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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 en

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County Planning Commission, on this the\_\_\_\_\_day of\_\_\_\_\_\_

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SURVEY FOR:

Mesana Investments LLC

P.O. Box 11315

Knoxville, Tennessee 37939

Phone: (865) 806-8008

ZONING: A

GLIDNERTOR PARCEL 144 CCI

SEE SHEET 1 OF 2 FOR PLAT NOTES AND CERTIFICATIONS. ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.

PRINT, PLAT FOR NEW CASTLE S/G, UNIT 1 PLAT 200801000088881

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(1) TATIBOUM

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ZONING: A

PARCEL 132 013

(), We), the undersigned camer(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and deslicate the streets as shown to the public use forever and hereby certify that (i am, we re?) the camer(s) in fee simple of the property, and as property conner(s) have an unrestricted right to deslicate right-la-may and/or reasonant on shown on this pill the street of the property camera to show on other pills.

uner(s)	Printed	Name:	 Signature(s):	
nte-				



2. CLT TAX MAP 143 PARCELS 112 & 112.01

DEED REFERENCES - 1607-768, 1950-70, 1984-80, 1984-813 PLAT REFERENCES - CAB | SLIDE 2250

THIS PROPERTY IS ZONED PR (3.5 DU/AC & 4.5 DU/AC) SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERPHERAL: 35'

5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0263F EFFECTIVE DATE: MAY 2, 2007

ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.

7. NORTH ROTATION: NADB3(NSRS2007)

. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED. SAID EASEMENTS ARE SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD FOR INSTRUMENT NO. 2006/00102011396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE, AS APPLICABLY.

20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.

FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 4-5C-24-C- AND 4-C-24-DP.

13. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.

14. HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT

THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD DOES MEET THE REQUIREMENTS OF SUBDIVISION REGULATIONS [SR SECTION 3.04.J]

THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 07/31/2024.

terea	Land	Surveyor	-
15500	Licens	No	

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY TV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

egistered Land Surveyor\_\_



FINAL PLAT OF:

Foxborough Hills Fox Road

District 6, Knox County, Tennessee

PROJECT NO. 4736-02 SHEET NO.

1 of 2

6-SC-25-F

DRAWN BY: C. VITKUS / M.STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.

REVISIONS SCALE: 1"=60" DATE: 04/07/2025

## LYNCH SURVEYS LLC SUBDIVISIONS | AS-BUILTS | SITE DESIGN

4405 COSTER RD. KNOXVILLE, TENN. 37912 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



