

TOTAL AREA = 71.7± ACRES  
(3,122,503 sq.ft.)  
INCLUDING ROADS: 4.91 ACRES  
OPEN SPACE LOTS: 43.81 ACRES

TOTAL LOTS=123  
121 BUILDING LOTS  
2 OPEN SPACE LOTS

TIN GRID  
MAD02 (AS/2007)

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202206160094509.

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

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

Utility Provider

Authorized Signature for Utility Date

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

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

Utility Provider

Authorized Signature for Utility Date

**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

**Guarantee of Completion of Streets and Related Improvements.**

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

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

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

**Guarantee of Completion of Stormwater Facilities.**

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

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

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

**Zoning**

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

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

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

**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: \_\_\_\_\_

**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: \_\_\_\_\_

**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: \_\_\_\_\_

| LINE LEGEND |  |
|-------------|--|
|             | DRAINAGE EASEMENT                                |
|             | SANITARY SEWER EASEMENT                          |
|             | EXISTING 20' PERMANENT UTILITY & ACCESS EASEMENT |
|             | PERIPHERAL SETBACK                               |
|             | R.O.W. EASEMENT                                  |
|             | GREENWAY EASEMENT                                |

| SYMBOL LEGEND |   |
|---------------|---|
|               | FOUND MONUMENTATION (SIZE&TYPE)                 |
|               | IRON ROD SET SEE NOTE 1                         |
|               | OPEN SPACE LOT                                  |
|               | WEST KNOX UTILITY DISTRICT LOT 1                |
|               | PERMANENT CONTROL MONUMENT ('MAG' NAIL w/ DISK) |

**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: \_\_\_\_\_

**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) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

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

**LOCATION MAP NO SCALE**

**NOTES:**

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 129 PARCEL 037 AND 037.02.
- DEED REFERENCES - PARCEL 037: 202201190056444  
PARCEL 037.02: 202109130021540  
PLAT REFERENCE: EXEMPT PLAT OF SEAL PROPERTY ON HARDIN VALLEY ROAD. 202107210005373  
RESERVE AT HICKORY CREEK UNIT 1 - LOT 42  
20211216--0048066  
RESERVE AT HICKORY CREEK UNIT 2, RESUBDIVISION OF LOT 42 RESERVE AT HICKORY CREEK UNIT 1  
20220701--0000291
- THIS PROPERTY IS ZONED PR <2.8 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 NUMBERS: 47093C0236G & 47093C0237G  
EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NO 202108040009665.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE--ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSIONS FILES 11-SA-21-C AND 11-A-21-UR AS WELL AS 8-SC-20-C AND 8-E-20-UR.
- ALL LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY.
- SURVEYOR HEREBY CERTIFIES THAT SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUB REGS. [SR SECTION 3.04.J]
- THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON JUNE 25, 2024.

REFER TO UNITED STATES DISTRICT COURT, EASTERN DISTRICT OF TENNESSEE, KNOXVILLE DIVISION - JUDGEMENT AND ORDER DISTRIBUTING FUNDS CASE NO. 3:24-CV-00057-DLC-DOP FOR DETAILS REGARDING THE TVA TRANSMISSION EASEMENT AS WELL AS THE TREE CLEARING EASEMENT.

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

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

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

Registered Land Surveyor: \_\_\_\_\_

Tennessee License No. \_\_\_\_\_

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

**Certification of Class and Accuracy of Survey**

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

**Certification of the Accuracy of Survey**

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

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

Registered Land Surveyor: \_\_\_\_\_

Tennessee License No. \_\_\_\_\_

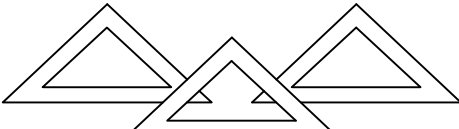
Date: \_\_\_\_\_

FINAL PLAT OF:

Reserve at Hickory Creek Unit 3  
Knoxville, Tennessee 3732  
District 6, Knox County, Tennessee

PROJECT NO.  
4294-08  
SHEET NO.  
1 of 3

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



**5-SB-25-F**

SURVEY FOR/OWNER:

**BALL HOMES**  
1914 PINNACLE POINTE WAY  
Knoxville, Tennessee 37922  
Phone 865-862-4774

| REVISIONS            |                                 |
|----------------------|---------------------------------|
| DRAWN BY: M.STRANGE  | 1 PS COMMENTS 03/26/2025        |
| CHECKED BY: R. LYNCH | 2 PS COMMENTS 04/07/2025        |
| APPROVED BY: R.S.L.  | 3 ADDED TVA EASEMENT 04/28/2025 |
| SCALE: 1" = 150'     | 4                               |
| DATE: 03/06/2025     | 5                               |
|                      | 6                               |

GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED. (LL12) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON 100T GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09, PRECISION OF THE GPS WORK RPAL: 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.

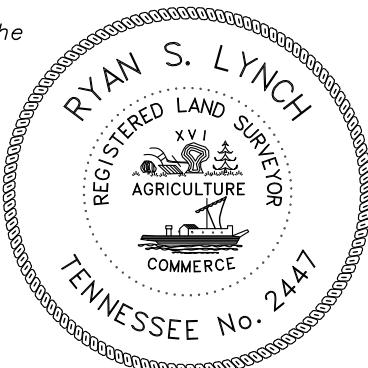
**ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:**

- APPROVAL DATE: 8/13/2020
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 200-FT FOR ROAD "D" FROM STA 0+63.47 TO STA 3+76.88
  - REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 150-FT FOR ROAD "D" FROM STA 13+91.26 TO STA 15+94.83
  - INCREASE MAXIMUM ROAD GRADE FROM 12.00% TO 12.49% FOR ROAD "A" FROM STA 47+26.10 TO STA 54+47.88
  - REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 150-FT FOR ROAD "A" FROM STA 14+58.27 TO STA 16+59.24

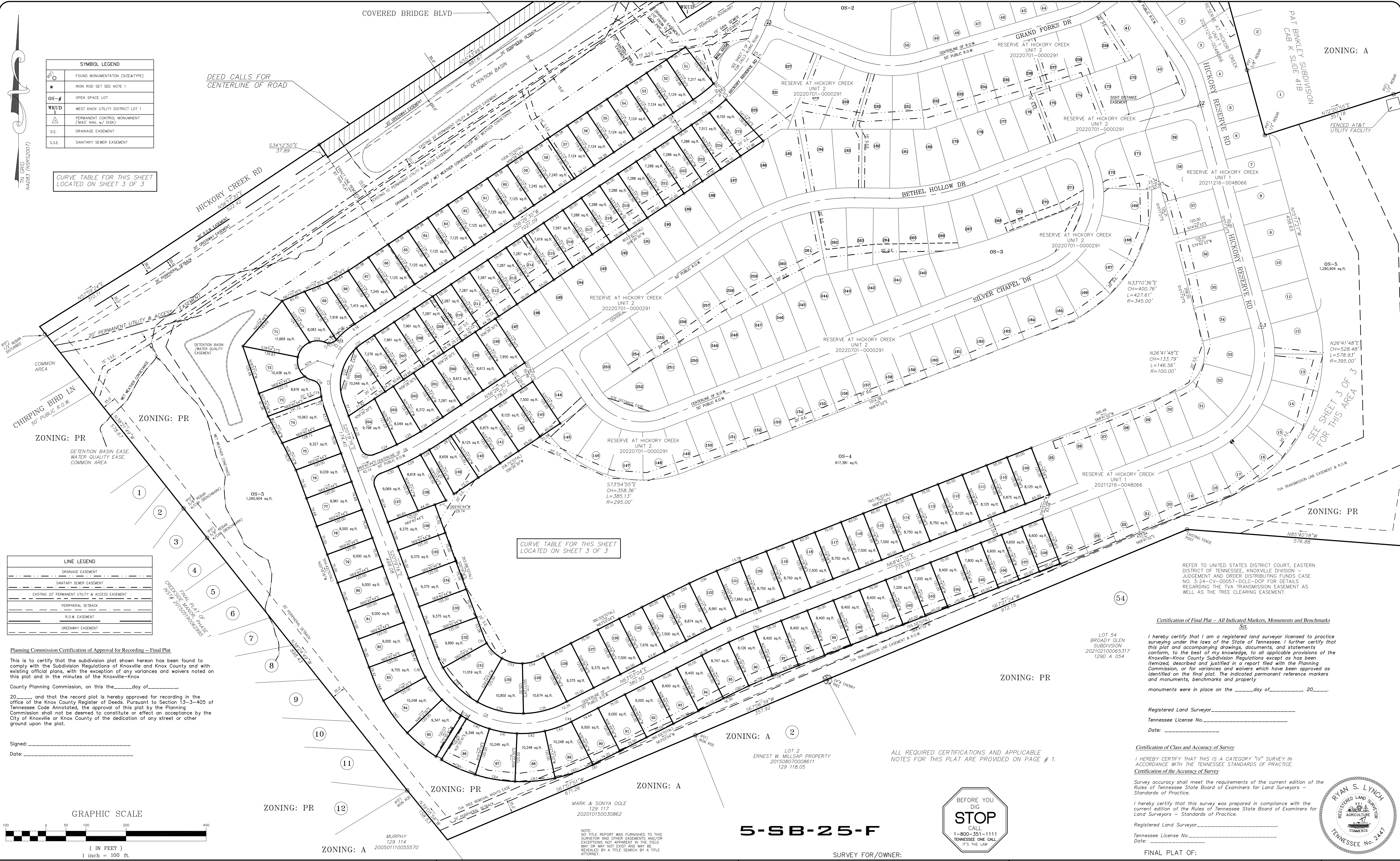
**ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING:**

- APPROVAL DATE: 8/13/2020
- INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 1.50% FOR ROAD "B" FROM STA 13+00.00 TO STA 2+10.23
  - INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 2.00% FOR ROAD "B" FROM STA 4+05.06 TO STA 9+52.78
  - INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 1.89% FOR ROAD "C" FROM STA 0+13.00 TO STA 0+74.62
  - INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 2.55% FOR ROAD "C" FROM STA 19+13.19 TO STA 23+17.19
  - INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 1.50% FOR ROAD "D" FROM STA 0+13.00 TO STA 0+63.00
  - INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 2.22% FOR ROAD "D" FROM STA 11+27.70 TO STA 17+16.62

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







| SYMBOL LEGEND |   |
|---------------|---|
|               | FOUND MONUMENT (SIZE & TYPE)                  |
|               | IRON ROD (SEE NOTE 1)                         |
|               | OPEN SPACE LOT                                |
|               | WEST KNOX UTILITY DISTRICT LOT 1              |
|               | PERMANENT CONTROL MONUMENT (MAG. NAIL w/ S&S) |
|               | DRAINAGE EASEMENT                             |
|               | SANITARY SEWER EASEMENT                       |

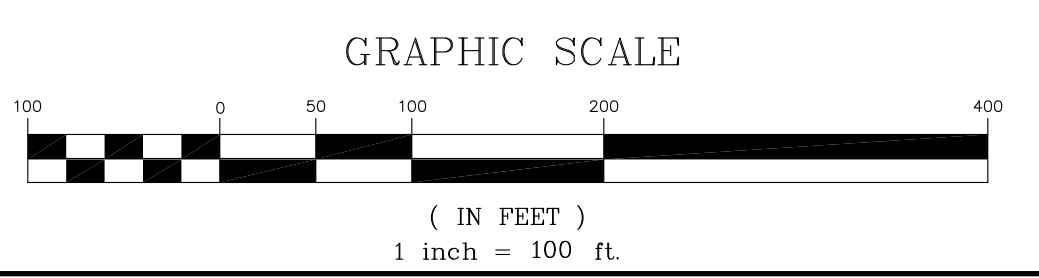
CURVE TABLE FOR THIS SHEET  
LOCATED ON SHEET 3 OF 3

| LINE LEGEND |  |
|-------------|--|
|             | DRAINAGE EASEMENT                                |
|             | SANITARY SEWER EASEMENT                          |
|             | EXISTING 20' PERMANENT UTILITY & ACCESS EASEMENT |
|             | PERIPHERAL SETBACK                               |
|             | R.O.W. EASEMENT                                  |
|             | GREENWAY EASEMENT                                |

**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: \_\_\_\_\_



CURVE TABLE FOR THIS SHEET  
LOCATED ON SHEET 3 OF 3

REFER TO UNITED STATES DISTRICT COURT, EASTERN DISTRICT OF TENNESSEE, KNOXVILLE DIVISION – JUDGEMENT AND ORDER DISTRIBUTING FUNDS CASE NO. 3:24-CV-00057-DCLG-DGP FOR DETAILS REGARDING THE TVA TRANSMISSION EASEMENT AS WELL AS THE TREE CLEARING EASEMENT.

**Certification of Final Plat -- All Indicated Markers, Monuments and Benchmarks Set**

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 indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

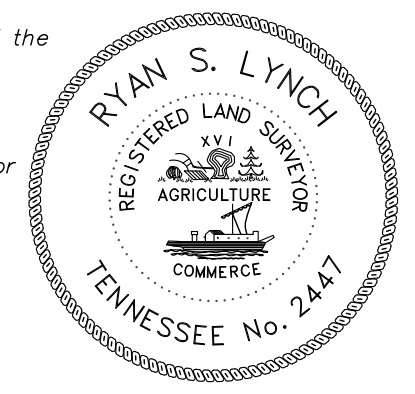
**Certification of Class and Accuracy of Survey**

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE. **Certification of the Accuracy of Survey**

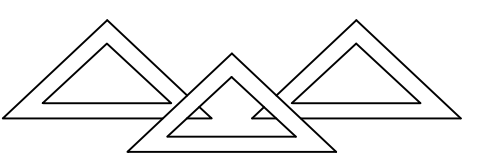
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

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

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



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| REVISIONS            |                                 |
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| CHECKED BY: R. LYNCH | 2 PS COMMENTS 04/07/2025        |
| APPROVED BY: R.S.L.  | 3 PS COMMENTS 04/21/2025        |
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**5-SB-25-F**

SURVEY FOR/OWNER: **BALL HOMES**  
1914 PINNACLE POINTE WAY  
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Reserve at Hickory Creek Unit 3  
Knoxville, Tennessee 3732  
District 6, Knox County, Tennessee

PROJECT NO.  
**4294-08**  
SHEET NO.  
**2 of 3**

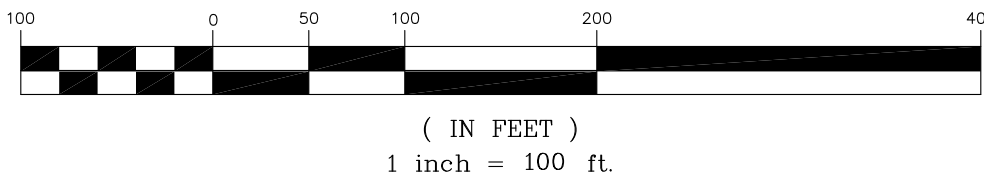


| SYMBOL LEGEND |  |
|---------------|--|
|               | FOUND MONUMENTATION (SIZE&TYPE)                  |
|               | IRON ROD SET SEE NOTE 1                          |
|               | OPEN SPACE LOT                                   |
|               | WEST KNOX UTILITY DISTRICT LOT 1                 |
|               | PERMANENT CONTROL MONUMENT<br>(MAG NAIL w/ DISK) |

| LINE LEGEND |  |
|-------------|--|
|             | DRAINAGE EASEMENT                                |
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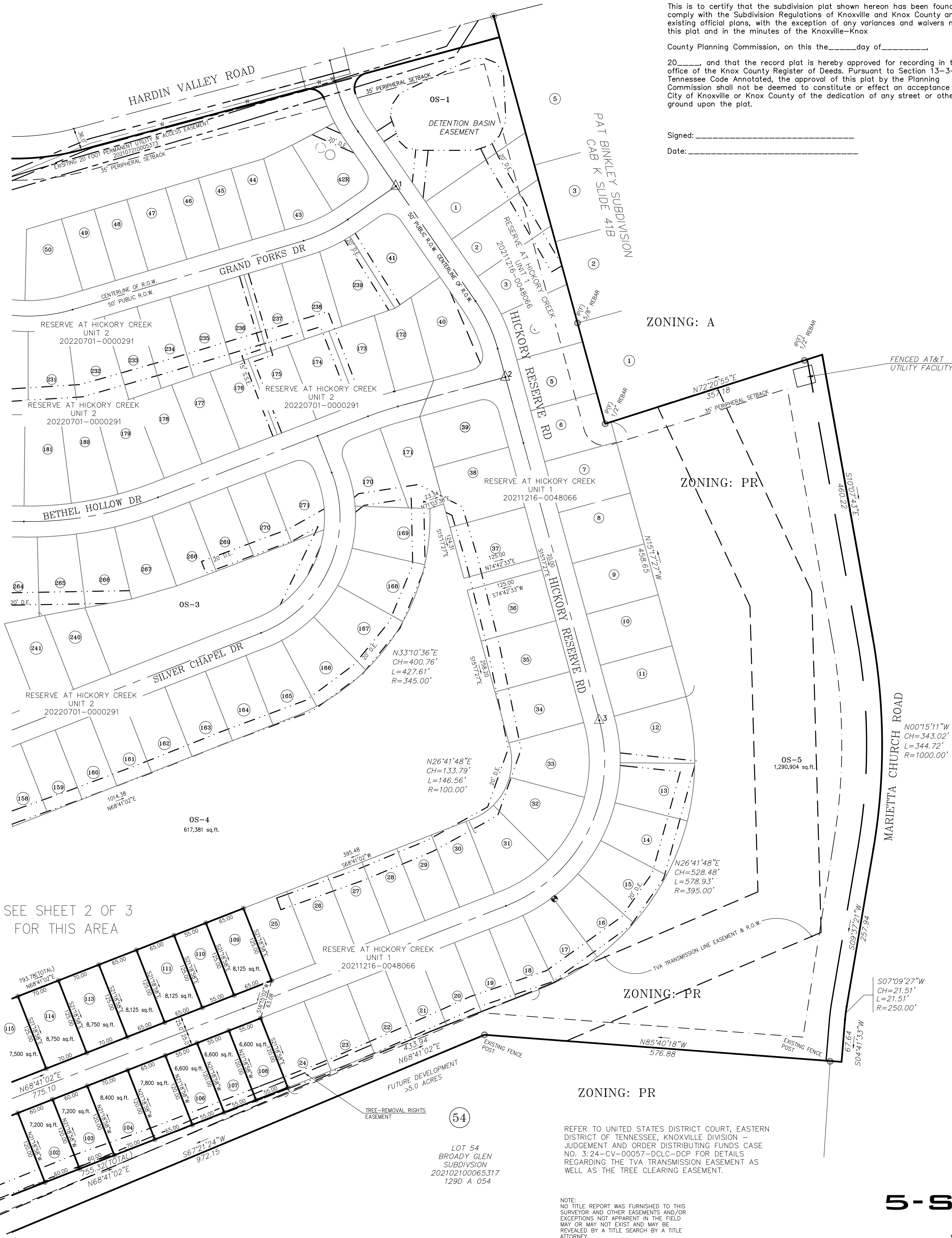
| CURVE TABLE |             |        |         |        |
|-------------|-------------|--------|---------|--------|
| CURVE       | BEARING     | CHORD  | RADIUS  | LENGTH |
| C1          | N52°09'02"E | 68.54  | 458.00  | 68.61  |
| C2          | S37°15'04"W | 98.61  | 150.00  | 100.48 |
| C3          | S01°07'49"E | 98.61  | 150.00  | 100.48 |
| C4          | S68°38'06"E | 373.40 | 250.00  | 421.62 |
| C5          | S65°52'03"W | 147.41 | 1500.00 | 147.47 |
| C6          | N63°03'37"E | 172.89 | 750.00  | 173.27 |
| C7          | N51°55'27"E | 65.34  | 433.00  | 65.40  |
| C8          | N56°20'47"E | 1.44   | 433.00  | 1.44   |
| C9          | N51°13'41"E | 52.81  | 483.00  | 52.84  |
| C10         | N55°24'07"E | 17.53  | 483.00  | 17.53  |
| C11         | S48°13'40"W | 50.00  | 175.00  | 50.18  |
| C12         | N40°52'21"E | 0.75   | 25.00   | 0.75   |
| C13         | N77°08'13"E | 28.96  | 25.00   | 30.89  |
| C14         | S89°48'08"W | 38.65  | 50.00   | 39.68  |
| C15         | S39°04'42"W | 46.93  | 50.00   | 48.85  |
| C16         | S19°57'12"E | 51.57  | 50.00   | 54.18  |
| C17         | S63°42'24"E | 22.00  | 50.00   | 22.18  |
| C18         | N40°09'19"W | 29.57  | 25.00   | 31.64  |
| C19         | S06°51'02"E | 18.06  | 175.00  | 18.07  |
| C20         | S15°03'52"E | 32.07  | 175.00  | 32.11  |
| C21         | S51°41'09"W | 20.73  | 125.00  | 20.75  |
| C22         | S13°18'16"W | 138.44 | 125.00  | 146.72 |
| C23         | S65°38'34"E | 35.55  | 25.00   | 39.55  |
| C24         | N66°32'38"E | 35.18  | 25.00   | 39.07  |
| C25         | N61°21'52"E | 67.95  | 725.00  | 67.98  |
| C26         | N57°33'39"E | 28.32  | 725.00  | 28.32  |
| C27         | N57°45'57"E | 35.82  | 775.00  | 35.82  |
| C28         | N60°00'51"E | 25.00  | 775.00  | 25.00  |
| C29         | N63°16'46"E | 63.31  | 775.00  | 63.33  |
| C30         | N67°22'05"E | 47.28  | 775.00  | 47.29  |
| C31         | S24°23'51"W | 35.18  | 25.00   | 39.02  |
| C32         | S24°54'43"E | 36.02  | 225.00  | 36.06  |
| C33         | S45°02'38"E | 120.57 | 225.00  | 122.06 |
| C34         | S75°53'18"E | 118.77 | 225.00  | 120.19 |
| C35         | N75°55'48"E | 100.30 | 225.00  | 101.15 |
| C36         | S24°45'27"E | 42.54  | 275.00  | 42.59  |
| C37         | S36°29'49"E | 69.91  | 275.00  | 70.10  |
| C38         | S50°19'17"E | 62.46  | 275.00  | 62.60  |
| C39         | S58°24'19"E | 15.00  | 275.00  | 15.00  |
| C40         | S66°29'23"E | 62.47  | 275.00  | 62.60  |
| C41         | S80°18'55"E | 69.92  | 275.00  | 70.11  |
| C42         | N85°04'39"E | 69.92  | 275.00  | 70.11  |
| C43         | N70°28'16"E | 69.92  | 275.00  | 70.11  |
| C44         | N63°06'34"E | 0.56   | 275.00  | 0.56   |
| C45         | S63°42'45"W | 35.19  | 1525.00 | 35.19  |
| C46         | S65°40'18"W | 69.09  | 1525.00 | 69.10  |
| C47         | S67°49'36"W | 45.63  | 1525.00 | 45.63  |
| C48         | S64°11'58"W | 59.11  | 1475.00 | 59.11  |
| C49         | S66°43'50"W | 71.21  | 1475.00 | 71.21  |
| C50         | S68°23'56"W | 14.68  | 1475.00 | 14.68  |
| C51         | S24°54'43"E | 16.01  | 100.00  | 16.02  |
| C52         | S45°02'38"E | 53.59  | 100.00  | 54.25  |
| C53         | S75°53'18"E | 52.78  | 100.00  | 53.42  |
| C54         | N75°55'48"E | 44.58  | 100.00  | 44.96  |
| C55         | S63°42'45"W | 38.08  | 1650.00 | 38.08  |
| C56         | S65°40'18"W | 74.76  | 1650.00 | 74.76  |
| C57         | S67°49'36"W | 49.37  | 1650.00 | 49.37  |
| C58         | S68°22'25"W | 14.68  | 1355.00 | 14.68  |
| C59         | S66°42'19"W | 64.22  | 1355.00 | 64.22  |
| C60         | S64°11'58"W | 54.30  | 1355.00 | 54.31  |
| C61         | N63°06'34"E | 0.80   | 395.00  | 0.80   |
| C62         | N70°28'16"E | 100.43 | 395.00  | 100.70 |
| C63         | N85°04'39"E | 100.42 | 395.00  | 100.70 |
| C64         | S80°18'55"E | 100.44 | 395.00  | 100.71 |
| C65         | S68°22'25"W | 92.98  | 395.00  | 93.19  |
| C66         | S50°13'31"E | 92.97  | 395.00  | 93.19  |
| C67         | S36°29'49"E | 100.42 | 395.00  | 100.69 |
| C68         | S24°45'27"E | 61.11  | 395.00  | 61.17  |
| C108        | N101°7'16"E | 35.36  | 25.00   | 39.27  |

GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.



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

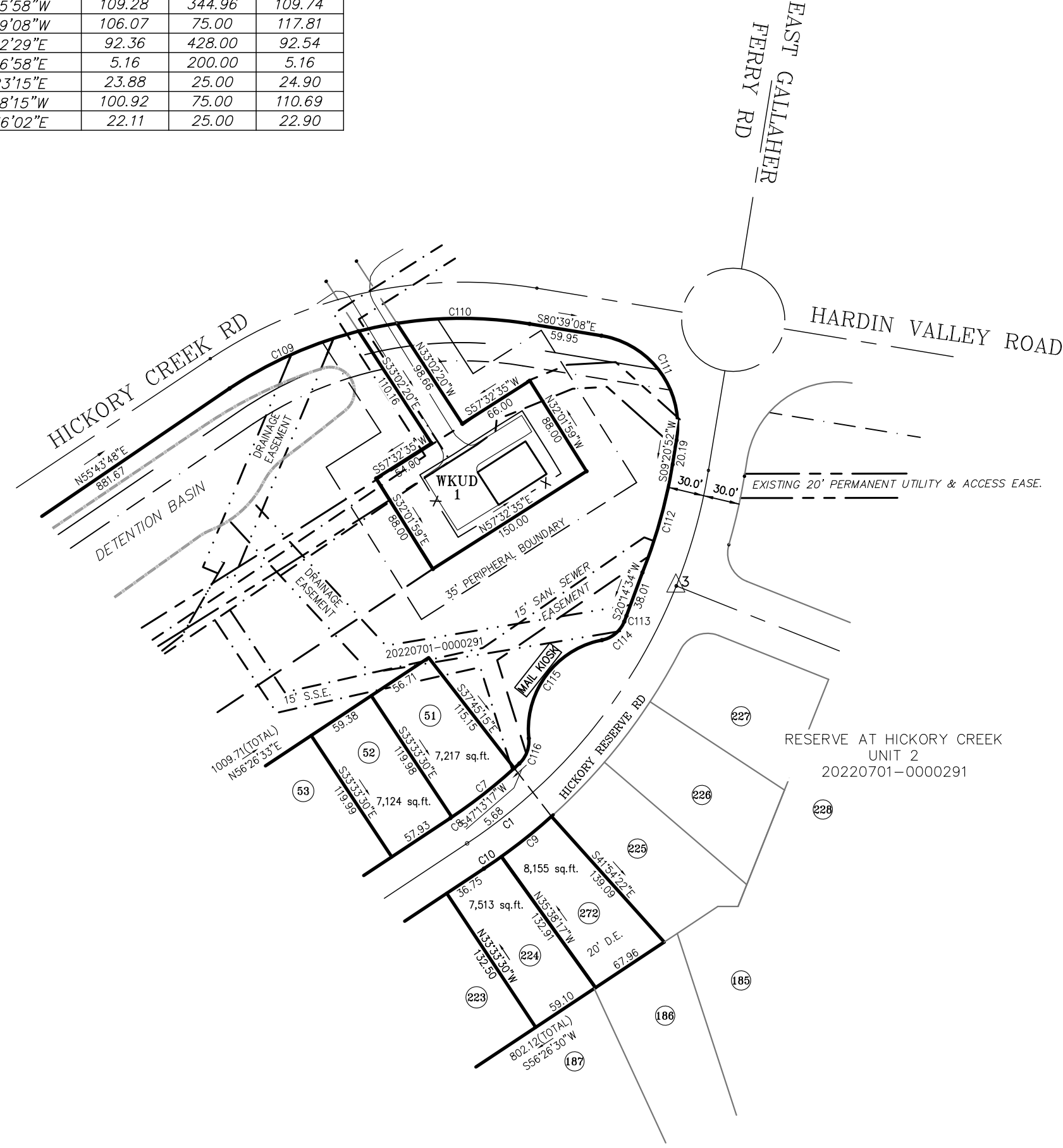
County Planning Commission, on this the \_\_\_\_ day of \_\_\_\_\_,

20\_\_\_\_, and that the record plat is hereby approved for recording in the office of the Knoxville 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: \_\_\_\_\_

| CURVE TABLE |             |        |        |        |
|-------------|-------------|--------|--------|--------|
| CURVE       | BEARING     | CHORD  | RADIUS | LENGTH |
| C109        | S66°03'48"W | 116.25 | 344.96 | 116.81 |
| C110        | N89°45'58"W | 109.28 | 344.96 | 109.74 |
| C111        | N35°39'08"W | 106.07 | 75.00  | 117.81 |
| C112        | N15°32'29"E | 92.36  | 428.00 | 92.54  |
| C113        | N21°06'58"E | 5.16   | 200.00 | 5.16   |
| C114        | N50°23'15"E | 23.88  | 25.00  | 24.90  |
| C115        | S36°38'15"W | 100.92 | 75.00  | 110.69 |
| C116        | N20°36'02"E | 22.11  | 25.00  | 22.90  |



Certification of Final Plat -- All Indicated Markers, Monuments and Benchmarks

Set.

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 indicated permanent reference markers and monuments, benchmarks and property

monuments were in place on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Registered Land Surveyor: \_\_\_\_\_

Tennessee License No. \_\_\_\_\_

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

Certification of Class and Accuracy of Survey

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

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

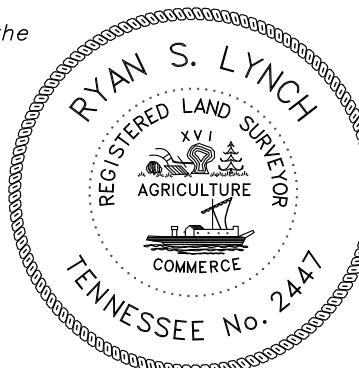
I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors -- Standards of Practice.

Registered Land Surveyor: \_\_\_\_\_

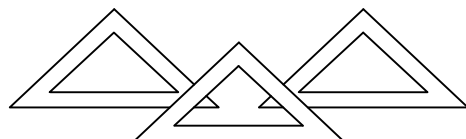
Tennessee License No. \_\_\_\_\_

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

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 PS COMMENTS 03/26/2025        |
| CHECKED BY: R. LYNCH | 2 PS COMMENTS 04/07/2025        |
| APPROVED BY: R.S.L.  | 3 PS COMMENTS 04/21/2025        |
| SCALE: 1"=50'        | 4 ADDED TVA EASEMENT 04/28/2025 |
| DATE: 03/06/2025     | 5                               |
|                      | 6                               |

**5-SB-25-F**  
SURVEY FOR/OWNER:  
**BALL HOMES**  
1914 PINNACLE POINTE WAY  
Knoxville, Tennessee 37922  
Phone 865-862-4774



Reserve at Hickory Creek Unit 3  
Knoxville, Tennessee 3732  
District 6, Knox County, Tennessee

PROJECT NO.  
4294-08  
SHEET NO.  
3 of 3