

TOTAL AREA = 14.19 ACRES  
618,107 sq.ft.  
TOTAL LOTS  
BUILDING LOTS: 66  
OPEN SPACE/COMMUNITY LOTS: 3

LINE LEGEND	
	DRAINAGE EASEMENT
	DETECTION EASEMENT
	SANITARY SEWER EASEMENT
	35' PERIPHERAL SETBACK
	RETAINING WALL EASEMENT

SYMBOL LEGEND	
	FOUND MONUMENTATION W/ SIZE & TYPE
	IRON ROD SET SEE NOTE 1
	WATER LINE EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	MONUMENT FOUND
	PERMANENT MONUMENT (MAG. NAIL WITH DISK OR IRON SPIKE)
	UNMONUMENTED POINT

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # 202512300037215 &

**Addressing Department Certification**

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville and Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

**Taxes and Assessments**

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Knox County Trustee: Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

**Zoning**

Zoning Shown on Official Map \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

**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.

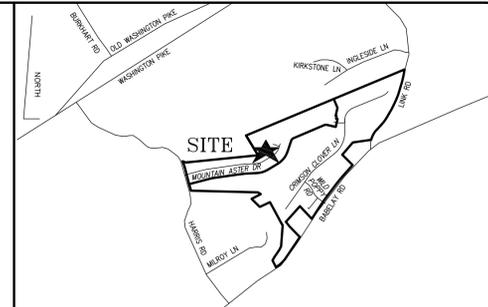
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

**Certificate of Ownership and General Dedication**

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner(s) Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

HERITAGE LAND DEVELOPMENT PARTNERS LLC  
1017 LOUISVILLE ROAD  
KNOXVILLE, TN 37777

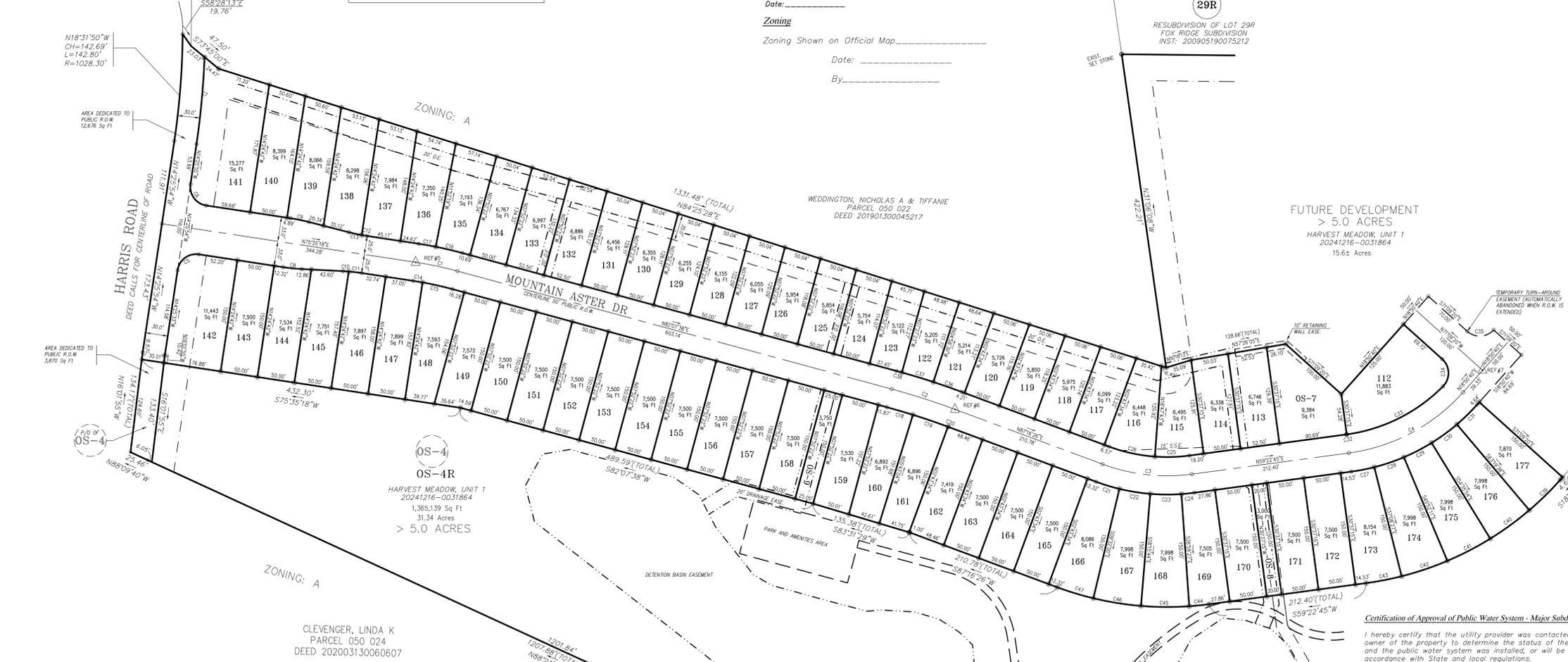


**LOCATION MAP NO SCALE**

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 050 PARCEL 174 AND 050F 'B' 096.
- DEED REFERENCE - 050 174; 20250421-0054871  
050F 'B' 096; 20231024-0021177  
PLAT REFERENCE - COX FARM AT BABELAY ROAD  
20231018-0020033  
HARVEST MEADOW, UNIT 1  
20241216-0031864
- THIS PROPERTY IS ZONED PR <2.5 DU/AC  
SETBACKS:  
FRONT: 20' SIDE: 5' REAR: 15'  
PERIPHERAL: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0161G  
EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- ALL UTILITIES ARE NOT REFERENCED AS PART OF THIS PLAT.
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 11-SA-23-C AND 11-B-23-DP.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- THE PURPOSE OF THIS PLAT IS TO CREATE UNIT 3 OF THE HARVEST MEADOW SUBDIVISION CONSISTING OF 66 LOTS AND 3 OPEN SPACE LOTS, AND TO RESUBDIVIDE OPEN SPACE LOT 4 OF HARVEST MEADOW UNIT 1 TO ADD R.O.W. DEDICATION AND 2 DETENTION BASIN EASEMENTS AS SHOWN HEREON.
- THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 5/29/2024.
- HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT # 202505300063146
- OS-9 WILL ALSO ACT AS A WALKING TRAIL EASEMENT.
- THE PROPERTY OWNER, OF THEIR OWN REQUEST AND NOT AS A CONDITION IMPOSED BY THE COUNTY OR PLANNING DEPARTMENT, DEDICATES THE RIGHT-OF-WAY AREA SHOWN HEREON.
- SURVEYOR HEREBY CERTIFIES THAT THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS PER SECTION 3.04.J.5.

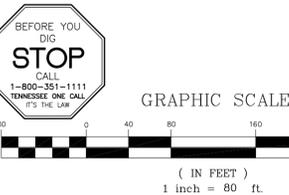
**PERMANENT REFERENCE MONUMENTS**

- REF#5 N 63494.34  
E 280455.62
- REF#6 N 63556.27  
E 280498.11
- REF#7 N 63530.63  
E 280528.84



CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S78°51'28"W	57.03	500.00	57.06
C2	S84°42'02"W	89.26	994.00	89.29
C3	N73°19'35"E	120.52	250.00	121.71
C4	N39°06'42"E	173.20	250.00	176.87
C5	S30°34'42"W	35.36	25.00	39.28
C6	S59°23'18"E	35.35	25.00	39.26
C7	N17°42'26"W	116.49	1058.30	116.55
C8	N72°43'59"E	24.91	250.00	24.92
C9	S78°26'37"W	24.91	250.00	24.92
C10	S70°45'12"W	7.64	250.00	7.64
C11	S73°36'31"W	17.27	250.00	17.28
C12	N76°25'40"E	7.33	250.00	7.33
C13	N79°16'59"E	17.59	250.00	17.59
C14	S76°22'09"W	12.95	475.00	12.95
C15	S79°38'19"W	41.25	475.00	41.26
C16	S80°07'39"W	36.64	525.00	36.65
C17	S76°51'29"W	23.27	525.00	23.27
C18	S83°21'17"W	36.44	969.00	36.45
C19	S85°44'54"W	49.59	969.00	49.60
C20	S87°14'39"W	1.00	969.00	1.00
C21	N83°52'13"E	32.65	275.00	32.67
C22	N76°06'08"E	41.85	275.00	41.90
C23	N67°22'25"E	41.85	275.00	41.90

CURVE	BEARING	CHORD	RADIUS	LENGTH
C24	N61°11'39"E	17.42	275.00	17.42
C25	N65°17'31"E	46.36	225.00	46.44
C26	N79°14'21"E	62.90	225.00	63.10
C27	N56°07'09"E	31.28	275.00	31.29
C28	N48°29'41"E	41.85	275.00	41.90
C29	N39°45'58"E	41.85	275.00	41.90
C30	N31°02'14"E	41.85	275.00	41.90
C31	N22°45'31"E	37.54	275.00	37.57
C32	N59°19'50"E	0.38	225.00	0.38
C33	N40°35'28"E	144.21	225.00	146.80
C34	N24°37'53"W	36.28	25.00	40.60
C35	N63°50'40"E	35.36	25.00	39.27
C36	S86°08'58"W	39.99	1019.00	40.00
C37	S83°47'03"W	44.13	1019.00	44.13
C38	S82°20'07"W	7.41	1019.00	7.41
C39	N22°45'31"E	58.02	425.00	58.07
C40	N31°02'14"E	64.68	425.00	64.75
C41	N39°45'58"E	64.68	425.00	64.75
C42	N48°29'41"E	64.68	425.00	64.75
C43	N56°07'09"E	48.34	425.00	48.36
C44	N61°11'39"E	26.92	425.00	26.93
C45	N67°22'25"E	64.68	425.00	64.75
C46	N76°06'08"E	64.68	425.00	64.75
C47	N83°52'13"E	50.46	425.00	50.49



GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON DOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

**4-SF-26-F**

HARVEY, WILLIAM L & KATHY C  
PARCEL 050 032.01  
DEED 1792 PG 1033  
LOT 1  
HARVEY HILLS  
20150713-0002875

**Certification of Approval of Public Sanitary Sewer System - Major Subdivisions**

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider: \_\_\_\_\_  
Date: \_\_\_\_\_

Authorized Signature for Utility: \_\_\_\_\_  
Date: \_\_\_\_\_

**Certification of Approval of Public Water System - Major Subdivisions**

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider: \_\_\_\_\_  
Date: \_\_\_\_\_

Authorized Signature for Utility: \_\_\_\_\_  
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: \_\_\_\_\_  
Date: \_\_\_\_\_

**Inspection of Completed Streets and Related Improvements**

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Dept: \_\_\_\_\_

Title: \_\_\_\_\_

**Guarantee of Completion of Stormwater Facilities**

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Dept: \_\_\_\_\_

Title: \_\_\_\_\_

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

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: \_\_\_\_\_  
Tennessee License No. 2447

Date: 9-22-2025

**Certification of Class and Accuracy of Survey**

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

**Certification of the Accuracy of Survey**

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: \_\_\_\_\_  
Tennessee License No. 2447

Date: 9-22-2025

FINAL PLAT OF:



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



REVISIONS	
DRAWN BY: M.STRANGE	1 03/24/2026 PS COMMENTS
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=80'	4
DATE: 02/13/2026	5
	6

HERITAGE LAND DEVELOPMENT PARTNERS LLC  
3571 Louisville Road  
Louisville, Tennessee 37777  
Phone: (865) 851-7373

Harvest Meadow, Unit 3  
and Resubdivision of  
OS-4 of Harvest Meadow, Unit 1  
Knoxville, Tennessee  
District 8, Knox County, Tennessee

PROJECT NO.  
4617-07  
SHEET NO.  
1 of 1