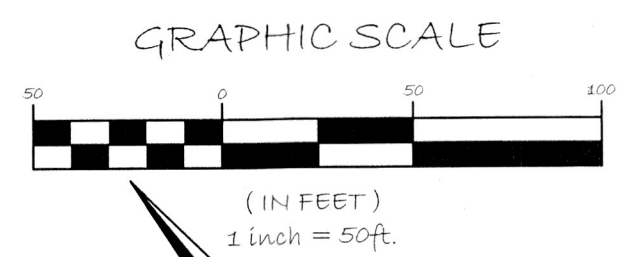
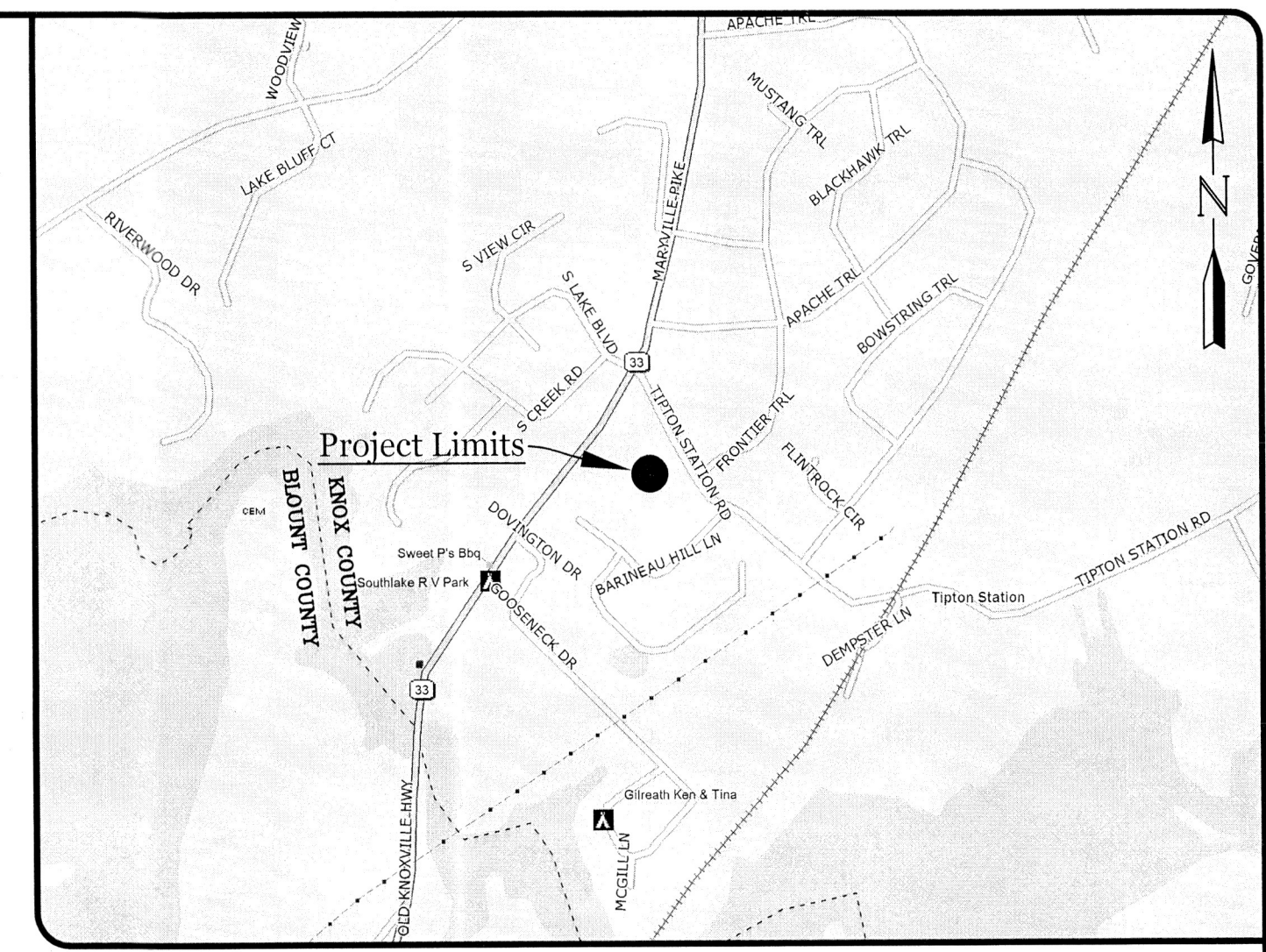


# Final Plat of Barineau Hills, Phase II

## Being a Portion of the Property Described in Instrument Number 201802200049240

### A Parcel of Land Lying in the 9th Civil District of Knox County, Tennessee



**ADDRESSING DEPARTMENT CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, 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: \_\_\_\_\_

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	18.46'	50.00'	21°09'29"	S19°00'36"W	18.36'
C2	28.13'	50.00'	32°14'03"	N85°52'24"W	27.76'
C3	29.74'	75.00'	22°43'02"	N68°48'48"E	29.54'
C4	18.53'	75.00'	14°08'09"	N48°22'40"E	18.48'
C5	84.79'	50.00'	87°04'47"	N37°10'56"W	74.92'
C6	48.26'	75.00'	36°52'12"	S30°27'32"E	47.43'
C7	32.93'	1894.00'	0°56'47"	N39°37'47"E	32.93'
C8	101.79'	1894.00'	2°58'29"	N37°41'39"E	101.78'
C9	101.01'	1894.00'	2°54'00"	N34°46'50"E	101.00'
C10	63.63'	1893.53'	1°49'44"	N32°24'54"E	63.63'
C11	143.09'	1893.53'	4°56'42"	N29°26'43"E	143.08'
C12	51.95'	1894.00'	1°29'34"	N26°38'35"E	51.95'
C13	65.32'	444.00'	8°25'48"	S32°50'24"E	65.28'
C14	48.13'	25.00'	110°18'10"	S08°19'43"E	41.03'
C15	28.67'	125.00'	13°08'34"	S42°19'21"E	28.61'
C16	43.06'	125.00'	19°44'09"	S25°52'59"E	42.84'
C17	44.15'	125.00'	20°24'13"	S09°53'48"E	43.92'
C18	44.32'	125.00'	3°51'58"	S27°54'36"W	8.43'
C19	45.22'	50.00'	51°49'01"	N76°25'03"W	43.69'
C20	52.10'	50.00'	59°42'11"	N30°39'27"W	49.78'
C21	5.07'	75.00'	3°52'28"	S62°41'38"W	5.07'

**LEGEND**

- (XXXXX) = JMC POINT NUMBER
- Δ = CALCULATED POINT (UNLESS NOTED)
- = SET 5/8" IRON ROD & CAP STAMPED "JMC SURVEYING & MAPPING"
- CMP = CORRUGATED METAL PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- = WOOD POWER POLE
- = METAL POWER POLE
- = LAMP POST
- = GUY WIRE
- = FIRE HYDRANT
- = PROPOSED FIRE HYDRANT
- = WATER METER
- = PROPOSED WATER METER
- = PROPOSED WATER VALVE
- = WATER VALVE
- = GAS VALVE
- = WELL
- = TELEPHONE PEDESTAL
- = SANITARY SEWER MANHOLE
- = PROPOSED CURB INLET
- = OVERHEAD UTILITY LINE
- = EASEMENT LINE
- = SANITARY SEWER LINE
- = PROPOSED SEWER LINE
- = PROPOSED WATER LINE
- = PROPOSED DITCH LINE
- = PROPOSED STORM CULVERT
- = AREA DEDICATED TO KNOX COUNTY FOR ROADWAY RIGHT-OF-WAY
- = SIGHT DISTANCE EASEMENT

**PROPERTY INFORMATION**

KNOX COUNTY TAX MAP 147, GROUP NONE, PARCEL 073 ALL OF LOTS 41-53 AND PART OF LOT 54

KNOX COUNTY TAX MAP 147, GROUP NONE, PARCEL 073.01 ALL OF LOTS 55-56 AND PART OF LOT 54

**CERTIFICATE OF APPROVAL FOR RECORDING - FINAL PLAT**

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND STIPULATIONS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, 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**

TWILA, LLC, LARRY D. WRIGHT, 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, 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: \_\_\_\_\_

**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 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, BENCHMARK UPON COMPLETION OF THE SUBDIVISION, PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

**REGISTERED LAND SURVEYOR**

TENNESSEE CERTIFICATE NO. \_\_\_\_\_

**SANITARY SEWER**

THIS IS TO CERTIFY THAT THE SANITARY SEWERS INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER: 2665

AUTHORIZED SIGNATURE FOR UTILITY: \_\_\_\_\_ DATE: \_\_\_\_\_

**ZONING**

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS: \_\_\_\_\_

ZONING SHOWN ON OFFICIAL MAP: \_\_\_\_\_

**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 STREETS AND RELATED IMPROVEMENTS**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE 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: \_\_\_\_\_

**INSPECTION OF COMPLETED STORMWATER FACILITIES**

I, THE UNDERSIGNED, HEREBY CERTIFY THIS SUBDIVISION HAS BEEN INSPECTED AND ALL STORMWATER FACILITIES HAVE BEEN COMPLETED IN A MANNER THAT MEETS ALL CITY AND COUNTY STANDARDS AND SPECIFICATIONS (WHICH EVER IS APPROPRIATE) AND ARE FULLY STABILIZED 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 INSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER FACILITIES WHICH WERE APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DEPT.: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**VARIANCES**

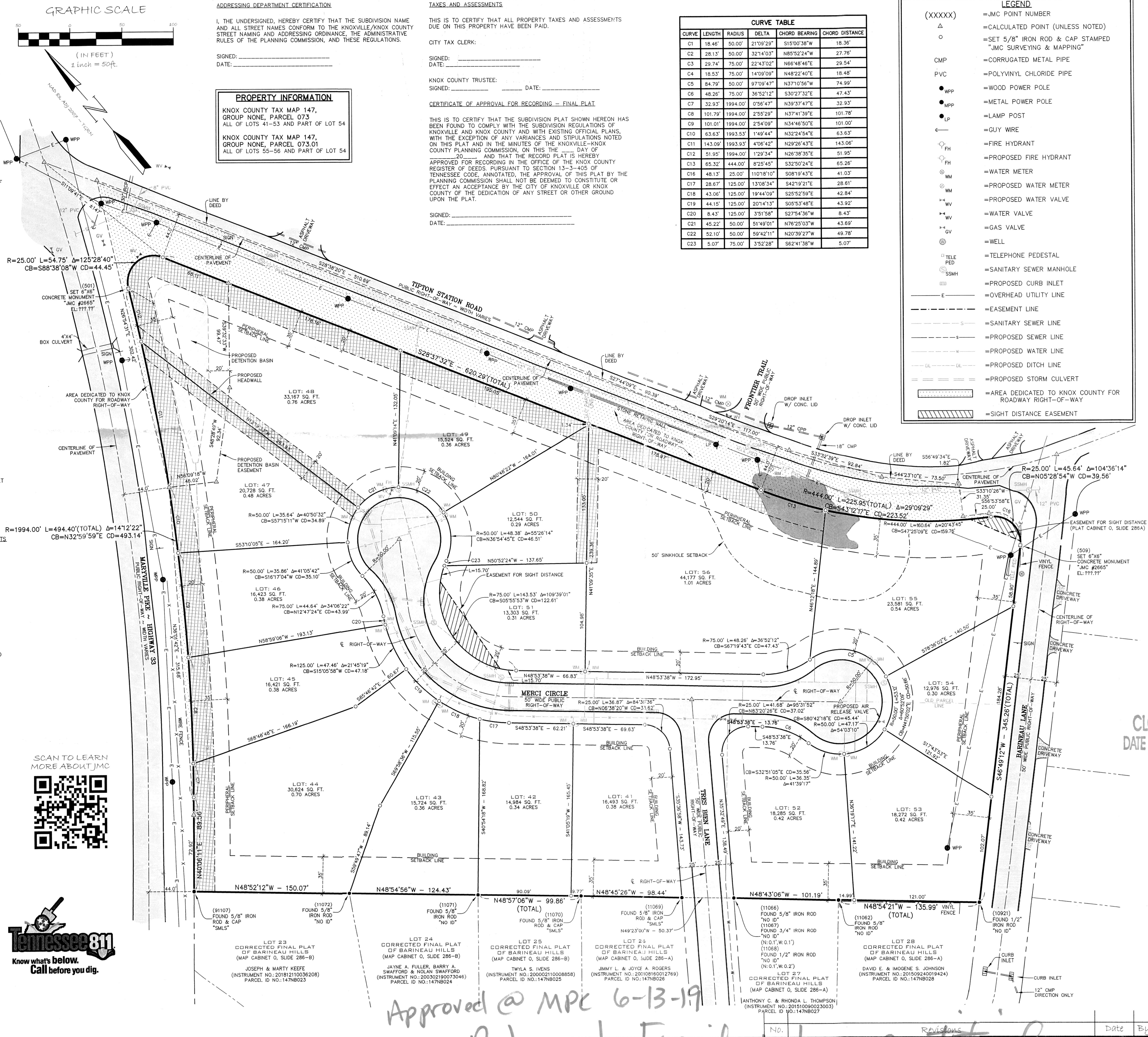
1. PERMIT 25' HORIZONTAL CURVE RADIUS CONNECTING RIGHT-OF-WAY LINES AT THE INTERSECTION OF MARYVILLE PIKE AND TIPTON STATION ROAD.

\*\*VARIANCE APPROVED AT FEBRUARY 8, 2018 METROPOLITAN PLANNING COMMISSION MEETING.\*\*

**AREA STATEMENT**

THIS PLAT SUBDIVIDES 412,824 SQUARE FEET OR 9.48 ACRES, MORE OR LESS, INTO SIXTEEN (16) LOTS AND A PUBLIC RIGHT-OF-WAY.

AREA DEDICATED TO KNOX COUNTY FOR ROADWAY RIGHT-OF-WAY CONTAINS 89,598 SQUARE FEET OR 2.06 ACRES, MORE OR LESS.



**SURVEYOR'S NOTES**

- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2007, TENNESSEE GEODETIC REFERENCE NETWORK AND FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL NETWORK.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999120036.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL NETWORK.
- ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
- THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY AND DEED INFORMATION WAS PROVIDED BY THE CLIENT. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, OR OTHER ENCROACHMENTS NOT SHOWN IN THE DEED OF RECORD.
- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
- EACH LOT SHOWN HEREON IS SUBJECT TO DRAINAGE AND UTILITY EASEMENTS AS FOLLOWS:  
5' WIDE ALONG INTERIOR LOT LINES  
10' WIDE ALONG EXTERIOR LOT LINES AND ROAD RIGHT-OF-WAY LINES
- ALL LOTS SHOWN HEREON EXCEPT FOR LOT 56 WILL HAVE ROADWAY ACCESS BY WAY OF THE INTERIOR STREET SYSTEM ONLY. LOT 56 WILL HAVE LIMITED ACCESS BY TIPTON STATION ROAD ONLY.
- THE SURVEY SHOWN HEREON WAS COMPLETED IN THE FIELD AND IN THE OFFICE BY THE CERTIFYING SURVEYOR BETWEEN JUNE 26, 2017, AND JUNE 5, 2019. FIELD WORK WAS COMPLETED ON SEPTEMBER 6, 2017.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED IN INSTRUMENT NO. \_\_\_\_\_
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSION'S FILES 7-10-17-C AND 7-M-17-UR.
- ALL STRUCTURES WITHIN LOTS 55 & 56, WILL HAVE TO BE LOCATED OUTSIDE THE 50' SINKHOLE SETBACK AREA UNLESS A GEOTECHNICAL STUDY PREPARED BY A REGISTERED ENGINEER STATES THAT BUILDING WITHIN THE 50' SINKHOLE/CLOSED CONTOUR AREA SETBACK IS ACCEPTABLE AND THAT STUDY IS APPROVED BY THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING OR THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS. THE GEOTECHNICAL STUDY MUST BE REVIEWED AND APPROVED BY THE APPLICABLE ENGINEERING DEPARTMENT PRIOR TO APPROVAL OF A PLAT FOR ANY PROPOSED LOTS THAT DO NOT HAVE AN ADEQUATE BUILDING AREA OUTSIDE OF THE 50' SETBACK AREA. BUILDING CONSTRUCTION IS NOT PERMITTED WITHIN THE SINKHOLE/CLOSED CONTOUR AREA OR ANY REQUIRED DRAINAGE EASEMENT FOR THE SINKHOLE/CLOSED CONTOUR AREA.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47093C0289F AND HAS AN EFFECTIVE DATE OF MAY 2, 2007.
- THE PROPERTY SHOWN HEREON IS ZONED "PR" (PLANNED RESIDENTIAL) ACCORDING TO KGIS WEBSITE. BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: \_\_\_\_\_, 20' REAR: \_\_\_\_\_, 15' PERIPHERAL: \_\_\_\_\_, 35'  
\*\*ALWAYS CONSULT WITH BUILDING AUTHORITIES PRIOR TO CONSTRUCTION.\*\*
- KNOX COUNTY DID NOT APPROVE THE LOCATION OF ANY OR ALL ENCROACHMENTS IN THE PUBLIC ROAD RIGHT-OF-WAY AND THE SIGNING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THESE ENCROACHMENTS AS CONSTRUCTED. BY VIRTUE OF THE FACE THAT ENCROACHMENTS EXIST IN THE PUBLIC ROAD RIGHT-OF-WAY, REMOVAL OF THESE ENCROACHMENTS MAY BE REQUIRED IN THE FUTURE AT THE DISCRETION OF KNOX COUNTY.
- THE OWNER AND PROPERTY ADDRESS  
TWILA, LLC  
(865)414-3978  
3500 ARCADE BLVD. TIPTON STATION ROAD  
KNOXVILLE, TENNESSEE 37920
- THIS SURVEY IS CERTIFIED TO THE FOLLOWING:  
FRONT: \_\_\_\_\_, 20' REAR: \_\_\_\_\_, 15' PERIPHERAL: \_\_\_\_\_, 35'

**CLOSURE COMPLETED**  
DATE 6/19 By J Reed

**REVISIONS**

No.	Revisions	Date	By

**CERTIFICATION**

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A TENNESSEE LICENSED LAND SURVEYOR)

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

PRELIMINARY - FOR REVIEW ONLY

JUNE 5, 2019

DATE OF SIGNATURE: \_\_\_\_\_

JOSEPH M. COLVIN  
TENNESSEE REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 2665

**PROFESSIONAL JVC SURVEYING AND MAPPING**

3005 Billie Lane, Suite 1105  
Knoxville, Tennessee 37923  
(865) 200-4366  
www.jvc-surveying.com  
Alabama Certificate No. CA-953-LS

**FINAL PLAT OF BARINEAU HILLS, PHASE II**

9TH CIVIL DISTRICT OF KNOX COUNTY  
KNOXVILLE, TENNESSEE

Scale: 1"=50'  
Date: 12/2017  
Drawn By: J.R.B.  
Checked By: J.M.C.

File # Drawing No: 17-1086-01  
Sheet 1 of 1

Approved @ MPC 6-13-19

Return to Emily when certified

Project(s): 05-06-16-17  
Field Book(s): 220-214  
Drawing Path and Name: C:\Projects\2017-17-1086-01\Drawings\Larry Wright - Barineau Hills Subdivision Plat -