Certificate of Ownership and General Dedication

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

Date:

City of Knoxville Department of Engineering

OWNER(s) Printed Name:

Certificate of Notary

On this day of . 20

d that he executed the same as his free act and dee

irial seal, this the day and year aboy Nota "Roca

My Commission expires_

Guarantee of Completion of Streets and Related Improvements

gned, hereby certify that a bond or other security has been post gency to ensure completion of all streets and related improvem

ent reference markers and monuments, benchmarks and property a subdivision in accordance with required standards and specificati

Guarantee of Completion of Stormwater Facilities

I the undersioned hereby certify that a bond or other security has h

re completion and stabilization of all stormwater ans which were approved the _____day of _____

Dent

Zoning

Zoning Shown on Official Map____ Date:

aned, hereby certify that the subdivision name and a

Taxes and Asse

This is to certify that all property taxes and assessments due on this property have been City Tax Clerk: Signed:____ Date:

Knox County Trustee: Signed:	Date:

proval of Public Water System - Major S

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

LINERY Provide Authorized Signature for Utility Date

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

sertify that the utility provider was contacted by the developer or owner of the

Certification of Accuracy of Survey

the requirements of the current edition of the Rules o Examiners for Land Surveyors - Standards of Practice was prepared in compliance with the current edit Board of Examiners for Land Surveyors - Standar

red Land Burveyor Harrin Mode

see License No. 1947 Date: 5/21/2025



on of Final Plat - A

ssee License No. 1947 Date: 5/21/2025

Certification of Category and Accuracy of Survey y certify that this is a Category 1 survey and the ratio of preci-ated survey is not less than 1:10,000 as shown hereon and the d in compliance with the current edition of the Rules of Tenne propuesto in composinole with the current edition of the Rules of of Examiners for Land Surveyors Standards of Practice Registered Land Surveyor Issee License No. 1947 Date: 5/21/2025



100 200 300



1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.

- 2) THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT HAS APPROVED TO WAVE THE STANDARD INDAVILLE ENGINEERING DEPARTMENT FINA FINA FINA VERY TO INVE THE STAND DRAINAGE AND UTILITY EASEMENTS ALONG ALLOCI LINES, EXCLUDING ALONG THE PRIVATE RIGHT OF WAYS. SEE THE CITY OF KNOXVILLE WAIVER NOTED ON THIS PLAT.
- 3) A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
- THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITES IS RECORDED AS INSTRUMENT #20220141007887
- 5) THE OWNER WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREAS.
- 6) ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- 7) FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN & USE-ON-REVIEW, REFER TO THE PLANNING COMMISSION'S FILE 8-D-18-W & 8-SC-18-C APPROVED AT THE KNOX COUNTYPLANNING MEETING 08/09/201
- THE PRIVATE RICHT-OF-WAYS ARE NOT FUBLIC STREET AND WILL NOT BE MAINTAINED ENTET FEASTER AND AND ADDRESS AND ADDRE 202503280050247 THE DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT FOR PHASE 2 UNITS 3 RECORDED AS INSTRUMENT NO. _____
- 9) PURPOSE OF THIS PLAT IS TO DIVIDE 25.60 ACRES INTO 87 LOTS, COMMON AREA, PRIVATE RIGHT-OF-WAYS, & FUTURE DEVELOPMENT.
- 10) ALL PINS ARE % UNLESS SHOWN DIFFERENTLY.
- 11) REFERENCE IS MADE TO A HYDROLOGIC REPORT RECORDED IN THE DEPARTMENT OF ENGINEERING AS NUMBER L33192-A DECLASSIFYING THE BLUE LINE STREAM FOUND ON THE PROPERTY AS A WET WEATHER CONVEYANCE
- 12) SIGHT DISTANCE HAS BEEN EVALUATED AND DESIGNED PER AASHTO STANDARDS. SIGHT DISTANCE EASEMENTS PROVIDED WHERE NEEDED.
- 13) THIS PROPERTY IS ZONED RN-4 BUT WAS PREVIOUSLY RP-1 PRIOR TO THE ADOPTION OF THE NEW ZONING CODE. THE CONCEPT PLAN WAS APPROVED UNDER THE RP-1 ZONING AND THE RP-1 ZONING REGULATIONS
- FRONT SETBACK: 20FT (APPROVED BY PLANNING COMMISSION 8/9/2018) SIDE SETBACK: 5FT REAR SETBACK: 15FT PERIPHERAL BOUNDARY: 25FT
- 14) ACCESS TO THE PROPERTY FROM McCAMPBELL DRIVE IS RESTRICTED FOR THE USE OF EMERGENCY PERSONNEL ONLY.
- 15) HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO.
- 16) THE DESIGN PLAN WAS APPROVED BY THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT ON MARCH 5, 2025.
- 17) INSTALLATION OF SIDEWALKS AS IDENTIFIED ON THE CONCEPT PLAN. SIDEWALKS SHALL WEET ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE KNOXVILLE DEPARTMENT OF ENGINEERING AND SHALL BE INSTALLED AT THE TIME THE STREETS ARE INSTALLED.

CLT MAP: 049 PARCEL: 08801

DEED REFERENCE: 202503250049508 PLAT REFERENCE: 202306020064773

CITY OF KNOXVILLE CITY WARD: 33 CITY BLOCK: 33192

NUMBER OF LOTS: 87 TOTAL AREA: 25.60 ACRES PRIVATE ROW AREA: 2.84 ACRES

PROPERTY ZONED: RN-4

PLANNING FILE NO .: 6-SA-25-F

FINAL PLAT OF THE HIGHLINE AT WASHINGTON PIKE PHASE 2 UNIT 3 RESUBDIVISION OF THE HIGHLINE AT WASHINGTON PIKE UNIT 2 - LOT 2R-3R1 SCALE DIST NO. SIX KNOX CO., TN. DRAWN BY 1"=100" GMT / DED SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P. ATES. L.P. DATE PROJECT NUMBER: 21118 SHEET 1 OF 2 04/03/2025

Certificate of Ownership and General Dedication	City of Knoxville Department of Engineering	By executing this plat, the City Engineering Department hereby approves the following waivers:	LEGEND		NOTES:
(I, We), the undersigned ownar(s) of the property shown herein, hereby adopt this as (my,our) plan of subdivision and dedicate the areasts as shown to the public use forever and hereby centry that (I are use and the ownarby) in the simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and/or grant.	The following Department of Engineering Interpreter and part of this			PMENT USED: CARLSON BRX7 AD83(2011) NAVD 88	1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
(myour) plan of subdivision and dedicate the streets as shown to the public use torever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as	theday of 20 1	 To waive the standard drainage and utility easements along all lot lines, excluding along the private right of ways. (See General Note #2) 	IRON PIN POURD (2 IRON ROD) GEOID: CO IRON PIN SET (5/8" REBAR WCAP) INTS: LS	AD83(2011) NAVD 88 ONTINENTAL US NGS 2012B 5. SURVEY FEET	2) THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET
property owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat					 THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). THE CITY OF
OWNER(s) Printed Name:		 To reduce the standard drainage and utility easement, along McCampbell Drive, within the detention basin easement, from 10 feet to 0 feet 	G GV. GAS VALVE SURVEY C	ONTROL ESTABLISHED DT VRS NETWORK	
Signature: Date:		Drive, within the detention basin easement, from 10 feet to 0 feet as shown hereon	Stress Construction Support Support </td <td></td> <td>NROWNLE ENGINEEMENTS DEPARTMENT INS AF POLID TO WAVE THE STANDARD DRAINAGE AND UTILITY EASEMENTS ALONG ALL LOT LINES. EXCLUDING ALONG THE PRIVATE RIGHT OF WAYS. SEE THE CITY OF KNOXVILLE WAIVER NOTED ON THIS PLAT.</td>		NROWNLE ENGINEEMENTS DEPARTMENT INS AF POLID TO WAVE THE STANDARD DRAINAGE AND UTILITY EASEMENTS ALONG ALL LOT LINES. EXCLUDING ALONG THE PRIVATE RIGHT OF WAYS. SEE THE CITY OF KNOXVILLE WAIVER NOTED ON THIS PLAT.
Signature: Date:	Planning Staff Certification of Approval for Recording – Final Plat		N ⊊ ⊧ sign		
Certificate of Notary	This is contry not an audio-taking just shown hown has been food is comply with the bulk-bulk-monitory barries and shown has been food is comply affault plans, with the acceptor of any variances and walken noticed in the plan, and monitory and the state of the state of the state of the state of the Register of the bulk-th Present the bulk-th state of the state of the state approval of the just by the Parence Commission and not the destinate to committee or affault and the state of the Parence Commission and the state of the destination of any destination of the just by the Parence Commission and the destination of any destination of the just by the Parence Commission and the destination of any destination of the plane of the destination of any		WATER VALVE		 A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
	official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is basely anormal for recording in the office of the Kory County		FIRE HYDRANT		
State of, County of	Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code Annotated the				4) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENACE OF STORMWATER FACILITES IS
On thisday of, 20	effect an acceptance by the City of Knowlile or Knox County of the dedication of any			LOT AREA TABLE	RECORDED AS INSTRUMENT #202204140078887
Before me personally appearedto me known to be the person described in, and who executed the foreoping instrument, and			M -	25 3786 SQ ET	5) THE OWNER WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR
acknowledged that he executed the same as his free act and deed.	Signed:Date:		TOP OF BANK	26 4216 SQ FT 27 4080 SQ FT	COMMON AREAS.
Witness my hand and notarial seal, this the day and year above.			PERIPHERAL SETBACK LINE		ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
WrittenNotary	CURVE TABLE CURVE CHORD BEARING CHORD LENGTH RADIUS ARC	C LENGTH LINE BEARING DISTANCE LINE BEARING DISTANCE		30 5982 SQ FT	 FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN & USE-ON-REVIEW, REFER TO THE PLANNING COMMISSION'S FILE
"Seal" My Commission expires	C1 N 80°22'W 112.20' 225.00' 1 C2 S 39'34'W 35.74' 25.00'	Line Default Since 113.39' L1 S 64'24' W 53.06' 139.82' L2 N 06'04' W 3.16'	DRAINAGE EASEMENT	31 4334 SQ FT	8-D-18-UR & 8-SC-18-C APPROVED AT THE KNOX COUNTYPLANNING MEETING 08/09/201
	C2 S 39°34' W 35.74' 25.00' C8 N 17°07' W 86.25' 225.00'		SIGHT DISTANCE EASEMENT	32 4400 SQ FT 33 4389 SQ FT 34 6368 SQ FT	
Guarantee of Completion of Streets and Related Improvements	C4 N 31°20'W 24.87 225.00'		UTILITY EASEMENT	34 6368 SQ FT 35 4551 SO FT	8) THE PRIVATE RIGHT-OF-WAYS ARE NOT PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE. THE PRIVATE RIGHT-OF-WAY SHALL ALSO FUNCTION AS A DESCRIPTION OF A DESCRIPTION OF A DE
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	C5 N 79'30'W 35.36' 25.00' C6 N 10'30'E 35.36' 25.00'	24.89 L4 N 55"30" E 31.50 L105 N 34"30" W 89.88" 39.27 L5 N 55"30" E 41.50" L106 N 34"30" W 89.88" 39.27 L6 N 55"30" E 11.34" L106 N 34"30" W 89.88" 10.87 L1 N 90"3 W 50.61" L107 N 34"29" W 39.73"		36 8197 SQ FT	UTILITY EASEMENT. THE PRIVATE SIDEWALKS ARE NOT PUBLIC SIDEWALKS AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE. DECLARATION OF EASEMENT AND MAINTENANCE AGREFMENT FOR LINIT 1 RECORDED AS INSTRUMENT NUMBER
indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.	C7 N 34*49'W 0.82' 75.00'	0.82' L7 N 19'03' W 59.61' L108 N 34'29' W 40.00'	RIPARIAN BUFFER ZONE	123 5523 SQ FT 124 5342 SQ FT	MAINTENANCE AGREEMENT FOR UNIT 1 RECORDED AS INSTRUMENT NUMBER 202212080033788 AND AMENDED FOR UNIT 1 AND 2 RECORDED AS INSTRUMENT
Sioned: Data:	C9 N 69*26'W 5.10' 75.00'	Line Line <thline< th=""> Line Line <thl< td=""><td>PERMANENT REFERENCE MONUMENT</td><td>124 5342 SQ FT 125 5391 SQ FT 126 5475 SQ FT</td><td>NUMBER 202306050064955 THE SHARED AMENITIES MAINTENANCE, COST-SHARING, ACCESS AND EASEMENT ACCESSANT RECORDED AS INSTRUMENT AUMEER</td></thl<></thline<>	PERMANENT REFERENCE MONUMENT	124 5342 SQ FT 125 5391 SQ FT 126 5475 SQ FT	NUMBER 202306050064955 THE SHARED AMENITIES MAINTENANCE, COST-SHARING, ACCESS AND EASEMENT ACCESSANT RECORDED AS INSTRUMENT AUMEER
	C10 N 49*36'W 37.10' 50.00'	38.01' L10 N 70*57' E 57.78' L111 N 34*29' W 40.00' 26.53' L11 N 70*57' E 32.24' L112 N 34*29' W 45.58'		126 5475 SQ FT 127 4400 SO FT	MOINT LEWANCE MARKENNENT FOR UNIT I RECORDED AS INSTITUTION INVERSE 2022/2003/3788 AND ABRENEDE FOR UNIT I AND 2 RECORDED AS INSTUMENT NUMBER 202208050064955 THE SHARED AMENITES MAINTENANCE, COST-SHARING, ACCESS AND EASEMENT ARGEMENT FOR COORDED AS INSTITUMENT NUMBER 20250280050247 THE DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT
DeptTide:	C12 N 19'37'E 29.28' 50.00' C13 N 54'44'E 31.07' 50.00'	29.72 L12 N 70°57'E 26.17' L113 N 34°29'W 44.81'		128 4400 SQ FT	FOR PHASE 2 UNITS 3 RECORDED AS INSTRUMENTING.
Guarantee of Completion of Stormwater Facilities	C13 N 54°44' E 31.07' 50.00' C14 S 88°12' E 32.50' 50.00'	31.59' L13 N 70*57' E 11.39' L114 N 34*29' W 40.27' 33.10' L14 N 64*02' E 23.03' L115 N 00*10' W 48.11'		129 4400 SQ FT	 PURPOSE OF THIS PLAT IS TO DIVIDE 25.80 ACRES INTO 87 LOTS, COMMON AREA, PRIVATE RIGHT-OF-WAYS, & FUTURE DEVELOPMENT.
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 theday of, on	C15 S 55*13'E 24.23' 50.00' C16 S 19'25'E 37.10' 50.00'	J.1.35 L13 N 10 Jp (1.35) L13 N 10 Jp (1.35) L115 N 00 '10' W 48.11' 33.10° L14 N 64'02' E 23.03' L115 N 00'10' W 48.11' 24.47' L15 N 64'02' E 23.62' L116 N 12'01' W 43.29' 38.01' L16 N 64'02' E 26.16' L117 N 66'10' W 92.02'		130 4400 SQ FT 131 4400 SQ FT 400 SQ FT	
shown on the stormwater plans which were approved theday of	C17 S 00°25' W 5.10' 75.00'	5.10' L17 N 64°02'E 36.13' L118 S 55°26'W 92.43'		132 4400 SQ FT 133 4400 SQ FT	10) ALL PINS ARE % UNLESS SHOWN DIFFERENTLY.
		42.07' L18 N 64*02' E 71.95' L19 S 55*30' W 92.38' L09' L19 S 64*02' W 11.78' L120 S 55*30' W 92.40'		134 4400 SQ FT	11) REFERENCE IS MADE TO A HYDROLOGIC REPORT RECORDED IN THE DEPARTMENT OF ENGINEERING AS NUMBER L-33192-A DECLASSIFYING THE BLUE LINE STREAM FOUND ON THE PROPERTY AS A WET WEATHER
Signed:Date:	C20 S 79"30'E 35.36' 25.00'	1.09 L19 S 64 02 W 11.76 L121 S 55*30' W 92.41' 39.27' L20 S 64*02' W 26.16' L122 S 55*30' W 92.43'		135 4241 SQ FT 136 3735 SQ FT	THE BLUE LINE STREAM FOUND ON THE PROPERTY AS A WET WEATHER CONVEYANCE.
DeptTitle:	C21 N 58°39'E 30.32' 275.00'			137 6455 SQ FT 138 5084 SQ FT	CONVETANCE.
Zoning	C22 N 21°23' E 32.43' 25.00' C23 N 21°08' W 16.35' 225.00'	35.29 L22 S 64°02' W 32.04' L123 S 53'30' W 92.43' 16.36' L23 S 64°02' W 31.88' L125 S 55°30' W 92.43'		138 5084 SQ FT 139 4281 SQ FT 140 5745 SQ FT	12) SIGHT DISTANCE HAS BEEN EVALUATED AND DESIGNED PER AASHTO STANDARDS. SIGHT DISTANCE EASEMENTS PROVIDED WHERE NEEDED.
Zoning Shown on Official MapDate:		40.02 L24 S 64*02* W 26.16* L126 N 70*45* E 84.04* 4.31* L25 S 64*02* W 31.20* L127 N 60*23* E 87.01* 2.64* L26 S 64*02* W 8.17* L128 N 55*30* E 94.62*		141 4594 SO ET	13) THIS PROPERTY IS ZONED RN-4 BUT WAS PREVIOUSLY RP-1 PRIOR TO
Ву	C25 N 33*57 W 4.31' 225.00' C26 N 32*59' W 2.64' 50.00'	4.31' L25 S 64*02' W 31.20' L12' N 60*23' E 37.01' 2.64' L26 S 64*02' W 8.17' L128 N 55*30' E 94.62' 24.09' L27 S 55*30' W 14.59' L129 N 55*30' E 109.42'		141 4394 3Q FT 142 4487 SQ FT	THE ADOPTION OF THE NEW ZONING CODE. THE CONCEPT PLAN WAS APPROVED UNDER THE RP-1 ZONING AND THE RP-1 ZONING REGULATIONS
	C27 N 17°40' W 23.86' 50.00' C28 N 20°10' E 40.73' 50.00'	41.95' L28 S 55"30' W 39.00' L130 N 55"30' E 123.98'		142 4487 SQ FT 143 4280 SQ FT 144 3952 SQ FT	APPLY-
Addressing Department Certification		15.84* 12.9 \$ 55*30* W 30.75* L131 N 55*30* E 137.74' 118.91* L30 \$ 34*30* E 25.00* L31.21 N 55*30* E 143.22 69.55* L31 \$ 34*30* E 30.54' L133 \$ 61*17* E 9.47' 113.44 \$ 15*31* E 33.36' 1434 \$ 15*31* E 33.36'		145 4396 SQ FT	FRONT SETBACK: 20FT (APPROVED BY PLANNING COMMISSION 8/9/2018) SIDE SETBACK: 5FT REAR SETBACK: 15FT
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	C30 S 49:30 E 92:80 50:00 C31 S 07*56'E 67:08' 75:00'	116.91 L30 S 34'30 E 25.00 69.55' L31 S 34'30'E 30.54' L133 S 61''17' E 9.47'		146 4471 SQ FT	REAR SETBACK: 15FT PERIPHERAL BOUNDARY: 25FT
Addressing Guidelines and Procedures, and these regulations.	C32 S 32*16'E 21.49' 275.00' C33 S 26*03'E 38.14' 275.00'	21.49 L32 S 06'04'E 29.43 L135 S 15'31'E 42.30'		148 3922 SQ FT	
Signed:Date:	C34 S 20*34'E 14.50' 275.00'	14.50' 1.34 N.34''30' W 75.00' 1.127 S.12'00' E 19.20'		149 3922 SQ FT 150 3921 SQ FT	 ACCESS TO THE PROPERTY FROM McCAMPBELL DRIVE IS RESTRICTED FOR THE USE OF EMERGENCY PERSONNEL ONLY.
Taxes and Assessments	C35 S 64*03' E 35.36' 25.00' C36 N 67*45' F 25.13' 225.00'	39.27 L35 N 55*30 E 56.58 L138 S 13'09 E 42.35 25.14 L36 N 55*30 E 53.42 L138 S 13'09 E 42.35 2.03 L37 N 27*3E 31.81 L140 S 17*50 E 47.13* 170.65 L38 N 34*55' E 83.92 L141 S 17*50' E 28.42*		151 2904 SO ET	
	C37 N 64°17'E 2.03' 225.00'	25.14' L36 N 55*30'E 53.42' L139 S 17*50'E 47.13' 2.03' L37 N 27*53'E 31.81' L140 S 17*50'E 28.42'	EASEMENT LINE TABLE LINE BEARING DISTANCE	152 4944 SQ FT 153 3730 SQ FT 154 6844 SQ FT	15) HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO.
This is to certify that all property taxes and assessments due on this property have been paid.	C38 N 42*18'E 166.59' 225.00' 1 C39 S 25*42'W 88.21' 275.00' 1 C40 S 38*17'W 32.18' 275.00' 1	170.65' L38 N 34*55' E 83.92' L141 S 17*50' E 23.63' 88.59' L39 N 54*57' E 66.91' L142 S 17*50' E 59.23'	EL1 N 06'04' W 44.82' EL2 S 55'34' W 2.92'	- 154 6844 SQ FT	ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO.
City Tax Clerk: Signed: Date:	C39 S 25*42' W 88.21' 275.00' C40 S 38*17' W 32.18' 275.00' C41 S 44*22' W 26.16' 275.00'	88.59' L39 N 54*57' E 66.91' L142 S 17*50' E 59.23' 32.20' L40 N 82*56' E 50.68' L143 N 17*53' W 82.17' 26.17' L41 S 77'01' E 45.63' L144 N 17*53' W 81.61'	EL3 S 33°38' E 99.99' EL4 S 20'08' E 177.15'	155 3611 SQ FT 156 3698 SQ FT	16) THE DESIGN PLAN WAS APPROVED BY THE CITY OF KNOXVILLE ENGINEERING
Knox County Trustee: Signed: Date:	C42 S 50°34' W 33.32' 275.00'	33.34' L142 S 77°01' E 17.61' L145 N 21°53' W 79.62'	EL5 N 34°30' W 15.67' EL6 S 66°05' E 25.25'	156 3698 SQ FT 157 3698 SQ FT	 THE DESIGN PLAN WAS APPROVED BY THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT ON MARCH 5, 2025.
County Husen, Ungreat	C43 S 57*32'W 33.49' 275.00'	33.51* L43 S 46°26 E 61.89* L146 N 72°10' E 32.16' 14.40' L44 N 55°30' E 27.67' L147 N 72°10' E 32.616' 14.40' L44 N 55°30' E 27.67' L148 N 72°10' E 30.88'	EL7 S 79°20' W 14.46' EL8 N 70°20' E 47.20'	158 3697 SQ FT 159 3696 SQ FT	17) INSTALLATION OF SIDEWALKS AS IDENTIFIED ON THE CONCEPT PLAN. SIDEWALKS SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE KNOXVILLE DEPARTMENT OF RECONCERING AND SHALL BE
	C45 S 67*11'W 30.26' 275.00'	30.28 L45 S 84*54 E 115.33 L149 N 64*02' E 30.79	EL9 N75'51' W 105.30'		SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE KNOXVILLE DEPARTMENT OF ENGINEERING AND SHALL BE
Certification of Approval of Public Water System – Major Subdivisions	C46 S 70"38 W 2.93 275.00 C47 S 67"06 W 30.21 225.00	30.23' L47 S 64°50' W 34.15' L150 N 64°02' E 26.16'	EL10 N 27'53' E 7.72 EL11 N 34'55' E 8.02'	161 4143 SQ FT 162 5240 SQ FT 163 4066 SQ FT	INSTALLED AT THE TIME THE STREETS ARE INSTALLED.
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.	C48 S 59°22' W 30.43' 225.00'	30.45' L48 S 64*50' W 27.91' L152 N 24*52' W 77.20' 39.27' L49 S 64*50' W 56.21' L153 N 25*58' W 77.00'	EL12 S /5'51' E 97.52' EL13 N 55'30' E 190.48'	- 163 4066 SQ FT	
was installed, or will be installed, in accordance with State and local regulations.	C50 S 33*28'E 9.97' 275.00'	9.97' L50 S 64°50' W 26.17' L154 N 25°58' W 77.00'	EL14 S 34°30'E 10.00' EL15 S 34°30'E 10.00'	164 5754 SQ FT 165 5235 SQ FT	
Utility Provider	C51 S 28*25' E 38.53' 275.00' C52 S 20*27' E 37.76' 275.00'	38.56' L51 S 64*50' W 26.16' L155 N 25*58' W 77.00' 37.79' L52 S 64*50' W 26.17' L156 S 45*35' E 180.88'	EL16 S 55°30' W 190.48' EL17 N 34°30' W 10.00'	166 4677 SQ FT 167 4070 SQ FT	
		L53 S 64*50' W 32.04' L157' S 45*35' E 165.53' 10.57' L54 S 64*50' W 31.77' L58 S 45*35' E 155.77'	EL18 N 34°30'W 10.00' EL19 N 07°34'W 102.69'	168 3775 SQ FT 169 3740 SQ FT	
Authorized Signature for Utility Date	C54 S 0/*10 E 10.57 275.00 C55 N 79*30'W 35.36' 25.00'	39.27 155 S 64°50' W 26.16' C139 3 33 21 C 139.50	EL20 S 61°17 E 127.89'	169 3740 SQ FT	
Contribution of American of Packle Contract Contract, Main Calebratic	C56 N 57°17'E 142.83' 1475.00' 1	L160 S 25"55" E 133.53" L42.88' L56 S 64"50" W 21.27" L57 N 21"23" W 25.67" L161 S 25"55" E 133.53" L161 S 25"55" E 132.78" L161 S 25"55" E 132.78"	EL21 S 35'24 E 35.77 EL22 S 30'26' E 84.45'	171 5141 SQ FT	
Certification of Approval of Public Sanitary Sewer System - Major Subdivisions		L58 S 55°30'W 37.24'	EL23 N 55°30' E 9.33' EL24 S 13°09' E 30.07'	172 3690 SQ FT 173 3875 SQ FT 174 5101 SQ FT	
I hereby cartify 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		L59 \$ 55°30' W 39.00' L163 \$ 25°55' E 132.04 L60 \$ 55°30' W 55.75' L165 \$ 25°55' E 131.14'	EL25 N 77°19'W 27.91' EL26 N 30°26'W 92.91'	174 5101 SQ FT	
sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.		L61 N 55*30' E 93.75' L166 S 25*58' E 130.77'	EL27 N 33°24' W 27.16' EL28 N 54°43' W 10.13'	- 176 5096 SQ FT	
		L62 S 32*02' E 45.92' L167' S 23*43' E 130.36' L63 S 27*32' E 50.99' L168 S 19*03' E 132.19' L64 S 20*26' E 51.83' L168' S 19*03' E 132.76'	EL29 N 74*33'W 82.57' EL30 S 64902'W 45 000'	177 5239 SQ FT 178 5338 SQ FT	
Utility Provider		L63 S 27*32' E 50.99' L68 S 19*03' E 132.19' L64 S 20*26' E 51.83' L169 S 19*03' E 132.76' L170 S 19*03' E 132.76' L170 S 19*03' E 132.76'	EL30 5 04 02 17 15,00 EL31 N 25°58'W 59,07' EL32 N 64569'M 24.00	179 5721 SQ FT	CLT MAP: 049 PARCEL: 08801
Authorized Signature for Utility Date		L66 S 15"54 E 40.60' L171 S 19"03' E 125.62'	EL32 N 04 35 W 34.62 EL33 N 64*02'E 29.84'	180 2656 SQ FT 181 2142 SQ FT	
Harman degradure for Usery Liable		L67 S 83°56' W 98.09' L68 S 82°33' W 113.84' L173 S 29°45' E 92.89'	EL34 N 12*15'E 4.95' EL35 S 77*45'E 15.19'	181 2142 SQ FT 182 2727 SQ FT 183 2582 SQ FT	DEED REFERENCE: 202503250049508 PLAT REFERENCE: 202306020064773
		L69 S 82°33' W 93.03' L174 S 34°30' E 94.62'	EL36 S 25°58'E 71.49' EL37 N 34°30'W 5.00'		
Certification of Accuracy of Survey		L70 S 55°30 W 108.62 L71 S 55°30 W 110.00' L177 N 66°37 E 91.57'	EL38 N 55°30' E 127.86' EL39 N 73°02' E 175.82'	185 2782 SQ FT 186 4407 SQ FT	CITY WARD: 33 CITY BLOCK: 33192
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.			EL40 N 67*00'E 32.62' FL41 N 52*13'F 00.38'	186 4407 SQ FT 187 3426 SQ FT	
		L73 S 55*30 W 110.00' L74 N 34*30' W 100.00'	EL42 N 64*01'E 175.32' EL43 S 80*6F 47.24'	188 4180 SQ FT 189 4223 SQ FT	NUMBER OF LOTS: 87
I hereby cartify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Evaminers for Land Surveyors - Standards of Practice.		L75 N 34*30' W 100.00' L76 N 34*30' W 100.00'	EL43 S 05'46 E 17.24 EL44 N 66'23' E 23.50' EL45 N 40'10' E 95.04'	189 4223 SQ FT 190 3460 SQ FT	TOTAL AREA: 25.60 ACRES PRIVATE ROW AREA: 2.84 ACRES
Practice. Registered Land Surveyor_Danistic Mon		L77 S 55°30'W 56.09'	EL45 N 43'19'E 85.91' EL46 \$ 45'35'E 35.65'	101 3469 SO FT	PRIVATE ROW AREA: 2.84 ACRES
Registered Land Surveyor		L78 S 55"30" W 53.91" L79 S 55"30" W 110.00"	EL47 S 38°30'W 116.78' EL48 S 70°57'W 62.78' EL49 N 86°51'E 91.27'	192 3482 SQ FT 193 6082 SQ FT 194 6832 SQ FT	PROPERTY ZONED: RN-4
Tennessee License No. 1947 Date: 5/21/2025		L80 S 55°30' W 110.00' L81 S 55°30' W 110.00'	EL49 N 86°51'E 91.27' EL50 N 77°45'W 235.49'	194 6832 SQ FT 195 4197 SO FT	
		L80 S 55°30' W 110.00' L81 S 55°30' W 110.00' L82 S 55°30' W 110.00'	EL51 S 73°31' E 30.80° EL52 S 21°13' W 171 31'	195 4197 SQ FT 196 5533 SQ FT	
MICHEL					
B BO WID & C		L84 S 55°30' W 110.00' L85 S 55°30' W 110.00'	EASEMENT CURVE TABLE CURVE CHORD BEARING CHORD LENGTH RADIUS ARC LENGTH	-	
	Certification of Final Plat – All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed		CURVE CHORD BEARING CHORD LENGTH RADIUS ARC LENGTH EC1 S 20'17 E 110.53 225.00' 111.67' EC2 S 66'55 W 7.56' 50.00' 7.57'	1	PLANNING FILE NO. 6-SA-25-F
	I hereby certify that I am a renistered land surveyor licensed to practice surveying under	L87 S 55*30 W 97.92 L88 S 58*30 W 85.46 L89 N 75*51 W 101.31	EC2 S 06*55' W 7.56' 50.00' 7.57' EC3 S 01*53'E 7.80' 50.00' 7.81'	+	FINAL PLAT OF
A STATES	the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the beat of my knowledge, to all applicable provisions of the Knowlike-Know Courty Subdivision Regulations except as	L90 N 42°18' W 89.21'	EC4 N 13*14'W 52.77' 50.00' 55.59'	J	THE HIGHLINE AT WASHINGTON PIKE
OF TENN	applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been iterrized described and justified in a report filed with the Plannian	L91 N 19"30' W 91.74' L92 N 20"46' E 89.29'		SINGLE FAMILY ATTAC	HASE 2 UNIT 3 RESUBDIVISION OF THE HIGHLINE AT WASHINGTON PIKE
C. OF LEASE	Commission, or for variances and waivers which have been approved as identified on the failed of the second secon	L93 N 55°30'E 89.51'		SINULE FAMILY ATTAC SETBACKS: SETBACKS: FRONT - 20' FRONT REAR - 15' REAR SIDE - 5' SIDE - PERIPHERAL - 25' PERIPHERAL	CHED TOWHOUES AGKS: 17.20 17.20 17.20 19 19 10 10 10 10 10 10 10 10 10 10
Certification of Category and Accuracy of Survey	applicable provisions of the Monolike Mono Courty Statistical Regulations are part to the Win Neurang Course International Course and an application with the Neurang Course International Course and Applications and the Neurang International Applications and the Neurang Applications and the Neurang Neurang Applications and the Neurang Applications and the Neurang Internation and International Course and Internation of the Indicated permanent relations and mounters, and before the Applications and properly mountains to completion of the Applications and Applications and properly mountains to completion of the Applications and Applications and properly mountains to completion of the Applications and Applications and properly mountains to completion of the Applications and Applications and properly mountains to completion of the Applications and Applications and properly mountains to completion of the Applications and Applications and properly mountains to completion of the Applications and Applications and properly mountains to completion of the Applications and Applications and properly mountains to completion of the Applications and properly mountains to completion of the Applications and Applications and properly mountains to completion of the Applications and Applications and properly mountains to completion of the Applications and Applications and properly mountains to completions and the Applications and Applications and properly mountains and the Applications and the Appli	L94 N 55"30' E 113.19' L95 N 55"30' E 98.13'		SIDE - 5' SIDE - PERIPHERAL - 25' PERIP	DIST NO. SIX SCALE DRAWN BY
I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 11:0,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Ruise of Ternessee State Board of Examiners for Land Surveyors – Rangdards of Practice.	permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.	L96 N 55*30'E 98.12'		0.0000	KNOX CO., IN. 1"=100" GMI / DED
of Examiners for Land Surveyors - Standards of Practice.	moruments upon completion of the subdivision. Registered Land Surveyor	L97 N 55*30'E 98.10' L98 N 55*30'E 98.08'	OWNERD CC KNOX 1233 20Ti	JV PHASE 2 LLC ROBERT G. CAMPB ISTREET NW STE 630 7523 TARCART I A	BELL & ASSOCIATES, L.P. ME NOT ROBERT G. CAMPBELL & ASSOC., L.P.
Registered Land Surveyor	Tennessee Licerse No. 1947 Date: 5/21/2025	L99 N 55*30'E 98.07' L100 N 55*30'E 98.05'	WASHING	ON, DC 20038 KNOXVILLE, TN 379 MACK FURLOW PHONE: (865) 947-9	5996 DATE PROJECT NUMBER: 21118
Tennessee License No. 1947 Date: 5/21/2025			(706) 424-4	FAX: (865) 947-7556	6 04/21/2025 SHEET 2 OF 2