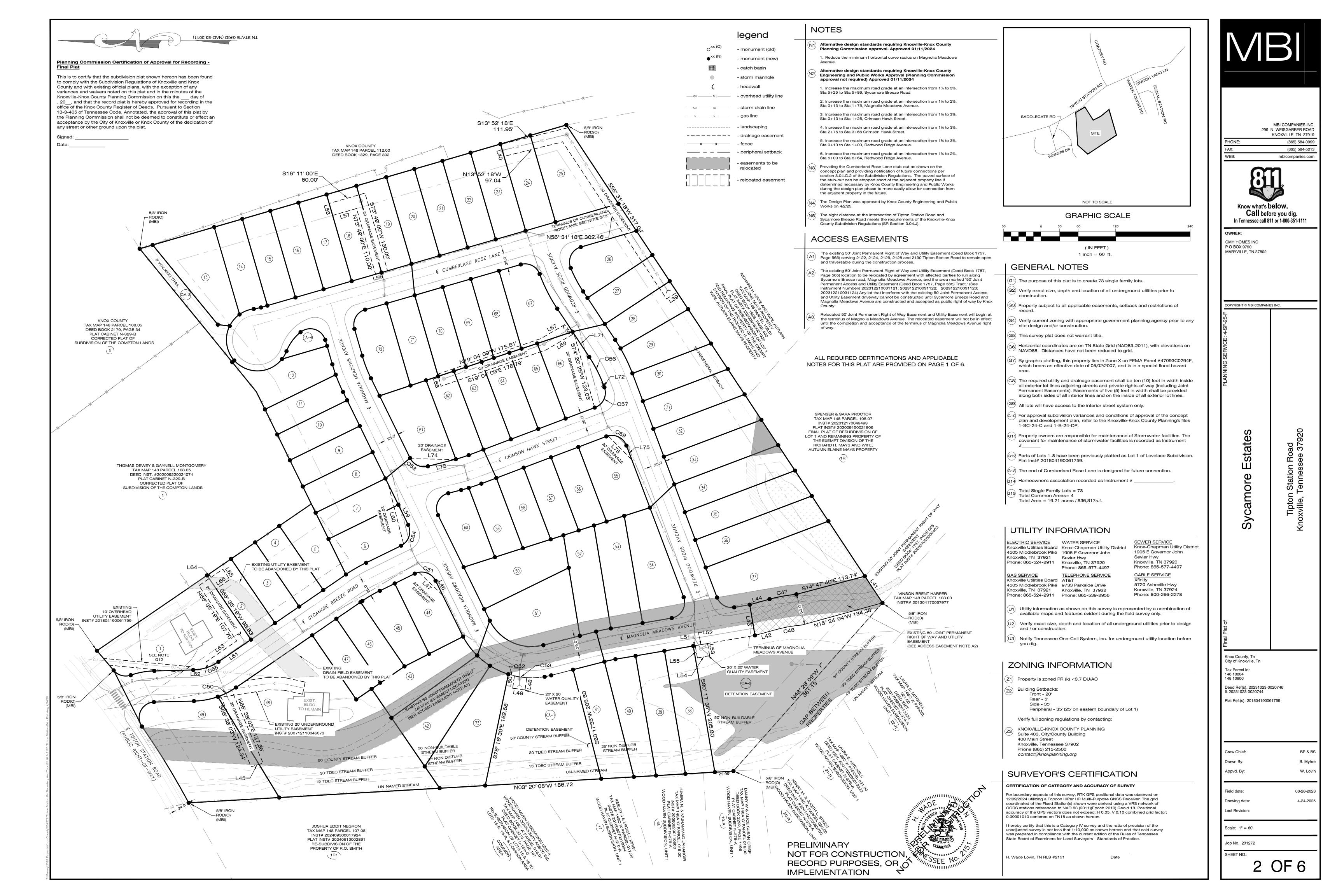
Certificate of Ownership and General Dedication	Certificate of Approval of Public Water System - Major Subdivisions	Taxes and Assessments	Planning Commission Certification of Approval for Recording - Final Plat	Owner Certification on Release of Easement				
(I, We) the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the	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	This is to certify that all property taxes and assessments due on this property have been paid.	This is to certify that the subdivision plat shown hereon has been found	(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	legend			
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	the public water system was installed, or will be installed, in accordance with State and local regulations.	City Tax Clerk: Signed: Date:	to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any	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.	O <sup>xx (O)</sup> - monument (old)	O ATA		
dedicate right-of-way and/or grant easement as shown on this plat.	Utility Provider	Knox County Trustee: Signed: Date:	variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission on this the day of	Owner(s): CMH HOMES, Inc.	exx (N) - monument (new)			
Owner(s) Printed Name: CMH Homes, Inc. Signature(s):		Guarantee of Completion of Stormwater Facilities	, 20, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section	Ognature(s).	- catch basin	90 LN		
Date:	Authorized Signature for Utility Date	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	13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect ar acceptance by the City of Knoxville or Knox County of the dedication of	Date:  Addressing Department Certification	- storm manhole	Z SWITCH YAY		
	Zoning	approved the day of, 20	any street or other ground upon the plat.	I, the undersigned, hereby certify that the subdivision name and all street	( - headwall	TATION R. A. T. C.		
Certification of Final Plat - All Indicated Marker, Monuments and	Zoning Shown on Official Map  Date:	Signed: Date:	Signed:	Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	- overhead utility line	THE TON ST. ST. ST. ST.		
Benchmarks to be Set When Construction Completed	Ву	Dept.: Title:	Date:	Signed: Date:	- so - storm drain line - c - gas line	SADDLEGATE RD 7		
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	Guarantee of Completion of Streets and Related improvements	County - Release of Easements.  Except as noted or shown on this plat, the following parties hereby consent		Knox County Department of Engineering and Public Works		B		MBI COMPANIES INC
the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has bee itemized, described and	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	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		The Knox County Department of Engineering and Public Works hereby	drainage easement	SITE	299	99 N. WEISGARBER ROA KNOXVILLE, TN 3791
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	related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in	this plat		approves this plat on this the day of, 20	——————————————————————————————————————		PHONE:	(865) 584-099 (865) 584-521
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	accordance with required standards and specifications.	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		Engineering Director		WINNERS DR	WEB:	mbicompanies.coi
property monuments upon completion of the subdivision.	Signed:            Dept.:    Title:	existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.			- easements to be			
Registered Land Surveyor	Dept.: Title:	Knox County Department of Engineering and Public Works			relocated		$ \cdot $	$\pi$
Tennessee License No. Date		Signed: Date: Water: (Utility Agency Name)		- FOS E8-DAN) DIRIÐ ETATS NT	- relocated easemen	t		
Certificate of Approval of Public Sanitary Sewer System - Major Subd		Signed: Date:		11/10 10 10 10 10 10 10 10 10 10 10 10 10 1		VIOTE 0.0 VIE		
I hereby certify that the utility provider was contacted by the developer or own property to determine the status of the public sanitary sewer system and the	public	Sewer: (Utility Agency Name) Signed: Date:	9,			NOT TO SCALE  GRAPHIC SCALE	Know what's	s below.
sanitary sewer system was install, or will be installed, in accordance with the local regulations.	State and	Electric: (Utility Agency Name)				100 0 50 100 200 400		efore you dig. Il 811 or 1-800-351-1111
Utility Provider		Signed: Date: Gas: (Utility Agency Name)					OWNER:	
		Signed: Date: Telephone: (Utility Agency Name)				(IN FEET)	CMH HOMES INC	
Authorized Signature for Utility Date		Signed: Date:				1 inch = 100 ft.	P O BOX 9790 MARYVILLE, TN 37802	12
		Cable Television: (Utility Agency Name)  Signed: Date:			sheet index	GENERAL NOTES		
					Sheet 1 - Certificates/Sheet Index	G1) The purpose of this plat is to create 73 single family lots.	1 1	
					Sheet 2 - Easements	Verify exact size, depth and location of all underground utilities prior to	1 1	
					Sheet 3 - Lots 1- 9, 42-49, 73	Construction.  Property subject to all applicable assements, setback and restrictions of		
					sheet 4 - Lots 10 - 30, 61 - 72	Property subject to all applicable easements, setback and restrictions of record.	COPYRIGHT © MBI COMPAI	ANIES INC.
					sheet 5 - Lots 31 - 41, 50 - 60	Verify current zoning with appropriate government planning agency prior to any site design and/or construction.	<u> </u>	T
					sheet 6 - bearings and distances	(G5) This survey plat does not warrant title.	3F-2E	1
				NOTES:		Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on	<del>  1</del>	1
				Alternative design standards requiring Knoxvil	le-Knox County	NAVD88. Distances have not been reduced to grid.	NICE NICE	
				Planning Commission approval. Approved 01/		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	S E E	
	X			Reduce the minimum horizontal curve radius on Avenue.	iviagnolia ivieadows	area.	U N	
	* * *	J' IRON		N2 Alternative design standards requiring Knoxvii Engineering and Public Works Approval (Plant		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	A NA	
	KNOX COUNTY TAX MAP 148 PARCEL 112.00	5 IAON 10P(O) BI)		approval not required) Approved 01/11/2024  1. Increase the maximum road grade at an interset	etion from 1% to 3%.	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.		
	DEED BOOK 1329, PAGE 302	BENCHMARK		Sta 5+25 to Sta 5+86, Sycamore Breeze Road.		(G9) All lots will have access to the interior street system only.		
-NF	(3)	N 571494.56 E 2594702.48		2. Increase the maximum road grade at an interse Sta 0+13 to Sta 1+75, Magnolia Meadows Avenue		For approval subdivision variances and conditions of approval of the concept plan and development plan, refer to the Knoxville-Knox County Planning's files		
AGRICUL	TURALI (3) (2)			3. Increase the maximum road grade at an intersed Sta 0+13 to Sta 1+25, Crimson Hawk Street.	ction from 1% to 3%,	1-SC-24-C and 1-B-24-DP.		
5/8" IRON		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		4. Increase the maximum road grade at an intersect Sta 2+75 to Sta 3+66 Crimson Hawk Street.	ction from 1% to 3%,	Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument	၂၂ တ	၂ ဂ္ဂ
ROD(O) (MBI)		11 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		5. Increase the maximum road grade at an interset	ction from 1% to 3%,	#	ate	792
	® III SHEET 4			Sta 0+13 to Sta 1+00, Redwood Ridge Avenue.	11	Parts of Lots 1-8 have been previously platted as Lot 1 of Lovelace Subdivision. Plat Inst# 201804190061759.	<b>a</b>	oad e 37
(6)	FOLAND ROSE LANE			6. Increase the maximum road grade at an intersed Sta 5+00 to Sta 6+64, Redwood Ridge Avenue.	ction from 1% to 2%,	G13 The end of Cumberland Rose Lane is designed for future connection.		Ro See
	6 CUMBERT	30 T Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q		N3 Providing the Cumberland Rose Lane stub-out as s concept plan and providing notification of future co	nnections per	G14 Homeowner's association recorded as Instrument #		ior
KNOX COUNTY TAX MAP 148 PARCEL 108.05 DEED BOOK 2179, PAGE 34				section 3.04.C.2 of the Subdivision Regulations. The stub-out can be stopped short of the adjacent determined necessary by Knox County Engineering	property line if	Total Single Family Lots = 73  Total Common Areas = 4		) Stat
PLAT CABINET N-329-B CORRECTED PLAT OF	(67)	1/26 1/3		during the design plan phase to more easily allow f the adjacent property in the future.	or connection from	Total Area = 19.21 acres / 836,817s.f.		0 □
SUBDIVISION OF THE COMPTON LANDS	® ®	250		The Design Plan was approved by Knox County English	gineering and Public	•	ы д П	Tipto xville,
		39		Works on 4/2/25.  The sight distance at the intersection of Tipton States	ion Road and			i <u>=</u> ×
# BENCHMARK N 571964.30 — E 2594566.15	(6)			Sycamore Breeze Road meets the requirements of County Subdivision Regulations (SR Section 3.04.J)	the Knoxville-Knox	UTILITY INFORMATION		l Å
120 W. TURAN (2)	(a) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	(30)		·		ELECTRIC SERVICE WATER SERVICE SEWER SERVICE Knoxville Utilities Board Knox-Chapman Utility District Knox-Chapman Utility District		
(Activity)	(E)	SPENSER & SARA PI TAX MAP 148 PARCE				4505 Middlebrook Pike 1905 E Governor John 1905 E Governor John Knoxville, TN 37921 Sevier Hwy Sevier Hwy		
5/8" IRON ROD(O)	ET A	INST# 2020121700 PLAT INST# 2020091: FINAL PLAT OF RESUBI	50021906	ACCESS EASEMENTS		Phone: 865-524-2911 Knoxville, TN 37920 Knoxville, TN 37920 Phone: 865-577-4497 Phone: 865-577-4497		
(IVIBI) ST	60 SHEE	(3) LOT 1 AND REMAINING F THE EXEMPT DIVISIO	ROPERTY OF	The existing 50' Joint Permanent Right of Way and Page 565) serving 2122, 2124, 2126, 2128 and 21	Hutility Easement (Deed Book 1757, 30 Tioton Station Road to remain open	GAS SERVICE TELEPHONE SERVICE CABLE SERVICE Xfinity		
THOMAS DEWEY & GAYNELL MONTGOMERY	SHEE!	RICHARD H. MAYS A AUTUMN ELAINE MAYS	ND WIFE,	and traversable during the construction process.		4505 Middlebrook Pike 9733 Parkside Drive 5720 Asheville Hwy Knoxville, TN 37921 Knoxville, TN 37922 Knoxville, TN 37924		
TAX MAP 148 PARCEL 108.05 DEED INST. #202009220024074 PLAT CABINET N-329-B	8 SHEET 5	(1R)	, &	The existing 50' Joint Permanent Right of Way and Page 565) location to be relocated by agreement Sycamore Breeze road, Magnolia Meadows Aven	with affected parties to run along	Phone: 865-524-2911 Phone: 865-539-2956 Phone: 800-266-2278		1
CORRECTED PLAT OF SUBDIVISION OF THE COMPTON LANDS  5/8" IRON ROD(0)	(5)	(1)	/kach.	Permanent Access and Utility Easement (Deed Bo Instrument Numbers 202312210031121; 2023122	ok 1757, Page 565) Tract." (See 10031122;   202312210031123;	(U1) Utility information as shown on this survey is represented by a combination of		
ROD(O) (MBI)			Sir Ser Ser Ser Ser Ser Ser Ser Ser Ser Se	202312210031124) Any lot that interferes with the and Utility Easement driveway cannot be constructed and a Magnolia Meadows Avenue are constructed and a	ted until Sycamore Breeze Road and	available maps and features evident during the field survey only.		I
	BENCHMARK (1) (9) (9)	(5)	10 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	County.		(U2) Verify exact size, depth and location of all underground utilities prior to design and / or construction.	of Jo	
25' PERIPHERAL SETBACK — 2014: TURAL	N 5/16/1.21 2594212.38 E 2594212.38	(5)	10 27 4 10 1 10 10 10 10 10 10 10 10 10 10 10 1	A3 Relocated 50' Joint Permanent Right of Way Ease the terminus of Magnolia Meadows Avenue. The runtil the completion and acceptance of the terminus	elocated easement will not be in effect	Notify Tennessee One-Call System, Inc. for underground utility location before you dig.	Plat	
PER SUBDIVISION REPORT FILE NO: 1-SC-24-C		TERMINUS OF MAGNOLIA	CAN CHILLY SEE THE SEE SEE SEE SEE SEE SEE SEE SEE SEE S	until the completion and acceptance of the termin of way.	oo or wagnona weadows Avenue right	gan ang.	-inal	
DATED: 01/11/2024 LOT 1 ONLY		BENCHMARK (37) MEADOWS AVENUE	QV V O			ZONING INFORMATION	Knox County, Tn	
EXIST. BLDG. TO REMAIN OREMAIN	agette ROAD \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	N 571228.18 – E 2594082.10	VINSON BRENT HARPER TAX MAP 148 PARCEL 108.03				City of Knoxville, Tn	
5/8" IRON 46.2 2 (LINE 70)	CACAMORE BY (5)		INSTR# 201304170067977 5/8" IRON —ROD(O)			(Z1) Property is zoned PR (k) <3.7 DU/AC	Tax Parcel Id: 148 10804 148 10806	
ROD(O) (MBI)	(b)	WENDLIA MEADOWS AVENUE	(MBI) ZONE: PR			Building Setbacks: Front - 20' Rear - 5'	Deed Ref(s).:20231023	<sup>2</sup> 3-0020746
	(6)	E MACNOLIA MEADO	(1-3 DU/AC)	ALL REQUIRED CERTIFICATIONS AND A	PPLICABLE	Side - 35' Peripheral - 35' (25' on eastern boundary of Lot 1)	& 20231023-0020744	
		(A2) / / / / / / / / / / / / / / / / / / /	50' JOINT PERMANENT ACCESS AND UTILITY EASEMENT	NOTES FOR THIS PLAT ARE PROVIDED	ON PAGE 1 OF 6.	Verify full zoning regulations by contacting:	Plat Ref.(s): 201804190	J061759
6	(B) TLOCATION	SHEET 5	(SEE ACCESS EASEMENT NOTE A2)			KNOXVILLE-KNOX COUNTY PLANNING		
5/8" IRON ROD(0)	EASEMENT NOT		77.00 E & 2			Suite 403, City/County Building 400 Main Street		
(A9)	CONC. GACES EASE	4) (4) (3) (3)				Knoxville, Tennessee 37902 Phone (865) 215-2500		
75.4	ENETHE ACC		- Aliza de Al	PRELII	MINARY	contact@knoxplanning.org	Crew Chief:	BP & E
15 1 1 35.0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	B. GRAVEL		STORESTA	NOT F	OR CONSTRUCTION,		Drawn By:	Br & E
		5/8" IRON 5/8" IRON 5/8" IRON			RD PURPOSES, OR	LOUDY/EVADIO ACRICIO ACIONI	Appvd. By:	W. Lov
		ROD(O) (NBI) A 5. (P2) (P3) (P3) (P3) (P3) (P3) (P3) (P3) (P3		IMPLE	MENTATION	SURVEYOR'S CERTIFICATION		
5/8" IRON	750	OPTION OF THE PROPERTY OF THE			~~	CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY  For houndary aspects of this survey, RTK GPS positional data was observed on	Field date:	08-28-20
ROD(O) (MBI) EXIST. BLDG.	是是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一	HAT CONTROL HAT CO	<i>3</i> .8		WILLIAM TO THE TANK THE TO THE TANK THE	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	Drawing date:	4-24-202
\ TO REMAIN		1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			LILLINA SEO MO 20 1	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:	Last Revision:	
	JOSHUA EDDIT NEGRON  TAX MAP 148 PARCEL 107.08	DANGER AND STANK PART OF STANK			ET STATES	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		
	INST# 202409300017924  PLAT INST# 20240613002891  RE-SUBDIVISION OF THE	SAN CEL COLL SION SION SION SION SION SION SION SION			AGPIGNITURE 2	unadjusted survey is not less that 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee	Scale: 1" = 100'	
	PROPERTY OF R.O. SMITH	DAISE 1198 A LUNI 100 00 00 00 00 00 00 00 00 00 00 00 00			COLANGE	State Board of Examiners for Land Surveyors - Standards of Practice.	Job No. 231272	
	101 · 101 ·	T 0위 T1			MARK TO THE REAL PROPERTY OF THE PERSON OF T	H. Wade Lovin, TN RLS #2151 Date	SHEET NO.:	
`	\$ O				SEE NO.	wada Loviii, iiviiLo #2101 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.

25' PERIPHERAL SETBACK

FILE NO: 1-SC-24-C DATED: 01/11/2024

LOT 1 ONLY

21,464 S.F.

S01° 25' 26"E 🛓

23,381 S.F.

1.17 AC/51,071 S.F.

N03° 20' 08"W

-ROD(O)

EXISTING ACCESS EASEMENT LOCATION (SEE ACCESS EASEMENT NOTE A1)

50' COUNTY STREAM BUFFER

- 30 TDEC STREAM BUFFER -

15' TDEC STREAM BUFFER

JOSHUA EDDIT NEGRON TAX MAP 148 PARCEL 107.08 INST# 202409300017924

PLAT INST# 2024061300289

RE-SUBDIVISION OF THE PROPERTY OF R.O. SMITH

1R1

258.24

PER SUBDIVISION REPORT

5/8" IRON

N49° 35′ 36″E

41.40'

ROD(O) -

ROD(O) —

PROPERTY LINE -

TO BE REMOVED BY

THOMAS DEWEY & GAYNELL MONTGOMERY

TAX MAP 148 PARCEL 108.05 DEED INST. #202009220024074

PLAT CABINET N-329-B

SUBDIVISION OF THE COMPTON LANDS

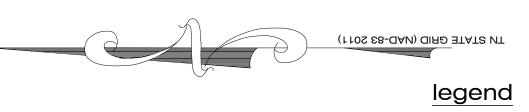
CORRECTED PLAT OF

N 571671.21-

13,663 S.F.

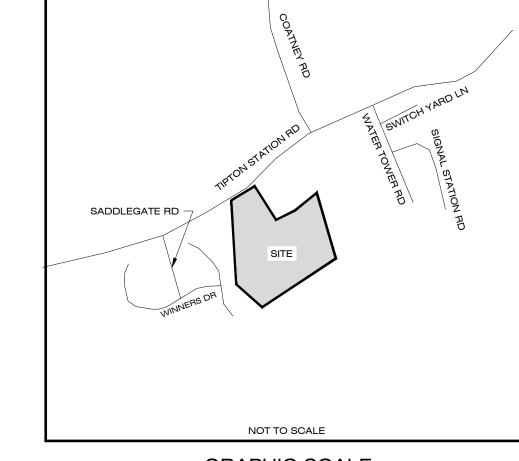
10,589 S.F.

UN-NAMED STREAM



- monument (old) - monument (new) - storm manhole - overhead utility line — sp —— sp — - storm drain line — c —— c — - gas line ----- - landscaping —— - - peripheral setback - easements to be

- relocated easement



### **GRAPHIC SCALE**

# 1 inch = 50 ft.

#### NOTES:

- Alternative design standards requiring Knoxville-Knox County Planning Commission approval. Approved 01/11/2024
- 1. Reduce the minimum horizontal curve radius on Magnolia Meadows
- Alternative design standards requiring Knoxville-Knox County Engineering and Public Works Approval (Planning Commission approval not required) Approved 01/11/2024

Sta 0+13 to Sta 1+75, Magnolia Meadows Avenue.

- 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%,
- 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. Providing the Cumberland Rose Lane 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.
- The Design Plan was approved by Knox County Engineering and Public
- The sight distance at the intersection of Tipton Station Road and Sycamore Breeze Boad meets the requirements of the Knoxville-Knox County Subdivision Regulations (SR Section 3.04.J).

### **ACCESS EASEMENTS**

- 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.
- 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
- 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

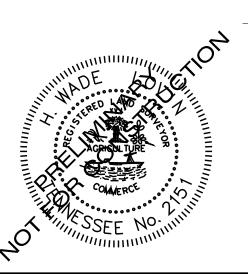
ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE 1 OF 6.

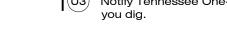
**PRELIMINARY** 

**IMPLEMENTATION** 

NOT FOR CONSTRUCTION.

RECORD PURPOSES, OR





Front - 20' Rear - 5' Side - 35'

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

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

H. Wade Lovin, TN RLS #2151

## GENERAL NOTES

- (G1) The purpose of this plat is to create 73 single family lots.
- Verify exact size, depth and location of all underground utilities prior to G2 construction.
- Property subject to all applicable easements, setback and restrictions of
- Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- G5) This survey plat does not warrant title.
- Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
- 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
- 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.
- All lots will have access to the interior street system only.
- 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.
- Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument
- Parts of Lots 1-8 have been previously platted as Lot 1 of Lovelace Subdivision.
- Plat Inst# 201804190061759.
- The end of Cumberland Rose Lane is designed for future connection.
- Homeowner's association recorded as Instrument #
- Total Single Family Lots = 73 Total Common Areas= 4 Total Area = 19.21 acres / 836,817s.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 5720 Asheville Hwy Knoxville, TN 37924 Phone: 800-266-2278

- Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- J2) 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

#### **ZONING INFORMATION**

- Z1) Property is zoned PR (k) <3.7 DU/AC
- Building Setbacks:

Peripheral - 35' (25' on eastern boundary of Lot 1)

#### SURVEYOR'S CERTIFICATION

#### CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

unadjusted survey is not less that 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.

MBI COMPANIES INC. 299 N. WEISGARBER ROAD KNOXVILLE, TN 37919 (865) 584-0999 (865) 584-5213



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

state

camore

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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: B. Myhre W. Lovir Appvd. By:

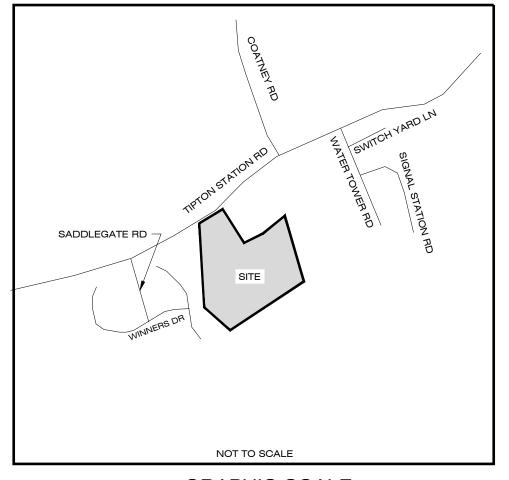
08-28-2023 Field date: Drawing date: 4-24-2025 Last Revision:

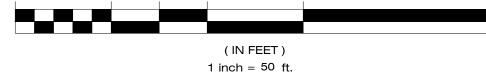
Scale: 1" = 50'

Job No. 231272

SHEET NO.:

#### NOTES: ACCESS EASEMENTS Planning Commission Certification of Approval for Recording -TN STATE GRID (NAD-83 2011) Alternative design standards requiring Knoxville-Knox County This is to certify that the subdivision plat shown hereon has been found The existing 50' Joint Permanent Right of Way and Utility Easement (Deed Book 1757, Planning Commission approval. Approved 01/11/2024 Page 565) serving 2122, 2124, 2126, 2128 and 2130 Tipton Station Road to remain open to comply with the Subdivision Regulations of Knoxville and Knox legend and traversable during the construction process. County and with existing official plans, with the exception of any 1. Reduce the minimum horizontal curve radius on Magnolia Meadows variances and waivers noted on this plat and in the minutes of the The existing 50' Joint Permanent Right of Way and Utility Easement (Deed Book 1757, Knoxville-Knox County Planning Commission on this the day of Page 565) location to be relocated by agreement with affected parties to run along - monument (old) Alternative design standards requiring Knoxville-Knox County , 20\_\_, and that the record plat is hereby approved for recording in the Sycamore Breeze road, Magnolia Meadows Avenue, and the area marked "50' Joint Engineering and Public Works Approval (Planning Commission office of the Knox County Register of Deeds. Pursuant to Section Permanent Access and Utility Easement (Deed Book 1757, Page 565) Tract." (See - monument (new) approval not required) Approved 01/11/2024 13-3-405 of Tennessee Code, Annotated, the approval of this plat by Instrument Numbers 202312210031121; 202312210031122; 202312210031123; 202312210031124) Any lot that interferes with the existing 50' Joint Permanent Access the Planning Commission shall not be deemed to constitute or effect an - catch basin 1. Increase the maximum road grade at an intersection from 1% to 3%, and Utility Easement driveway cannot be constructed until Sycamore Breeze Road and acceptance by the City of Knoxville or Knox County of the dedication of Sta 5+25 to Sta 5+86, Sycamore Breeze Road. Magnolia Meadows Avenue are constructed and accepted as public right of way by Knox any street or other ground upon the plat. - storm manhole 2. Increase the maximum road grade at an intersection from 1% to 2%, - headwall Sta 0+13 to Sta 1+75, Magnolia Meadows Avenue. Relocated 50' Joint Permanent Right of Way Easement and Utility Easement will begin at SADDLEGATE RD the terminus of Magnolia Meadows Avenue. The relocated easement will not be in effect 3. Increase the maximum road grade at an intersection from 1% to 3%, - overhead utility line until the completion and acceptance of the terminus of Magnolia Meadows Avenue right Sta 0+13 to Sta 1+25, Crimson Hawk Street. — sp —— sp — storm drain line 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. landscaping 6. Increase the maximum road grade at an intersection from 1% to 2%, ---- - drainage easement Sta 5+00 to Sta 6+64, Redwood Ridge Avenue. Providing the Cumberland Rose Lane stub-out as shown on the ---- - peripheral setback 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 - easements to be during the design plan phase to more easily allow for connection from relocated the adjacent property in the future. NOT TO SCALE The Design Plan was approved by Knox County Engineering and Public - relocated easement GRAPHIC SCALE Works on 4/2/25. 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). (IN FEET) 1 inch = 50 ft.GENERAL NOTES Verify exact size, depth and location of all underground utilities prior to Property subject to all applicable easements, setback and restrictions of KNOX COUNTY TAX MAP 148 PARCEL 112.00 DEED BOOK 1329, PAGE 302 site design and/or construction. (G5) This survey plat does not warrant title. BENCHMARK −N 571494.56 E 2594702.48 12,012 S.F. 🔪 - TYPE "B" LANDSCAPE **BUFFER** S56° 31' 18"W along both sides of all interior lines and on the inside of all exterior lot lines. 52.37 G9 All lots will have access to the interior street system only. 5/8" IRON ROD(O) 1-SC-24-C and 1-B-24-DP. Plat Inst# 201804190061759. Homeowner's association recorded as Instrument # Total Single Family Lots = 73 KNOX COUNTY Total Common Areas= 4 TAX MAP 148 PARCEL 108.05 Total Area = 19.21 acres / 836,817s.f. DEED BOOK 2179, PAGE 34 PLAT CABINET N-329-B CORRECTED PLAT OF SUBDIVISION OF THE COMPTON LANDS | UTILITY INFORMATION 7,118 S.F. 8,087 S.F BENCHMARK N 571964.30 E 2594566.15 L38available maps and features evident during the field survey only. and / or construction. you dig. 5/8" IRON ROD(O) **ZONING INFORMATION** ALL REQUIRED CERTIFICATIONS AND APPLICABLE (Z1) Property is zoned PR (k) <3.7 DU/AC NOTES FOR THIS PLAT ARE PROVIDED ON PAGE 1 OF 6. THOMAS DEWEY & GAYNELL MONTGOMERY Building Setbacks: TAX MAP 148 PARCEL 108.05 Front - 20' DEED INST. #202009220024074 Rear - 5' PLAT CABINET N-329-B Side - 35' CORRECTED PLAT OF Peripheral - 35' (25' on eastern boundary of Lot 1) SUBDIVISION OF THE COMPTON LANDS Verify full zoning regulations by contacting: KNOXVILLE-KNOX COUNTY PLANNING Suite 403, City/County Building 400 Main Street Knoxville, Tennessee 37902 5/8" IRON Phone (865) 215-2500 contact@knoxplanning.org SURVEYOR'S CERTIFICATION CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY 0.99991010 centered on TN15 as shown hereon. **PRELIMINARY** NOT FOR CONSTRUCTION, RECORD PURPOSES, OR **IMPLEMENTATION** H. Wade Lovin, TN RLS #2151





- (G1) The purpose of this plat is to create 73 single family lots.

- Verify current zoning with appropriate government planning agency prior to any
- Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
- 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
- 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
- For approval subdivision variances and conditions of approval of the concept plan and development plan, refer to the Knoxville-Knox County Planning's files
- Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument
- Parts of Lots 1-8 have been previously platted as Lot 1 of Lovelace Subdivision.
- (G13) The end of Cumberland Rose Lane is designed for future connection.

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	TELEPHONE SERVICE	CABLE SERVICE
Knoxville Utilities Board	AT&T	Xfinity
4505 Middlebrook Pike	9733 Parkside Drive	5720 Asheville Hwy
Knoxville, TN 37921	Knoxville, TN 37922	Knoxville, TN 37924
Phone: 865-524-2911	Phone: 865-539-2956	Phone: 800-266-2278

- Utility information as shown on this survey is represented by a combination of
- 2) Verify exact size, depth and location of all underground utilities prior to design
- (U3) Notify Tennessee One-Call System, Inc. for underground utility location before

12/09/2024 utilizing a Topcon HiPer HR Multi-Purpose GNSS Receiver. The grid oordinated 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:

hereby certify that this is a Category IV survey and the ratio of precision of the unadjusted survey is not less that 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.



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mbicompanies.com

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OWNER: CMH HOMES INC P O BOX 9790

MARYVILLE, TN 37802

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state

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

City of Knoxville, Tn

& 20231023-0020744 Plat Ref.(s): 201804190061759

B. Myhre W. Lovir Appvd. By:

08-28-2023

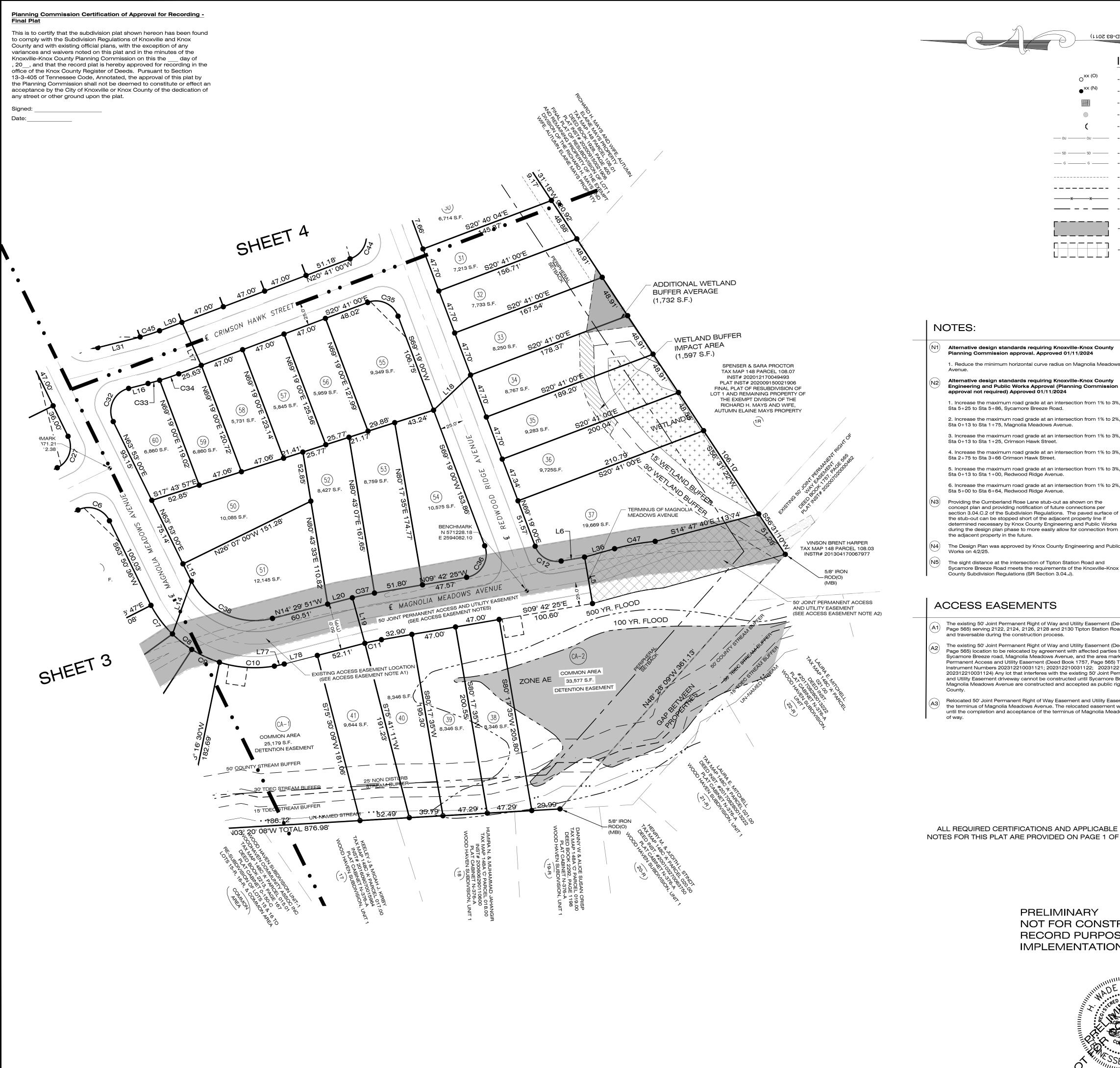
4-24-2025

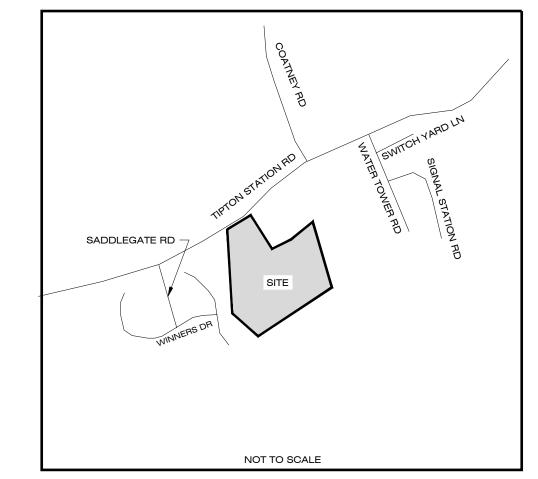
Field date: Last Revision:

Scale: 1" = 50'

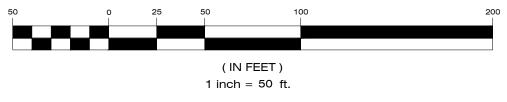
Job No. 231272

SHEET NO.:





GRAPHIC SCALE



Alternative design standards requiring Knoxville-Knox County Planning Commission approval. Approved 01/11/2024

TN STATE GRID (NAD-83 2011)

legend

- monument (old)

- monument (new)

easements to be

- relocated easement

- catch basin - storm manhole

- ou ----- overhead utility line

— sp —— sp — - storm drain line

— 6 —— 6 — - gas line

----- - landscaping

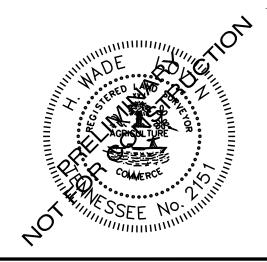
—— – – peripheral setback

- 1. Reduce the minimum horizontal curve radius on Magnolia Meadows
- 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%,
- 2. Increase the maximum road grade at an intersection from 1% to 2%,
- 3. Increase the maximum road grade at an intersection from 1% to 3%,
- 4. Increase the maximum road grade at an intersection from 1% to 3%,
- 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%,
- Providing the Cumberland Rose Lane 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
- The Design Plan was approved by Knox County Engineering and Public
- The sight distance at the intersection of Tipton Station Road and Sycamore Breeze Road meets the requirements of the Knoxville-Knox

- 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
- 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
- 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

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.
- Verify exact size, depth and location of all underground utilities prior to construction.
- G3 Property subject to all applicable easements, setback and restrictions of
- Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- (G5) This survey plat does not warrant title.
- Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on
- NAVD88. Distances have not been reduced to grid. 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
- 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.
- 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.
- Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument
- Q12 Parts of Lots 1-8 have been previously platted as Lot 1 of Lovelace Subdivision.
- G13 The end of Cumberland Rose Lane is designed for future connection.
- Homeowner's association recorded as Instrument # \_
- Total Single Family Lots = 73 Total Common Areas= 4
- Total Area = 19.21 acres / 836,817s.f.

### UTILITY INFORMATION

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- 2 Verify exact size, depth and location of all underground utilities prior to design and / or construction.
- J3) Notify Tennessee One-Call System, Inc. for underground utility location before

#### **ZONING INFORMATION**

(Z1) Property is zoned PR (k) <3.7 DU/AC

Side - 35'

- Building Setbacks: Front - 20' Rear - 5'
  - Peripheral 35' (25' on eastern boundary of Lot 1)
  - 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 oordinated 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.

hereby certify that this is a Category IV survey and the ratio of precision of the unadjusted survey is not less that 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



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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

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state

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City of Knoxville, Tn

Tax Parcel Id:

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

B. Myhre W. Lovir

08-28-2023

4-24-2025

Last Revision:

Scale: 1" = 50'

Job No. 231272

Field date:

#### Planning Commission Certification of Approval for Recording -

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.

	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

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 LENGTH BEARING

	LINE TA	ABLE		
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	44.52	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"E		

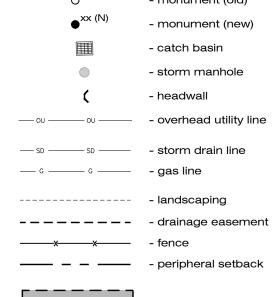
LINE TABLE			
LINE LENGTH		BEARING	
L41	51.28	S56°31'10"W	
L42	37.97	N15°14'35"W	
L43	50.00	N80°17'35"E	
L44	33.15	S15°38'46"E	
L45	20.13	S16°46'46"E	
L46	26.02	S63°53'00"W	
L47	53.37	N43°47'11"E	
L48	19.99	S81°46'02"E	
L49	20.00	N08°13'58"E	
L50	20.00	S81°46'02"E	
L51	3.26	S09°42'25"E	
L52	20.01	S09°43'22"E	
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	

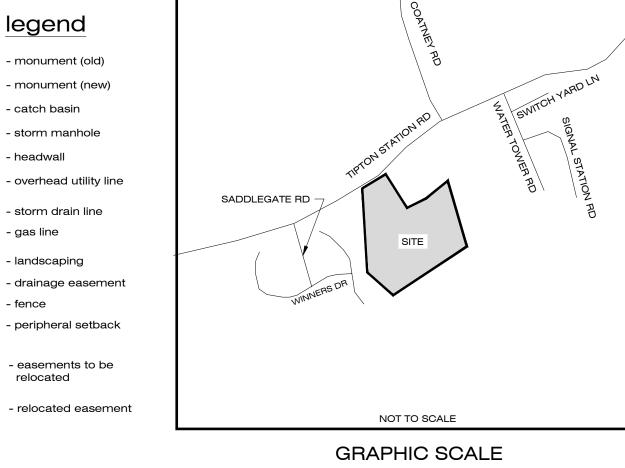
ARING	CURVE	LENGTH	RADIUS	CHORD	BEARING
31'10"W	C1	143.88	1191.56	143.79	N58°30'39"E
14'35"W	C2	53.28	25.00	43.76	S63°53'19"E
17'35"E	СЗ	39.16	125.00	39.00	S10°22'42"E
38'46"E	C4	32.85	125.00	32.76	S26°52'56"E
46'46"E	C5	32.57	225.00	32.55	S30°15'50"E
53'00"W	C6	39.27	25.00	35.36	S18°53'00"W
47'11"E	C7	38.13	125.00	37.98	S53°13'36"W
46'02"E	C8	26.40	125.00	26.35	S38°26'16"W
13'58"E	C9	32.53	125.00	32.44	S24°55'56"W
46'02"E	C10	59.03	125.00	58.48	S03°56'51"W
42'25"E	C11	18.04	225.08	18.03	S12°00'13"E
43'22"E	C12	34.48	25.00	31.81	N29°48'17"E
16'38"W	C13	44.51	275.00	44.47	N64°33'19"E
43'22"W	C14	16.30	275.00	16.30	N58°13'12"E
16'38"E	C15	42.81	225.00	42.75	N61°58'21"E
11'00"W	C16	42.06	25.00	37.27	S64°22'48"E
11'00"W	C17	11.99	75.00	11.97	N11°36'17"W
49'00"E	C18	24.75	50.00	24.50	N21°12'33"W
53'00"W	C19	24.61	50.00	24.36	N49°29'35"W
37'02"E	C20	59.33	50.00	55.91	S82°24'40"W

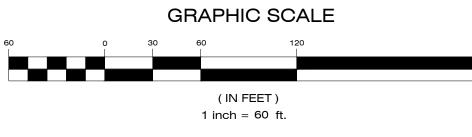
**CURVE TABLE** 

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARIN	
C21	87.42	50.00	76.71	S01°40'3	
C22	14.51	50.00	14.46	S60°04'5	
C23	38.61	75.00	38.19	S53°38'4	
C24	49.18	25.00	41.62	S17°27'38	
C25	17.44	275.00	17.44	S72°00'00	
C26	30.24	275.00	30.22	S67°02'00	
C27	39.27	25.00	35.36	N71°07'0	
C28	37.58	275.00	37.55	N30°01'5	
C29	43.21	75.00	42.61	N17°54'20	
C30	38.61	125.00	38.45	N10°15'0	
C31	30.40	25.00	28.56	N15°44'1	
C32	44.49	25.00	38.85	S65°08'16	
C33	12.78	415.27	12.78	S15°12'36	
C34	21.38	333.01	21.38	S18°44'30	
C35	39.27	25.00	35.36	S24°19'00	
C36	44.06	25.00	38.57	N60°11'4	
C37	24.05	276.07	24.04	N11°59'4	
C38	102.60	75.00	94.79	N24°41'3	
C39	39.01	225.00	38.96	N68°51'0	
C40	39.27	25.00	35.36	S61°11'00	

leg	en







#### NOTES:

**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°02'26"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 \$26°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

Alternative design standards requiring Knoxville-Knox County Planning Commission approval. Approved 01/11/2024. 1. Reduce the minimum horizontal curve radius on Magnolia Meadows

Alternative design standards requiring Knoxville-Knox County Engineering and Public Works Approval (Planning Commission

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.

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 Design Plan was approved by Knox County Engineering and Public
- 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).

#### ACCESS EASEMENTS

- 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. 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
- 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

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

PRELIMINARY

IMPLEMENTATION

NOT FOR CONSTRUCTION,

RECORD PURPOSES, OR

### **GENERAL NOTES**

- $(G_1)$  The purpose of this plat is to create 73 single family lots.
- Verify exact size, depth and location of all underground utilities prior to (G2) construction.
- Property subject to all applicable easements, setback and restrictions of
- Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- (G5) This survey plat does not warrant title.
- Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
- 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
- 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.
- 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.
- Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument
- 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 # \_
- Total Single Family Lots = 73 Total Common Areas= 4 Total Area = 19.21 acres / 836,817s.f.

#### **UTILITY INFORMATION**

Knoxville, TN 37921 Knoxville, TN 37922

Phone: 865-524-2911 Phone: 865-539-2956

ELECTRIC SERVICE WATER SERVICE SEWER SERVICE Knox-Chapman Utility District Knoxville Utilities Board Knox-Chapman Utility District 4505 Middlebrook Pike 1905 E Governor John 1905 E Governor John Knoxville, TN 37921 Sevier Hwy Sevier Hwy Knoxville, TN 37920 Phone: 865-524-2911 Knoxville, TN 37920 Phone: 865-577-4497 Phone: 865-577-4497 CABLE SERVICE GAS SERVICE TELEPHONE SERVICE Knoxville Utilities Board AT&T 5720 Asheville Hwy 4505 Middlebrook Pike 9733 Parkside Drive

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.

Knoxville, TN 37924

Phone: 800-266-2278

(U3) Notify Tennessee One-Call System, Inc. for underground utility location before

#### **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:
- 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

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:

I hereby certify that this is a Category IV survey and the ratio of precision of the unadjusted survey is not less that 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee

**CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY** 0.99991010 centered on TN15 as shown hereon. State Board of Examiners for Land Surveyors - Standards of Practice. H. Wade Lovin, TN RLS #2151

MBI COMPANIES INC. 299 N. WEISGARBER ROAD KNOXVILLE, TN 37919 (865) 584-0999 (865) 584-5213 mbicompanies.co Know what's below. OWNER: CMH HOMES INC P O BOX 9790 MARYVILLE, TN 37802 COPYRIGHT © MBI COMPANIES INC.

Call before you dig. In Tennessee call 811 or 1-800-351-1111 state ycamore Stati 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

Appvd. By: W. Lovin 08-28-2023 Field date: Drawing date: 4-24-2025 Last Revision:

BP & BS

B. Myhre

Scale: 1" = 60'

Crew Chief:

Drawn By:

Job No. 231272 SHEET NO .: