

TOTAL AREA
8.60 ACRES

TOTAL ACERAGE TO CENTERLINE OF ROAD
374,815 sq. ft.
8.60 Acres

TOTAL ACERAGE WITHOUT R.O.W. DEDICATION
364,111 sq. ft.
8.35 Acres

TOTAL LOTS: 30



Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202403150044548.

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: _____

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: _____

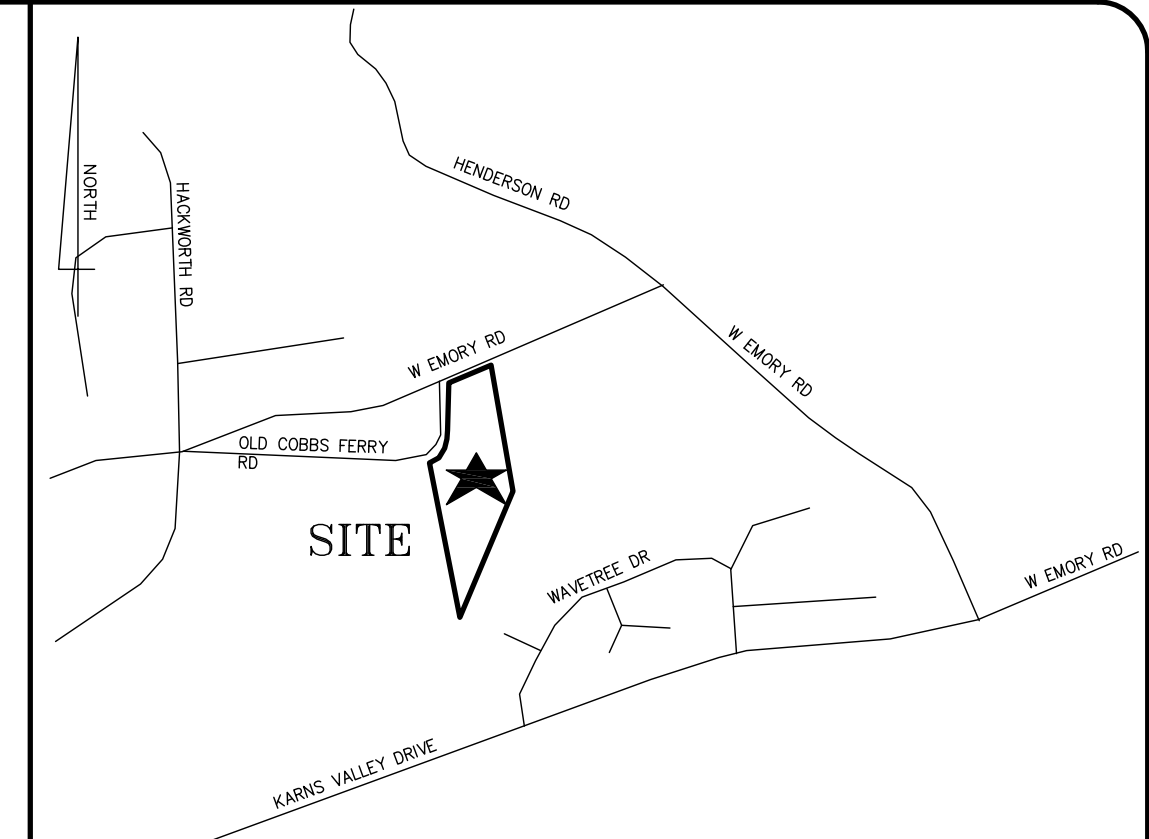
OWNERS:
PARCEL: 077 083.04
EMORY ROAD PARTNERS LLC
3609 WALDEN DR
LEXINGTON, KY 40517

PARCEL: 077NE062
BALL HOMES LLC
3609 WALDEN DR
LEXINGTON, KY 40517

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

- 1. 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".
- 2. CLT TAX MAP 077 PARCEL 083.04 & MAP 077N GROUP 'E' PARCEL 062
- 3. DEED REFERENCES - 20210119-0058110 & 20210916-0022549 PLAT REFERENCE - HATMAKER PROPERTY ON W. EMORY ROAD 20210813-0012765 EMORY GREEN SUBDIVISION 20240522-0058251 EMORY GREEN TOWNHOMES 20250123-0038620
- 4. THIS PROPERTY IS ZONED PR <5 DU/AC MINIMUM SETBACKS: FRONT: 15' SIDE: 5' OR 0' WHERE SHOWN REAR: 15' 35' PERIPHERAL SETBACK
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C02232F EFFECTIVE DATE: MAY 02, 2007.
- 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 7. NORTH ROTATION: NAD83(NSRS2007)
- 8. 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.
- 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 4-SD-21-C, 4-D-21-UR, 12-SD-20-C AND 12-F-20-UR AS WELL AS: 3-SB-26-C & 3-F-26-DP.
- 12. THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.
- 13. SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS.
- 14. ALL LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- 15. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2 OF HATMAKER PROPERTY ON W. EMORY ROAD (INST: 20210813-0012765) INTO 30 TOWNHOME, AND TO RESUBDIVIDE OS-2 FROM EMORY GREEN SUBDIVISION (INST: 20240522-0058251) TO CREATE OS-2R AND OS-3 AS SHOWN HEREON.
- 16. HOMEOWNERS' ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER: _____
- 17. THE REDUCTION OF THE LOT DEPTH (FOR THE EXISTING RESIDENCE LOT 89) BELOW THE MINIMUM REQUIREMENT IS A RESULT OF RIGHT-OF-WAY DEDICATION AND IS PERMITTED PURSUANT TO SECTION 3.12.02.A OF THE KNOX COUNTY ZONING ORDINANCE.
- 18. THE ORIGINAL PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON JANUARY 8, 2024.

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 _____ 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: _____

County - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works

Signed: _____ Date: _____

Water: (W.K.U.D.)

Signed: _____ Date: _____

Sewer: (W.K.U.D.)

Signed: _____ Date: _____

Electric: (L.C.U.B.)

Signed: _____ Date: _____

Gas: (K.U.B.)

Signed: _____ Date: _____

Telephone: (AT&T)

Signed: _____ Date: _____

Cable Television: (COMCAST)

Signed: _____ Date: _____

CURVE TABLE

| CURVE | BEARING | CHORD | RADIUS | LENGTH |
|-------|-------------|--------|---------|--------|
| C1 | N65°05'17"E | 4.47 | 1970.00 | 4.47 |
| C2 | S68°49'51"E | 35.98 | 25.00 | 40.16 |
| C3 | S04°40'53"E | 155.62 | 250.00 | 158.24 |
| C4 | S05°16'44"E | 128.45 | 200.00 | 130.77 |
| C5 | N85°14'12"E | 131.85 | 200.00 | 134.36 |
| C6 | S61°17'04"W | 98.34 | 200.00 | 99.36 |
| C7 | S11°58'20"E | 114.94 | 100.00 | 122.45 |
| C8 | N18°16'47"E | 42.08 | 250.00 | 42.13 |
| C9 | N06°25'54"E | 61.11 | 250.00 | 61.26 |
| C10 | S04°40'53"E | 140.05 | 225.00 | 142.42 |
| C11 | S08°22'26"E | 150.78 | 225.00 | 153.75 |
| C12 | S2°35'52"W | 38.09 | 25.00 | 43.30 |
| C13 | S89°00'53"W | 93.35 | 175.00 | 94.49 |
| C14 | S79°11'30"E | 28.84 | 225.00 | 28.86 |
| C15 | N61°17'04"W | 105.10 | 213.74 | 106.19 |
| C16 | S61°17'04"E | 85.43 | 173.74 | 86.32 |
| C17 | S11°58'20"E | 84.76 | 75.74 | 90.30 |
| C18 | S18°16'47"W | 46.50 | 276.26 | 46.55 |
| C19 | S07°43'21"W | 55.16 | 276.26 | 55.25 |
| C20 | S15°54'27"W | 36.07 | 75.00 | 36.43 |
| C21 | S25°56'23"W | 5.69 | 42.00 | 5.69 |
| C22 | S04°27'31"W | 24.70 | 42.00 | 25.07 |
| C23 | S30°59'47"E | 27.15 | 42.00 | 27.63 |
| C24 | S65°19'45"E | 22.41 | 42.00 | 22.69 |
| C25 | N85°00'09"E | 20.59 | 42.00 | 20.81 |
| C26 | N53°30'35"E | 24.98 | 42.00 | 25.36 |
| C27 | N20°39'07"E | 22.53 | 42.00 | 22.81 |
| C28 | N10°26'05"W | 23.19 | 42.00 | 23.50 |
| C29 | N33°03'48"W | 8.93 | 42.00 | 8.94 |
| C30 | N11°43'34"W | 20.67 | 75.00 | 20.73 |
| C31 | N10°04'04"W | 34.39 | 75.00 | 34.70 |
| C32 | N06°34'41"E | 8.87 | 75.00 | 8.88 |
| C33 | N11°42'38"E | 14.36 | 236.26 | 14.36 |
| C34 | N15°29'46"E | 16.85 | 236.26 | 16.86 |
| C35 | N20°03'48"E | 20.80 | 236.26 | 20.81 |
| C36 | N22°50'48"E | 21.15 | 236.26 | 21.15 |
| C37 | N20°54'01"E | 8.76 | 113.74 | 8.76 |
| C38 | N12°23'45"E | 24.95 | 113.74 | 25.00 |
| C39 | N00°24'35"W | 25.78 | 113.74 | 25.84 |
| C40 | N12°02'45"W | 20.33 | 113.74 | 20.36 |
| C41 | N22°39'10"W | 21.72 | 113.74 | 21.75 |
| C42 | N33°47'47"W | 22.46 | 113.74 | 22.49 |
| C43 | N43°15'24"W | 15.06 | 113.74 | 15.07 |
| C44 | N76°30'35"E | 18.88 | 110.30 | 18.90 |
| C45 | N64°14'25"E | 28.26 | 110.30 | 28.34 |
| C46 | N60°40'23"E | 23.85 | 110.30 | 23.90 |
| C47 | N38°48'27"E | 21.75 | 110.30 | 21.79 |
| C48 | N27°04'55"E | 23.32 | 110.30 | 23.36 |
| C49 | N14°21'11"E | 25.59 | 110.30 | 25.65 |
| C50 | N02°01'46"E | 21.76 | 110.30 | 21.80 |
| C51 | N04°35'59"W | 3.73 | 110.30 | 3.73 |
| C52 | N04°27'06"W | 17.13 | 439.70 | 17.13 |
| C53 | N00°55'33"W | 36.98 | 439.70 | 36.99 |
| C54 | N02°51'55"E | 21.19 | 439.70 | 21.20 |
| C55 | N08°48'09"E | 21.32 | 439.70 | 21.33 |
| C56 | N08°15'08"E | 18.83 | 439.70 | 18.83 |
| C57 | N11°50'36"E | 36.27 | 439.70 | 36.28 |
| C58 | N66°37'04"E | 57.33 | 1030.00 | 57.34 |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N24°58'37"W | 30.00 |
| L2 | N17°22'29"E | 7.40 |
| L3 | N17°22'29"E | 31.24 |

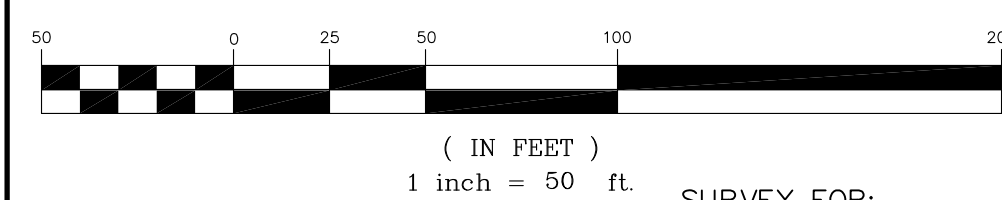
ROAD 'D' IS NOW CALLED KEENBERG LANE
VARIANCES: CASE FILE: 3-SB-26-C/3-F-26-DP APPROVED: 03/05/2026

- 1. Reduce the K value from 25 to 20 on Road D STA 4+14.66.
- 2. Reduce the minimum length for the tangent connecting back horizontal curves from 150 ft to 29 ft on Road D from STA 5+54.26 to 5+83.41.
- 3. Reduce the lot depth for double frontage lots 85-88 from 150 ft to 110 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL
1. Reduce the minimum lot frontage from 25 ft to 20 ft for lots 61-90.
2. Reduce the minimum horizontal curve radius from 250 ft to 100 ft for Road D from STA 4+31.80 to 5+54.26.
3. Reduce the minimum horizontal curve radius from 250 ft to 200 ft for Road D from STA 5+83.41 to 8+17.14.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):
1. Reduce the private right-of-way width from 50 ft to 40 ft for Road D from station 0+00.00 to station 6+82.77.

GRAPHIC SCALE



5-SF-26-F

FINAL PLAT OF:

Ball Homes
1914 Pinnacle Pointe Way
Knoxville, Tennessee 37922
Phone: (865) 862-4774

Emory Green Townhomes
CLT: 077 PARCEL 083.04
Knoxville, Tennessee
District 6, Knox County, Tennessee

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

DRAWN BY: M.STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=50'
DATE: 03/18/2026

| REVISIONS | PROJECT NO. |
|-------------------------------------|-------------|
| 1 03/31/2026 ADDED STORMWATER EASE. | 4300-07 |
| 2 04/14/2026 PS COMMENTS | |
| 3 04/27/2026 CLOSURE ISSUES | |
| 4 | |
| 5 | |
| 6 | |

REGISTERED LAND SURVEYOR
RYAN S. LYNCH
AGRICULTURE
COMMERCE
TENNESSEE No. 2447

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: _____