



TOTAL AREA = 23.60 ACRES
BUILDING LOTS: 91
OPEN SPACE/COMMUNITY LOTS: 3

Property owners are responsible for maintenance of stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument # _____.

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown herein 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 acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____
Date: _____

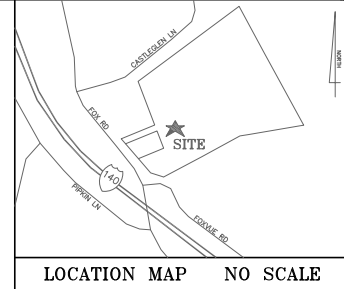
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL:
1) Increase the maximum road grade from 12% to 14.63% between STA 1484.41 and 1484.41 on Road 9.
2) Increase the maximum road grade from 12% to 13.16% between STA 1407.41 and 1417.23 on Road 9.
3) Increase the maximum road grade from 12% to 12.15% between STA 1447.23 and 1447.23 on Road 9.
4) Reduce horizontal curve radius from 250' to 200' between STA 479.29 and 514.63 on Road 9.
5) Reduce horizontal curve radius from 250' to 200' between STA 549.29 and 1013.84 on Road 9.
6) Reduce horizontal curve radius from 250' to 200' between STA 549.86 and 6116.23 on Road 8.
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS OR CITY OF KNOXVILLE ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):
1) Increase the maximum intersection grade from 1% to 1.00% at the intersection of Roads "A" and "C" (County).
2) Increase the maximum intersection grade from 1% to 1.00% at the intersection of Roads "W" and "C" (County).
3) Increase the maximum intersection grade from 1% to 1.00% at the intersection of Road "W" and Fox Road (City).
4) Reduce the right-of-way width from 50 ft to 40 ft for all roads.

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 the 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: _____



- NOTES:
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. GLT TAX MAP 143 PARCELS 112 & 112.01.
 3. DEED REFERENCES - 1607-768, 1950-70, 1984-80, 1984-813 PLAT REFERENCES - CAB 1 SLIDE 2250
 4. THIS PROPERTY IS ZONED PR (3.5 DU/AC & 4.5 DU/AC) SETBACKS: FRONT: 30', SIDE: 15' REAR: 15' PERIMETER: 35'
 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/200 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0263F EFFECTIVE DATE: MAY 2, 2007
 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
 7. NORTH ROTATION: NAD83(NR52007)
 8. THESE 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). 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. SANI EASEMENTS ARE SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTRUMENT NO. 20080001196 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE, AS APPLICABLE.
 10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERS OF SWALES AS CONSTRUCTED.
 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 4-30-24-C AND 4-C-24-UP.
 12. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
 13. HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT NUMBER _____.
 14. THE RIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD DOES MEET THE REQUIREMENTS OF SUBDIVISION REGULATIONS [SR SECTION 3.04.4].
 15. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 07/31/2024.

Certification of Approval of Public Sanitary Sewer System - Major Subdivision

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 Subdivision

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: _____

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: _____

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on _____ day of _____, 20____.

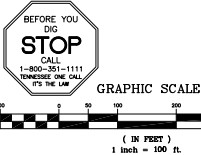
Engineering Director: _____
Taxes and Assessments: _____
This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: _____
Date: _____

Knox County Trustee: Signed: _____
Date: _____

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: _____



GPS SURVEY NOTE:
ALL BUILDING MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK ROWER, DUAL FREQUENCY WAS USED (L1/L2). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TOTOT ONE NETWORK WADKNSR2007 VERTICAL DATUM IS NAVD83, GEODETIC PRECISION OF THE GPS WORK HERE: 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.

ALL STRUCTURES MUST BE LOCATED OUTSIDE THE 50-FOOT SETBACK AREA UNLESS A GEOTECHNICAL STUDY, PREPARED BY A REGISTERED ENGINEER, DETERMINES THAT CONSTRUCTION WITHIN THE 50-FOOT SHINGLE-CLOSED CONTOUR AREA SETBACK IS ACCEPTABLE. THIS STUDY MUST BE REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS (EPW). BUILDING CONSTRUCTION IS STRICTLY PROHIBITED WITHIN THE SHINGLE-CLOSED CONTOUR AREA OF ANY REQUIRED DRAINAGE EASEMENT ASSOCIATED WITH THE SHINGLE OR CLOSED CONTOUR AREA.

6-SC-25-F

SEE SHEET 1 OF 2 FOR PLAT NOTES AND CERTIFICATIONS.
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 "A" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

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:

| REVISIONS | |
|---------------------------------|--------------------------|
| DRAWN BY: C. VITKUS / M.STRANGE | 1 05/05/2025 PS COMMENTS |
| CHECKED BY: R. LYNCH | 2 05/28/2025 PS COMMENTS |
| APPROVED BY: R.S.L. | 3 |
| SCALE: 1"=60' | 4 |
| DATE: 04/07/2025 | 5 |
| | 6 |

Mesana Investments LLC
P.O. Box 11315
Knoxville, Tennessee 37939
Phone: (865) 806-8008

Foxborough Hills
Fox Road
District 6, Knox County, Tennessee

PROJECT NO.
4736-02
SHEET NO.
1 of 2



PERMANENT REFERENCE
MARKER COORDINATES

| | |
|------|--------------|
| Δ #1 | N 573733.87 |
| | E 2528447.75 |
| Δ #2 | N 573479.80 |
| | E 2528639.69 |
| Δ #3 | N 573188.31 |
| | E 2528799.63 |

| LINE LEGEND | |
|-------------|--------------------|
| --- | PERIPHERAL SETBACK |
| --- | DRAINAGE EASEMENT |
| --- | DETENTION BASIN |
| --- | 50' CLOSED CONTOUR |
| --- | BUFFER LIMIT |

FINAL PLAT OF:

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



C-25-F

| |
|------------------------|
| PROJECT NO. 4736-02 |
| SHEET NO. 2 of 2 |