Certification of Approval of Public Sanitary Sewer System - Major Subdivisions Inspection of Completed Stormwater Facilities. Inspection of Completed Streets and Related Improvements. TOTAL AREA = I hereby certify that the utility provider was contacted by the developer or Certificate of Ownership and General Dedication owner of the property to determine the status of the public sanitary I, the undersigned, hereby certify this subdivision has been inspected I, the undersigned, hereby certify this subdivision has been sewer system and the public sanitary sewer system was installed, or will 7.86 ACRES inspected and the stormwater facilities have been completed in (I, We), the undersigned owner(s) of the property shown herein, and all streets and related improvements have been completed in a be installed, in accordance with State and local regulations. a manner that meets all city and county standards and manner that meets all city standards and specifications and have hereby adopt this as (my, our) plan of subdivision and dedicate the specifications (whichever is appropriate) and are fully stabilized INCLUDES COMMON AREA AND R.O.W. been officially accepted as built by the appropriate official(s). streets as shown to the public use forever and hereby certify that and have been officially accepted as built by the appropriate (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate Utility Provider TOTAL LOTS = 50right—of—way and/or grant easement as shown on this plat Signed: _____ Date: _____ BUILDABLE LOTS = 47Owner(s) Printed Name: ______ Authorized Signature for Utility COMMON AREA/OPEN SPACE LOTS = 3 Dept:_____ Certification of Approval of Public Water System - Major Subdivisions Signature(s): _____ 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 GPS SURVEY NOTE: and the public water system was installed, or will be installed, in ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS accordance with State and local regulations. RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT 5R1R Authorized Signature for Utility HUBBARD 067A B 013.01 ZONED A SYMBOL LEGEND DEED 202011200042141 RESUBDIVISION OF LOT 5R1 ○ | IRON ROD (SIZE&TYPE) | OR | SET MONUMENTATION Property owners are responsible for maintenance KNOXVILLE NURSERY FARM LOCATION MAP HAGGERTY of Stormwater facilities. The covenant for & PARCEL 13.02 067A B 013.02 ZONED: RB 4" WATER VALVE maintenance of stormwater facilities is recorded S | SANITARY MANHOLE CAB O SLIDE 127D S47°00'56"W DEED 202010300035603 as Instrument #_____ RESUBDIVISION OF LOT 5R1 KNOXVILLE GAS VALVE S. UTILITY POLE NURSERY FARM & PARCEL 13.02 CAB O SLIDE 127D PERMANENT REFERENCE MARKER 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS LINE LEGEND OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447". 2. CLT TAX MAP 067A GROUP B PARCEL 013.03. - — G — — G — GAS LINE 3. DEED REFERENCES - 202309130013912 PLAT REFERENCES - CAB A SLIDE 194C, PART OF TRACT 5 WATER LINE - --- w --- w ---ZONED: RB KNOXVILLE NURSERY FARM 4. THIS PROPERTY IS ZONED PR(K) <6 DU/AC MINIMUM SETBACKS: FRONT = 20'CURVE BEARING CHORD RADIUS LENGTH SIDE = 5' (EXCEPT PARTY WALLS) C1 N50°29'15"E 11.95 150.00 DENNIS MAYHEW SR. IRREVOCABLE TRUST REAR = 25C2 N29°27'46"E 96.39 150.00 PERIPHERAL = 35' 067A B 013.04 C3 S29°16'19"W 95.44 150.00 97.13 C4 S82°15'07"E 35.34 25.00 39.25 23 24 DEED 202007200005412 FINAL PLAT OF THE DENNIS MAYHEW, SR. PROPERTY 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: C5 N50°37'19"E 9.37 125.00 9.38 200810150025708 C6 N48°20'19"E 0.59 125.00 0.59 47093C0120F N44°46'49"E 14.93 125.0 EFFECTIVE DATE: MAY 02, 2007. (17) C8 N29°31'05"E 51.29 125 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE. C9 N14°12'02"E 15.17 S10°50'25"W (16) 7. NORTH ROTATION: NAD83(NSRS2007) C11 | S15°09'17"W | 25.61 C12 | S23°41'53"W | 26.54 8. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL C13 S31°39'00"W 22.00 WATER AND SANITARY SEWER LINES AS INSTALLED. C14 | S39°37'18"W | 26.66 | 175.00 | S54°14'42"W C15 | S45°54'21"W | 11.70 | 175.00 | 11.71 9. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN C16 | S55°15'13"W | 12.94 | 50.00 (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING PREVIOUSLY C17 | S74°39'58"W | 20.76 | 50.00 | 20.91 C18 N75'56'11"W 29.93 50.00 30.40 C19 N20'51'35"E 98.29 50.00 138.54 C20 S87'22'10"W 36.43 75.00 36.80 OLD CENTE! 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. THESE EASEMENTS ARE NOT REQUIRED C21 S62°08'37"W 29.06 75.0 ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO C22 S49°23'41"W 4.13 75.00 4.13 C23 S44°02'44"W 16.47 125.00 16.48 ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT. C24 S33°40'11"W 28.73 125. 10. FOR APPROVED SUBDIVSION VARIANCES AND CONDITIONS OF C25 S18°53'45"W 35.55 APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, C26 N10°57'46"E 1.47 175.00 1.47 REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING FILES C27 N14°49'15"E 22.08 175.00 22.09 6-SA-23-C AND 6-A-23-DP, APPROVED 06-08-2023. C28 N22°02'40"E 22.02 175.00 22.03 C29 | N30°19'15"E | 28.49 | 17. 11. ALL LOTS WILL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY. C30 N40°54'09"E 36.05 175.00 36.12 C31 N47'30'34"E 4.24 175.00 4.24 C32 N50'02'47"E 11.25 175.00 11.26 C33 N52'19'48"E 2.69 175.00 2.69 C34 S07'44'53"W 35.37 25.00 39.29 12. HOMEOWNER'S ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT 13. SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD (OLD CLINTON PIKE) MEETS THE KNOX COUNTY SUBDIVISION REGULATIONS. 16. COMMON AREAS ALSO FUNCTION AS WATER QUALITY EASEMENT FOR THE BASIN AND NATURAL AREA PRESERVATION. LENGTH BEARING 5.35 N52°46'15"E 31.08 S59°26'56"E 48) 11.57 N24°40′43″W CENTERLINE 50' PUBLIC R.O.W. L4 17.88 S47*49'20"W L5 5.55 S47*49'20"W 17.69 S04°40'34"E (36) L7 5.27 S52°46'15"W Certification of Final Plat -- All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed. P/O TRACT 5 CAB A SLIDE 194C I hereby certify that I am a registered land surveyor licensed to practice Knox County Department of Engineering and Public Works surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, The Knox County Department of Engineering and Public Works hereby to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, approves this plat on this the _____ day of 20_____ (43) (42) (41) 44) described and justified in a report filed with the Planning Commission, or 45) 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 Engineering Director _____ installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the Registered Land Surveyor_____ Taxes and Assessments HEALTH EDUCATIONAL AND Tennessee License No._____ ZONED: RB This is to certify that all property taxes and assessments HOUSING FACILITY BOARD OF THE due on this property have been paid. COUNTY OF KNOX 067A B 011.01 DEED 202007300008228 City Tax Clerk: Signed: ____ PART OF TRACT 4 ZONED: RB KNOXVILLE NURSERY FARM 067A B 012 Certification of Class and Accuracy of Survey BEFORE YOU DEED 200507270008057 CAB A SLIDE 194C I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE. PART OF TRACT 4 KNOXVILLE NURSERY FARM Planning Commission Certification of Approval for Recording -- Final Plat CAB A SLIDE 194D Certification of the Accuracy of Survey Knox County Trustee: Signed:_____ This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors — 1-800-351-1111 and with existing official plans, with the exception of any variances and Addressing Department Certification waivers noted on this plat and in the minutes of the Knoxville-Knox TENNESSEE ONE CALL Standards of Practice. IT'S THE LAW County Planning Commission, on this the_____day of___ I, the undersigned, hereby certify that the subdivision __, and that the record plat is hereby approved for recording in the I hereby certify that this survey was prepared in compliance with the name and all street names conform to the Knoxville or office of the Knox County Register of Deeds. Pursuant to Section current edition of the Rules of Tennessee State Board of Examiners for **Zoning** Knox County Street Naming and Addressing Ordinance, 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Land Surveyors — Standards of Practice. the Addressing Guidelines and Procedures, and these Planning Commission shall not be deemed to constitute or effect an GRAPHIC SCALE Zoning Shown on Official Map_____ acceptance by the City of Knoxville or Knox County of the dedication of Registered Land Surveyor______ any street or other ground upon the plat. Date: _____ Tennessee License No._____ 6-SE-24-F (IN FEET) 1 inch = 40 ft.FINAL PLAT OF: OWNER/SURVEY FOR: REVISIONS Saint Marc's Subdivision Homestead Land Holdings LYNCH SURVEYS LLC 1 PS COMMENTS 05-08-2024 DRAWN BY: C. VITKUS Old Clinton Pike 122 Perimeter Park Road CHECKED BY: R. LYNCH 2 ENG. COMMENTS 05/10/2024 SUBDIVISIONS | AS-BUILTS | SITE DESIGN APPROVED BY: R.S.L. District 6, Knox County, Tennessee Knoxville, Tennessee 37922 4405 COSTER RD. KNOXVILLE, TENN. 37912 SCALE: 1"=40' DATE: 06/28/2023 Phone: (865) 690-3200 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

PROJECT NO.

NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

S. LYN

AGRICULTURE

COMMERCE

NO SCALE

4759 - 1SHEET 1 OF 2

