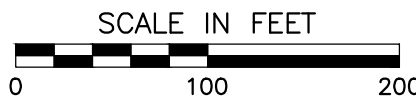


P: | 330-000 | 334-576 | -Survey Dwg | 334-576-PHASE1-PLAT.dwg | COVER-SHEET 1 | LS:(4/28/2025 - Zgoins) - LP: 4/29/2025 10:57 AM



TOTAL AREA = 36.28 ACRES
INCLUDING COMMON AREA AND ROW
TOTAL LOTS = 89.

<p><u>CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.</u></p> <p>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/ANDOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCES 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____.</p> <p>REGISTERED LAND SURVEYOR _____</p> <p>TENNESSEE LICENSE NO.3338</p> <p>DATE: _____</p> <p><u>CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY, SURVEY ACCURACY</u></p> <p>I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND 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.</p> <p>REGISTERED LAND SURVEYOR _____</p> <p>TENNESSEE LICENSE NO.3338</p> <p>DATE: _____</p>

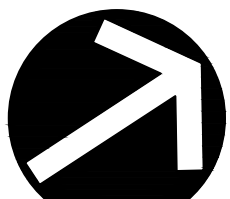
DRAFT

811[®]

**Know what's below.
Call before you dig.**

SHEET INDEX

1.	COVER
2.	PROPERTY
3.	PROPERTY
4.	EASEMENTS



NORTH TN NAD83 (2011)

DOUGLAS B. KARNES
PARCEL ID: 111 03602
PLAT INSTR. # 201103160073164
DEED BOOK 20190700000843

EXISTING 25' KUB ELECTRIC EASEMENT
INST. # 200111160039353
ON INST. #200111160039353 HAS BEEN
ABANDONED PER INST. #2022011600561674

MARGARET & GREG CLARK
PARCEL ID: 111 03607
PLAT C&D 16-151 5000 B
DEED BOOK 2286 PAGE 247

25' KUB ELECTRIC EASEMENT
INST. # 200111160039353
TO BE REMOVED BY THIS PLAT

REFERENCE MARKER 5
N 594367.78
E 2617356.08

CURVE	RADIUS	CH	CHB
C1	25.00'	35.40'	S 86°20'38" W
C2	275.00'	32.75'	S 51°59'07" W
C3	20.00'	30.16'	N 08°28'08" W
C4	400.00'	23.68'	N 40°43'39" E
C5	575.00'	14.98'	N 31°21'34" E
C6	575.00'	50.25'	N 28°06'51" E
C7	575.00'	50.25'	N 23°06'19" E
C8	575.00'	50.25'	N 18°05'47" E
C9	575.00'	20.26'	N 14°34'57" E
C10	175.00'	41.88'	N 08°42'03" E
C11	175.00'	46.67'	N 07°50'01" W
C12	175.00'	46.67'	N 23°09'28" W
C13	175.00'	49.00'	N 38°52'05" W
C14	1033.92'	113.77'	S 04°39'39" E
C15	1033.92'	76.38'	S 00°39'00" W
C16	1033.92'	76.49'	S 04°56'01" W
C17	1033.92'	71.71'	S 09°05'18" W
C18	1033.92'	52.01'	S 12°30'37" W
C19	1033.92'	54.86'	S 15°27'58" W
C20	1033.92'	59.02'	S 18°36'53" W

CURVE	RADIUS	CH	CHB
C21	1033.92'	59.08'	S 21°52'53" W
C22	1033.92'	36.93'	S 21°32'10" W
C23	1369.81'	22.37'	S 27°00'47" W
C24	1369.81'	34.29'	S 28°36'59" W
C25	1369.81'	32.01'	S 30°50'23" W
C26	1369.81'	32.01'	S 33°00'55" W
C27	1369.81'	32.08'	S 35°11'32" W
C28	1369.81'	61.96'	S 38°24'59" W
C29	1369.81'	56.74'	S 40°53'57" W
C30	1369.81'	52.00'	S 43°10'25" W
C31	1085.92'	648.46'	S 08°10'49" W
C32	1419.81'	444.75'	S 35°32'02" W
C33	18.00'	7.31'	S 36°51'26" E
C34	25.00'	35.31'	S 03°39'02" E
C42	125.00'	29.28'	S 10°08'46" E
C43	225.00'	36.55'	S 53°13'49" E
C44	20.00'	28.28'	S 77°06'40" W
C45	525.00'	42.19'	S 30°31'41" W
C46	525.00'	42.19'	S 26°38'32" W
C47	525.00'	42.66'	S 22°00'39" W

CURVE	RADIUS	CH	CHB
C48	325.00'	43.44'	S 17°18'40" W
C49	325.00'	12.52'	S 14°15'24" W
C50	125.00'	146.00'	S 22°09'28" E
C51	20.00'	28.28'	N 77°08'40" E
C52	20.00'	28.28'	N 12°53'20" W
C53	20.00'	28.28'	S 77°06'40" W
C54	20.00'	28.28'	S 12°53'20" E
C55	250.00'	40.61'	N 53°13'49" W
C57	375.00'	67.66'	N 37°17'12" E
C58	500.00'	177.18'	N 22°50'32" E
C59	150.00'	175.19'	N 22°09'28" W
C73	75.00'	25.37'	N 48°09'12" W
C74	20.00'	29.77'	S 08°48'09" E
C75	350.00'	25.52'	S 40°22'23" W
C76	20.00'	25.62'	S 82°17'12" W
C89	175.00'	31.46'	S 52°24'09" W
C100	400.00'	49.57'	N 35°31'09" E

PLANNING STAFF 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 _____ DAY OF _____, 20____, AND THAT THE RECORDED 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: _____

SCALE IN FEET
0 50 100

LINE #	DIRECTION	LENGTH
L1	N 42°27'45" E	27.14'
L2	N 32°06'40" E	20.00'
L3	N 13°34'23" E	5.37'
L4	S 41°16'14" W	35.08'
L5	S 48°34'18" E	13.78'
L6	S 25°08'35" E	28.86'
L7	S 48°34'18" E	23.23'
L11	S 57°53'20" E	22.82'
L12	S 57°53'20" E	22.00'
L13	S 57°53'20" E	42.00'
L15	S 57°53'20" W	27.00'
L16	N 57°53'20" E	5.93'
L17	N 57°53'20" W	14.00'
L18	N 57°53'20" W	38.00'
L19	N 57°53'20" W	14.00'
L20	N 57°53'20" W	38.00'
L21	N 57°53'20" W	14.00'
L22	N 57°53'20" E	28.00'
L23	N 57°53'20" W	24.00'
L24	N 57°53'20" W	18.00'
L25	N 57°53'20" W	34.00'

LINE #	DIRECTION	LENGTH
L26	N 57°53'20" W	8.00'
L27	N 57°53'20" W	34.00'
L28	N 57°53'20" W	8.00'
L29	N 57°53'20" W	34.00'
L30	N 57°53'20" W	8.00'
L31	N 57°53'20" W	34.00'
L32	N 57°53'20" W	8.00'
L33	N 57°53'20" W	42.00'
L34	N 57°53'20" W	2.00'
L35	N 57°53'20" W	40.00'
L36	N 57°53'20" W	12.00'
L37	N 57°53'20" W	30.00'
L38	N 57°53'20" W	22.00'
L39	N 57°53'20" W	20.00'
L40	N 57°53'20" W	32.00'
L42	S 32°06'40" W	13.01'
L44	N 32°06'40" E	15.00'
L45	S 57°53'20" E	26.14'
L46	S 32°06'40" W	35.00'
L47	N 32°06'40" E	9.52'

DRAFT

811
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Civil & Environmental Consultants, Inc.

2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

**FINAL PLAT OF PRICES POINT SUBDIVISION
UNIT 1
CIVIL DISTRICT 9
KNOX COUNTY, TENNESSEE**

DRAWN BY: **ZKGI** CHECKED BY: **DRAFT** APPROVED BY: **DRAFT**
DATE: **04-25-2025** DWG SCALE: **1"=50'** PROJECT NO: **334-576**
CLIENT: **BGD DEVELOPMENT LLC**
307 BLUE PEACOCK WAY
SEYMOUR, TN 37865
PH: (865) 573-8872

DRAWING NO.: **SV01**
SHEET **2** OF **4**

- EXISTING LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING EASEMENT
 - x-x-x- EXISTING FENCE LINE
 - OH-W EXISTING OVERHEAD WIRES
 - FOUND IRON PIN
 - △ SET MAG NAIL
 - SET REBAR & CAP
 - AC UNIT
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ VALVE
 - ⊕ POWER POLE
 - GUY WIRE
 - ⊕ TELEPHONE POLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ ELECTRIC PULL BOX
 - ⊕ ELECTRIC METER
 - ⊕ FIBER OPTIC PULL BOX
 - ⊕ GUY POLE
 - ⊕ TELEPHONE BOX/CABINET
 - ⊕ FIBER OPTIC BOX/CABINET

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.
SURVEY ACCURACY

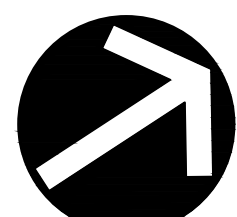
I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR: _____
TENNESSEE LICENSE NO.3338
DATE: _____

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 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.3338
DATE: _____



NORTH
TN NAD83 (2011)

LINE #	DIRECTION	LENGTH
L8	S 75°31'41" E	30.00'
L9	S 32°06'40" W	14.79'
L10	N 73°08'18" E	28.89'
L11	S 57°53'20" E	22.82'
L13	S 57°53'20" E	42.00'
L14	S 57°53'20" E	10.00'
L15	N 57°53'20" W	27.00'
L38	N 57°53'20" W	22.00'
L39	N 57°53'20" W	20.00'
L40	N 57°53'20" W	32.00'
L41	N 57°53'20" W	20.00'
L48	N 57°53'20" W	17.09'
L49	N 31°23'39" W	34.13'
L50	N 31°23'39" W	34.13'
L51	S 31°23'39" E	34.13'

CURVE #	RADIUS	CHL	CHB
C35	275.00'	95.57'	S 42°27'13" E
C36	20.00'	26.91'	S 10°10'29" E
C37	125.00'	32.15'	S 24°43'18" W
C38	125.00'	49.23'	S 08°58'28" W
C39	125.00'	28.00'	S 11°07'20" E
C40	125.00'	38.91'	S 28°48'57" E
C41	125.00'	21.06'	S 39°36'13" E
C42	125.00'	29.28'	S 51°09'46" E
C56	100.00'	141.42'	N 12°53'20" W
C60	250.00'	114.58'	N 44°38'30" W
C61	225.00'	103.12'	N 44°38'30" W
C62	275.00'	5.05'	S 31°55'14" E
C63	50.00'	30.21'	N 42°37'45" W
C70	75.00'	86.80'	N 03°09'12" W
C72	20.00'	28.28'	N 77°06'40" E
C73	75.00'	25.37'	N 48°09'12" W
C107	125.00'	21.06'	S 39°36'13" E

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

FILE NUMBER 5-SC-2-F

EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE LINE
- EXISTING OVERHEAD WIRES
- FOUND IRON PIN
- SET MAG NAIL
- SET REBAR & CAP
- AC UNIT
- FIRE HYDRANT
- WATER METER
- VALVE
- POWER POLE
- GUY WIRE
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- ELECTRIC PULL BOX
- ELECTRIC METER
- FIBER OPTIC PULL BOX
- GUY POLE
- TELEPHONE BOX/CABINET
- FIBER OPTIC BOX/CABINET

P:\130-000\134-576\134-576-FINAL-SHEET-3\134-576-FINAL-SHEET-3.dwg [SHEET 3] 15/07/2025 10:57 AM

LAURA L JULIAN
PARCEL ID: 111 03604
PLAT INST. # 201305160075164
DEED BOOK 20220208061735

STORMWATER EASEMENT
GRANTED BY INST. #
20240820012504

25' ACCESS EASEMENT
GRANTED BY INST. #
202201190056167
ON INST. #2011160039353 HAS BEEN
ABANDONED PER INST. #202201190056167

1/2" F.I.R.
(ON-LINE)
EASEMENT MONUMENT
EXISTING 25' JOINT
PERMANENT EASEMENT
INST. #201305160075164
PREVIOUS EASEMENT SHOWN
ON INST. #2011160039353 HAS BEEN
ABANDONED PER INST. #202201190056167

DOUGLAS B. KARNES
PARCEL ID: 111 03602
PLAT INST. # 201305160075164
DEED BOOK 201507020008043

JULIE CLOWINGER
PARCEL ID: 111 05811
PLAT INST. # 20011160039353
DEED BOOK 202206150093992

25' ACCESS EASEMENT
GRANTED BY INST. #
202201190056167
ON INST. #2011160039353 HAS BEEN
ABANDONED PER INST. #202201190056167

1/2" F.I.R.
(ON-LINE)
EASEMENT MONUMENT
EXISTING 25' JOINT
PERMANENT EASEMENT
INST. #201305160075164
PREVIOUS EASEMENT SHOWN
ON INST. #2011160039353 HAS BEEN
ABANDONED PER INST. #202201190056167

DOUGLAS B. KARNES
PARCEL ID: 111 03602
PLAT INST. # 201305160075164
DEED BOOK 201507020008043

SCALE IN FEET
0 50 100

CROSSWALK COMMUNITY CHURCH
PARCEL ID: 111 01662
DEED BOOK 20050701000040

PLANNING STAFF 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 RECORDED 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: _____

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND 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.3338
DATE: _____

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 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.3338
DATE: _____



Civil & Environmental
Consultants, Inc.

2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

DRAFT



FINAL PLAT OF PRICES POINT SUBDIVISION

UNIT 1
CIVIL DISTRICT 9
KNOX COUNTY, TENNESSEE

DRAWN BY: ZKG CHECKED BY: DRAFT APPROVED BY: DRAFT
DATE: 04-25-2025 DWG SCALE: 1"=50' PROJECT NO: 334-576

CLIENT: BGD DEVELOPMENT LLC
307 BLUE PEACOCK WAY
SEYMOUR, TN 37865
PH: (865) 573-8872

DRAWING NO.:
SV01
SHEET 3 OF 4

