: 1" = 50'
Job No. 231272

SHEET NO.:

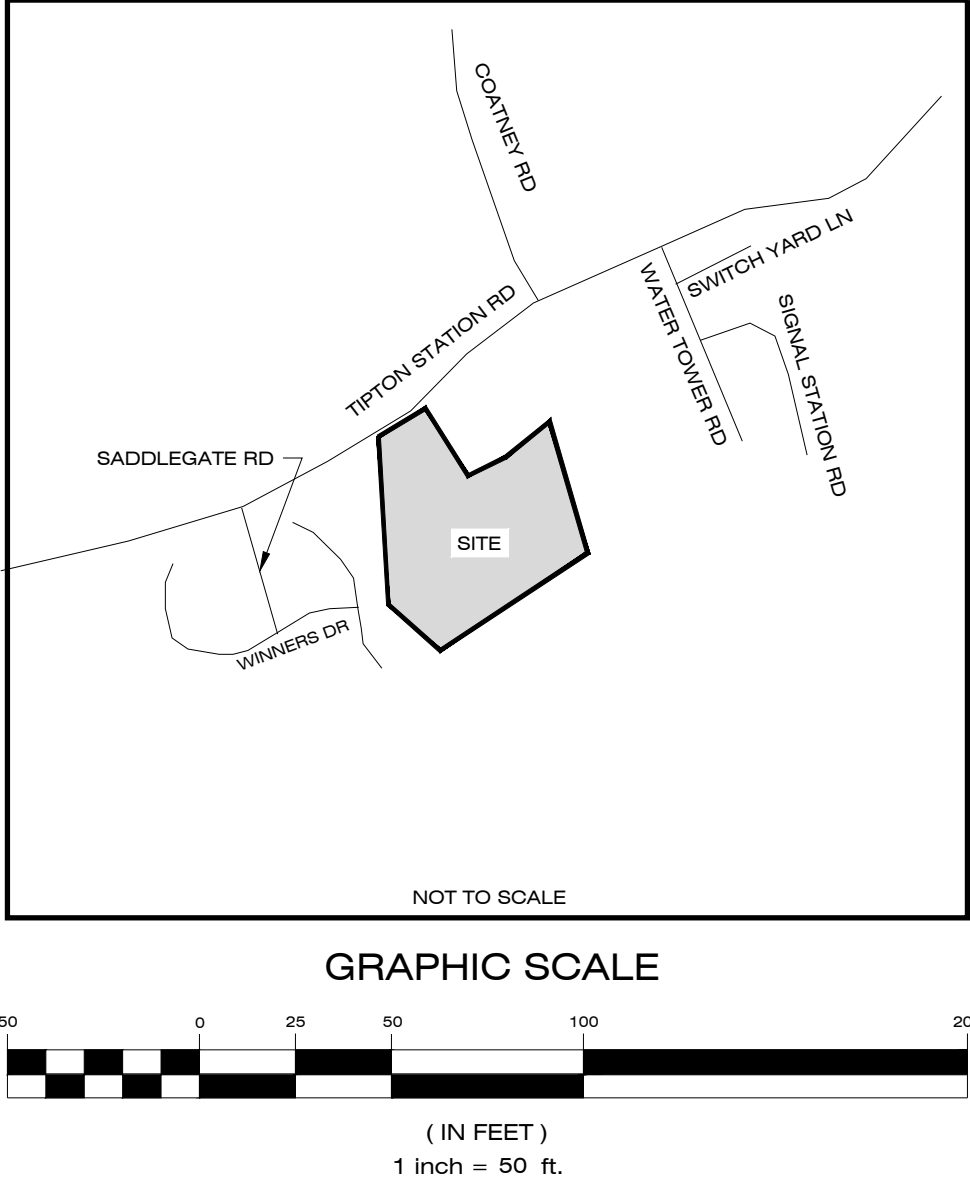
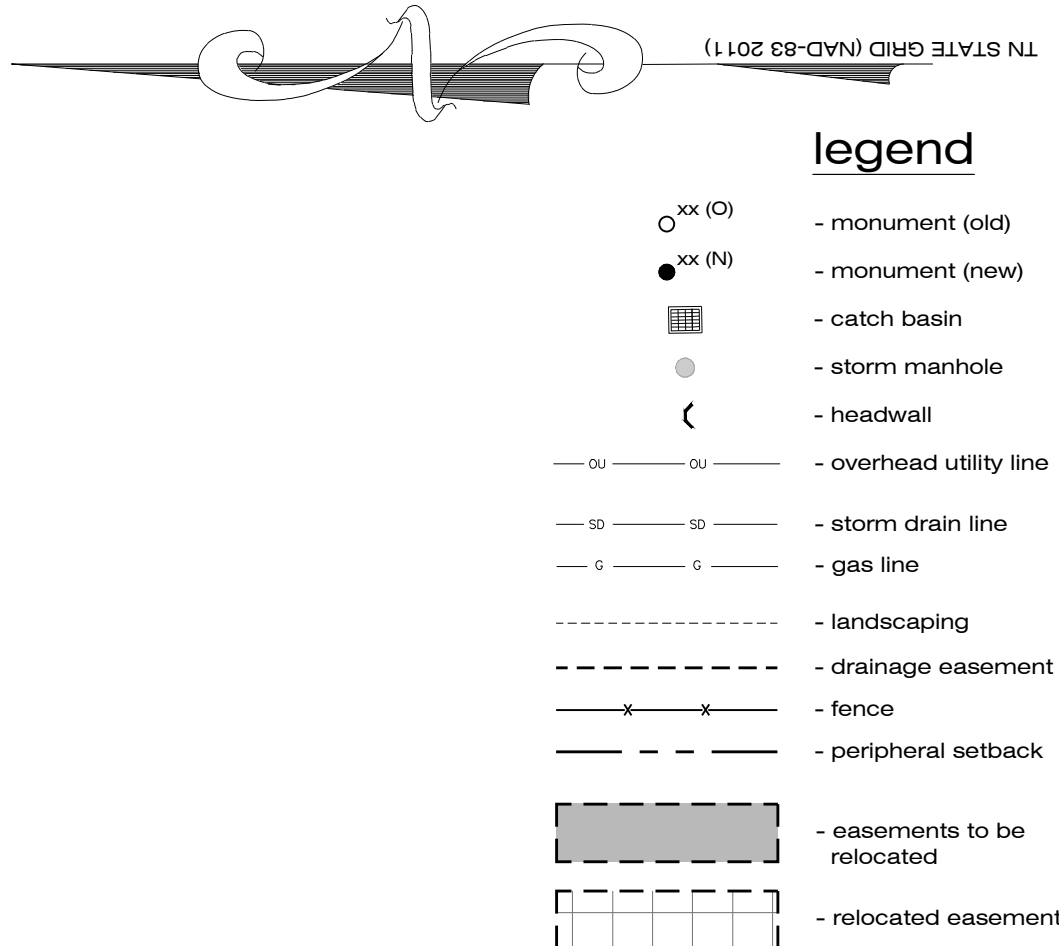
Planning Commission Certification of Approval for Recording - Final Plat

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.

Signed: _____
Date: _____

SHEET 4

SHEET 3



NOTES:

- (N1) Alternative design standards requiring Knoxville-Knox County Planning Commission approval. Approved 01/11/2024.**
1. Reduce the minimum horizontal curve radius on Magnolia Meadows Avenue.
- (N2) Alternative design standards requiring Knoxville-Knox County Engineering and Public Works Approval (Planning Commission approval not required) Approved 01/11/2024.**
1. Increase the maximum road grade at an intersection from 1% to 3%, Sta 5+25 to Sta 5+86, Sycamore Breeze Road.
2. Increase the maximum road grade at an intersection from 1% to 2%, Sta 0+13 to Sta 1+75, Magnolia Meadows Avenue.
3. Increase the maximum road grade at an intersection from 1% to 3%, Sta 0+13 to Sta 1+25, Crimson Hawk Street.
4. Increase the maximum road grade at an intersection from 1% to 3%, Sta 2+75 to Sta 3+66, Crimson Hawk Street.
5. Increase the maximum road grade at an intersection from 1% to 3%, Sta 0+13 to Sta 1+00, Redwood Ridge Avenue.
6. Increase the maximum road grade at an intersection from 1% to 2%, Sta 5+00 to Sta 6+64, Redwood Ridge Avenue.
- (N3)** Providing the Cumberland Rose Lane stub-out as shown on the concept plan and providing notification of future connections per section 3.04.02.2 of the Subdivision Regulations. The paved surface of the stub-out can be stopped short of the adjacent property line if determined necessary by Knox County Engineering and Public Works during the design plan phase to more easily allow for connection from the adjacent property in the future.
- (N4)** The Design Plan was approved by Knox County Engineering and Public Works on 4/2/25.
- (N5)** The sight distance at the intersection of Tipton Station Road and Sycamore Breeze Road meets the requirements of the Knoxville-Knox County Subdivision Regulations (SR Section 3.04.4).

ACCESS EASEMENTS

- (A1)** The existing 50' Joint Permanent Right of Way and Utility Easement (Deed Book 1757, Page 565) serving 2122, 2124, 2128, 2128 and 2130 Tipton Station Road to remain open and traversable during the construction process.
- (A2)** The existing 50' Joint Permanent Right of Way and Utility Easement (Deed Book 1757, Page 565) location to be relocated by agreement with affected parties to run along Sycamore Breeze road, Magnolia Meadows Avenue, and the area marked 50' Joint Permanent Access and Utility Easement (Deed Book 1757, Page 565) Tract. (See Instrument Numbers 202312210031121; 202312210031122; 202312210031123; 202312210031124) Any lot that interferes with the existing 50' Joint Permanent Access and Utility Easement driveway cannot be constructed until Sycamore Breeze Road and Magnolia Meadows Avenue are constructed and accepted as public right of way by Knox County.
- (A3)** Relocated 50' Joint Permanent Right of Way Easement and Utility Easement will begin at the terminus of Magnolia Meadows Avenue. The relocated easement will not be in effect until the completion and acceptance of the terminus of Magnolia Meadows Avenue right of way.

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE 1 OF 6.

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION



GENERAL NOTES

- (G1)** The purpose of this plat is to create 73 single family lots.
- (G2)** Verify exact size, depth and location of all underground utilities prior to construction.
- (G3)** Property subject to all applicable easements, setback and restrictions of record.
- (G4)** Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- (G5)** This survey plat does not warrant title.
- (G6)** Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
- (G7)** By graphic plotting, this property lies in Zone X on FEMA Panel #47093C0294F, which bears an effective date of 05/02/2007, and is in a special flood hazard area.
- (G8)** 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 lines and on the inside of all exterior lot lines.
- (G9)** All lots will have access to the interior street system only.
- (G10)** For approval subdivision variances and conditions of approval of the concept plan and development plan, refer to the Knoxville-Knox County Planning's files 1-SC-24-C and 1-B-24-DP.
- (G11)** Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument # _____.
- (G12)** Parts of Lots 1-6 have been previously platted as Lot 1 of Lovelace Subdivision. Plat Inst# 201804190061759.
- (G13)** The end of Cumberland Rose Lane is designed for future connection.
- (G14)** Homeowners association recorded as Instrument # _____.
- (G15)** Total Single Family Lots = 73
Total Common Areas = 4
Total Area = 19.21 acres / 836,817.s.f.

UTILITY INFORMATION

ELECTRIC SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2991	WATER SERVICE Knox-Chapman Utility District 1905 E Governor John Sevier Hwy Knoxville, TN 37920 Phone: 865-577-4497	SEWER SERVICE Knox-Chapman Utility District 1905 E Governor John Sevier Hwy Knoxville, TN 37920 Phone: 865-577-4497
GAS SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	TELEPHONE SERVICE AT&T 9733 Parkside Drive Knoxville, TN 37922 Phone: 865-539-2956	CABLE SERVICE Xfinity 6720 Ashville Hwy Knoxville, TN 37924 Phone: 800-266-2278

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Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

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CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

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H. Wade Lovin, TN RLS #2151 Date _____

MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com



Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111

OWNER:
CMH HOMES INC
P O BOX 9790
MARYVILLE, TN 37802

COPYRIGHT © MBI COMPANIES INC.

PLANNING SERVICE: 4 SF-25-F

Sycamore Estates

Tipton Station Road

Knoxville, Tennessee 37920

Final Plat of

Knox County, Tn
City of Knoxville, Tn

Tax Parcel Id:
148 10804
148 10806

Deed Ref(s): 20231023-0020746
& 20231023-0020714

Plat Ref. (s): 201804190061759

Crew Chief: BP & BS
Drawn By: B. Myhre
Appvd. By: W. Lovin

Field date: 08-28-2023

Drawing date: 4-24-2025

Last Revision:

Scale: 1" = 50'

Job No. 231272

SHEET NO.:

5 OF 6

Planning Commission Certification of Approval for Recording - Final Plat

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Signed: _____
Date: _____

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.74	S16°11'00"E
L2	3.59	S34°24'41"E
L3	26.54	S26°07'00"E
L4	36.00	S26°07'00"E
L5	50.00	N80°17'35"E
L6	25.22	N09°42'25"W
L7	30.22	N56°31'18"E
L8	50.49	N56°31'18"E
L9	12.38	N56°31'18"E
L10	10.66	N16°11'00"W
L11	10.00	S73°49'00"W
L12	30.92	S73°49'00"W
L13	14.82	S63°53'00"W
L14	59.59	S70°14'30"E
L15	20.42	N63°53'00"E
L16	21.29	S14°09'33"E
L17	50.10	N65°42'16"E
L18	54.25	S43°31'03"E
L19	50.01	S74°37'03"W
L20	27.08	N14°29'51"W

LINE TABLE		
LINE	LENGTH	BEARING
L61	63.27	N34°24'41"W
L62	8.95	N66°38'03"E
L63	60.14	S34°24'41"E
L64	46.71	S34°24'41"E
L65	20.00	S55°35'19"W
L66	26.71	N34°24'41"W
L67	48.35	N30°19'32"W
L68	20.03	S73°49'00"W
L69	51.42	S30°19'32"E
L70	20.45	N56°31'18"E
L71	44.39	S56°31'18"W
L72	4.46	S69°19'00"W
L73	44.89	N14°09'45"W
L74	71.56	S00°57'03"W
L75	24.42	S69°19'00"W
L76	53.94	N45°14'01"E
L77	10.72	S12°02'21"E
L78	36.27	S14°29'51"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	51.44	S39°41'42"E
L22	31.25	N63°53'00"E
L23	44.80	N73°49'00"E
L24	50.82	S84°05'51"W
L25	47.00	S16°11'00"E
L26	44.62	S56°31'18"W
L27	53.26	S13°19'22"E
L28	48.57	S56°31'18"W
L29	4.46	S69°19'00"W
L30	25.20	N20°41'00"W
L31	46.38	N14°09'45"W
L32	15.77	N63°53'00"E
L33	47.00	N34°24'41"W
L34	17.00	N34°24'41"W
L35	30.00	N34°24'41"W
L36	33.15	S15°38'46"E
L37	19.28	N06°33'25"E
L38	4.32	N40°35'35"W
L39	20.01	N32°06'54"W
L40	20.02	N73°49'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	51.28	S56°31'10"W
L42	37.97	N15°14'35"W
L43	50.00	N80°17'35"E
L44	33.15	S15°38'46"E
L45	20.13	S16°46'46"E
L46	26.02	S63°53'00"W
L47	53.37	N43°47'11"E
L48	19.99	S81°46'02"E
L49	20.00	N08°13'58"E
L50	20.00	S81°46'02"E
L51	3.26	S09°42'25"E
L52	20.01	S09°43'22"E
L53	19.99	S80°16'38"W
L54	20.00	N09°43'22"W
L55	20.00	N80°16'38"E
L56	20.00	N16°11'00"W
L57	40.00	N16°11'00"W
L58	20.00	N73°49'00"E
L59	73.18	S63°53'00"W
L60	99.82	N75°37'02"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	143.88	1191.56	143.79	N58°30'39"E
C2	53.28	25.00	43.76	S63°53'19"E
C3	39.16	125.00	39.00	S10°22'42"E
C4	32.85	125.00	32.76	S26°52'56"E
C5	32.57	225.00	32.55	S30°15'50"E
C6	39.27	25.00	35.36	S18°53'00"W
C7	38.13	125.00	37.98	S53°13'36"W
C8	26.40	125.00	26.35	S38°26'16"W
C9	32.53	125.00	32.44	S24°55'56"W
C10	59.03	125.00	58.48	S03°56'51"W
C11	18.04	225.08	18.03	S12°00'13"E
C12	34.48	25.00	31.81	N29°48'17"E
C13	44.51	275.00	44.47	N64°33'19"E
C14	16.30	275.00	16.30	N58°13'12"E
C15	42.81	225.00	42.75	N61°58'21"E
C16	42.06	25.00	37.27	S64°22'48"E
C17	11.99	75.00	11.97	N11°36'17"W
C18	24.75	50.00	24.50	N24°41'35"E
C19	24.61	50.00	24.36	N49°29'35"W
C20	59.33	50.00	55.91	S82°24'40"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C21	87.42	50.00	76.71	S01°40'30"E
C22	14.51	50.00	14.46	S60°04'50"E
C23	38.61	75.00	38.19	S53°38'43"E
C24	49.18	25.00	41.62	S17°27'38"W
C25	17.44	275.00	17.44	S72°00'00"W
C26	30.24	275.00	30.22	S67°02'00"W
C27	39.27	25.00	35.36	N71°07'00"W
C28	37.58	275.00	37.55	N30°01'52"W
C29	43.21	75.00	42.61	N17°54'26"W
C30	38.61	125.00	38.45	N10°15'04"W
C31	30.40	25.00	28.56	N15°44'13"E
C32	44.49	25.00	38.85	S65°08'16"E
C33	12.78	415.27	12.78	S15°12'36"E
C34	21.38	333.01	21.38	S18°44'33"E
C35	39.27	25.00	35.36	S24°19'00"W
C36	44.06	25.00	38.57	N60°11'43"W
C37	24.05	276.07	24.04	N11°59'49"W
C38	102.60	75.00	94.79	N24°41'35"E
C39	39.01	225.00	38.96	N68°51'00"E
C40	39.27	25.00	35.36	S61°11'00"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C41	37.41	25.00	34.02	S26°41'17"W
C42	62.58	275.00	62.44	S63°02'28"W
C43	50.25	225.00	50.14	S62°55'09"W
C44	39.27	25.00	35.36	N65°41'00"W
C45	21.84	200.01	21.83	N17°35'26"W
C46	34.05	25.00	31.48	N24°51'44"E
C47	43.92	250.00	43.86	S10°12'38"E
C48	39.34	204.22	39.28	N09°40'21"W
C49	43.92	250.00	43.86	S10°12'38"E
C50	20.04	125.00	20.02	S25°58'33"E
C51	32.53	25.00	30.28	S26°36'42"W
C52	10.12	124.98	10.11	S15°09'28"W
C53	20.02	125.00	20.00	S08°15'02"W
C54	34.54	25.00	31.86	N76°32'07"W
C55	18.79	75.00	18.74	N27°14'07"W
C56	54.71	227.81	54.58	S63°26'28"W
C57	40.47	25.04	36.21	N64°20'59"W
C58	32.85	25.00	30.54	N23°29'15"E
C59	36.27	25.00	33.17	S27°45'03"W

NOTES:

- (N1) Alternative design standards requiring Knoxville-Knox County Planning Commission approval. Approved 01/11/2024.
1. Reduce the minimum horizontal curve radius on Magnolia Meadows Avenue.
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- (N3) Providing the Crimson Hawk Street stub-out as shown on the concept plan and providing notification of future connections per section 3.04.C.2 of the Subdivision Regulations. The paved surface of the stub-out can be stopped short of the adjacent property line if determined necessary by Knox County Engineering and Public Works during the design plan phase to more easily allow for connection from the adjacent property in the future.
- (N4) The Design Plan was approved by Knox County Engineering and Public Works on 4/2/25.
- (N5) The sight distance at the intersection of Tipton Station Road and Sycamore Breeze Lane meets the requirements of the Knoxville-Knox County Subdivision Regulations (SR Section 3.04.J).

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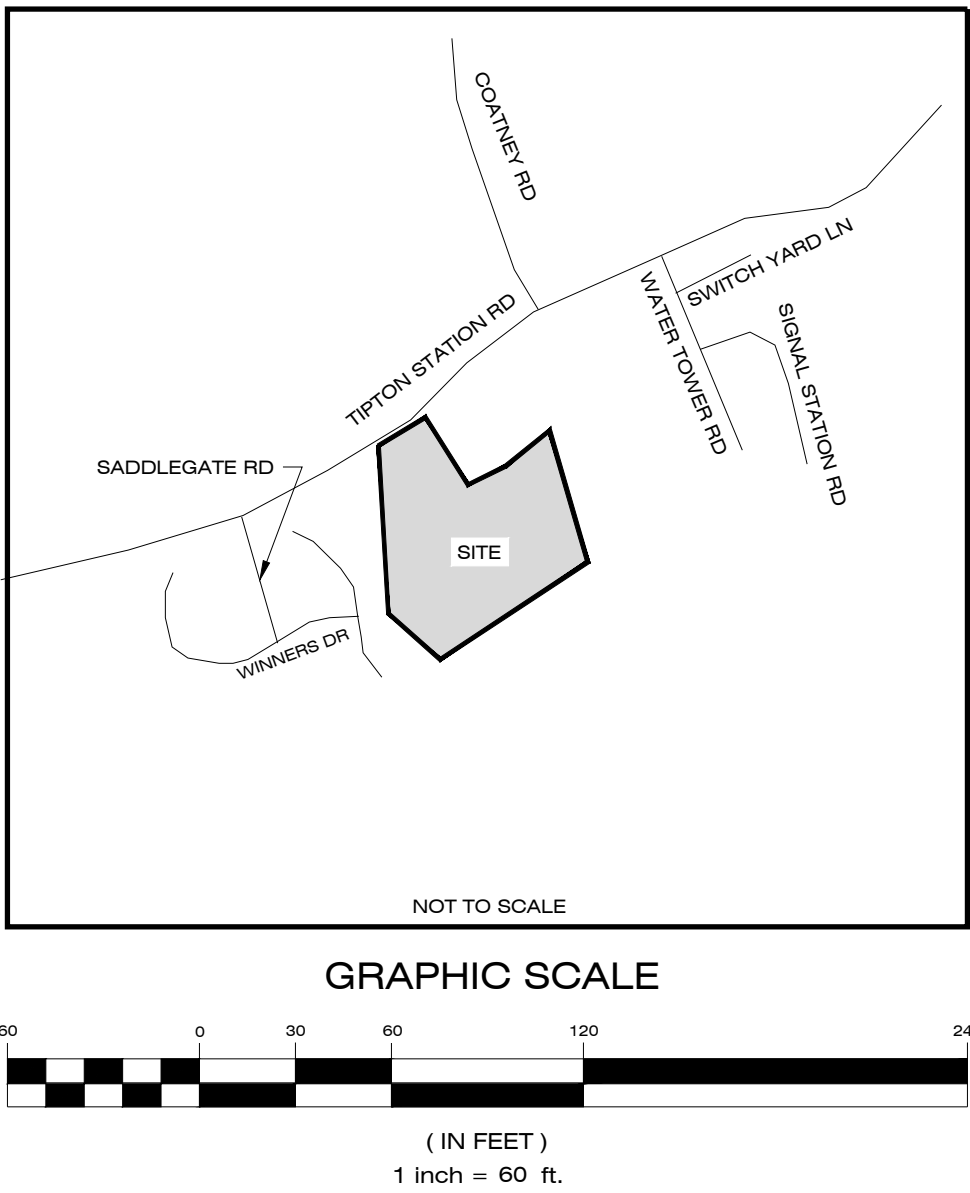
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PRELIMINARY
NOT FOR CONSTRUCTION,
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IMPLEMENTATION



legend

- xx (O) - monument (old)
● xx (N) - monument (new)
■ - catch basin
● - storm manhole
└ - headwall
— OU — OU — - overhead utility line
— SD — SD — - storm drain line
— G — G — - gas line
- - - - - landscaping
- - - - - drainage easement
— x — x — - fence
— — — — — peripheral setback
■ - easements to be relocated
□ - relocated easement



GENERAL NOTES

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- (G2) Verify exact size, depth and location of all underground utilities prior to construction.
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- (G9) All lots will have access to the interior street system only.
- (G10) For approval subdivision variances and conditions of approval of the concept plan and development plan, refer to the Knoxville-Knox County Plannings files 1-SC-24-C and 1-B-24-DP.
- (G11) Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument # _____.
- (G12) Parts of Lots 1-8 have been previously platted as Lot 1 of Lovelace Subdivision. Plat inst# 201804190061759.
- (G13) The end of Cumberland Rose Lane is designed for future connection.
- (G14) Homeowner's association recorded as Instrument # _____.
- (G15) Total Single Family Lots = 73
Total Common Areas= 4
Total Area = 19.21 acres / 836,817s.f.

UTILITY INFORMATION

ELECTRIC SERVICE	WATER SERVICE	SEWER SERVICE
Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	Knox-Chapman Utility District 1905 E Governor John Sevier Hwy Knoxville, TN 37920 Phone: 865-577-4497	Knox-Chapman Utility District 1905 E Governor John Sevier Hwy Knoxville, TN 37920 Phone: 865-577-4497
GAS SERVICE	TELEPHONE SERVICE	CABLE SERVICE
Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	AT&T 5720 Parkside Drive Knoxville, TN 37922 Phone: 865-539-2956	Xfinity 5720 Asheville Hwy Knoxville, TN 37924 Phone: 800-266-2278

- (U1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- (U2) Verify exact size, depth and location of all underground utilities prior to design and / or construction.
- (U3) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

ZONING INFORMATION

- (Z1) Property is zoned PR (k) <3.7 DU/AC
- (Z2) Building Setbacks:
Front - 20'
Rear - 5'
Side - 35'
Peripheral - 35' (25' on eastern boundary of Lot 1)
- Verify full zoning regulations by contacting:
- (Z3) KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

SURVEYOR'S CERTIFICATION

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

For boundary aspects of this survey, RTK GPS positional data was observed on 12/09/2024 utilizing a Topcon HiPer HR Multi-Purpose GNSS Receiver. The grid coordinated 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: 0.99991010 centered on TN15 as shown hereon.

I hereby certify that this is a Category IV 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.

H. Wade Lovin, TN RLS #2151 Date _____

MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com



OWNER:
CMH HOMES INC
P O BOX 9790
MARYVILLE, TN 37902

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PLANNING SERVICE: 4-SF-25-L

Sycamore Estates

Tipton Station Road
Knoxville, Tennessee 37920

Final Plat of

Knox County, TN
City of Knoxville, TN

Tax Parcel Id:
148 10804
148 10806
Deed Ref(s): 20231023-0020746
& 20231023-0020744
Plat Ref. (s): 201804190061759

Crew Chief: BP & BS
Drawn By: B. Myhre
Appvd. By: W. Lovin

Field date: 08-28-2023
Drawing date: 4-24-2025
Last Revision:

Scale: 1" = 60'
Job No. 231272
SHEET NO.: