

- NOTES:
- THIS IS AN ABOVE GROUND SURVEY AND THE TOPOGRAPHY FEATURES ARE EXISTING CONDITIONS.
 - CONTOURS CREATED FROM A COMBINATION OF KGIS AND SURVEY FIELD SHOTS.
 - THE WORD "CERTIFY OR CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - TOTAL LOTS = 9, TOTAL AREA = 12.38 ACRES ±.
 - SEE TAX MAP NO. 118, PARCEL NOS. 207 AND 215 IN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY.
 - THIS PROPERTY DOES NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FIRM (FLOOD INSURANCE RATE MAP) AS PREPARED BY FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) AND LABELED AS MAP NUMBER MAP NO. 4709X026 IF, EFFECTIVE DATE MAY 2, 2007.
 - FLOOD ZONE CERTIFICATION: THIS SITE IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA, PER FIRM MAP NUMBER 4709X026 IF, EFFECTIVE MAY 2, 2007.
 - RECIPIENT ACKNOWLEDGES THAT THE INFORMATION CONTAINED IN ANY ELECTRONIC FILE MAY BE IN DRAFT FORM AND MAY BE REVISED AT ANY TIME. IF FOR ANY REASON A CONFLICT EXISTS BETWEEN INFORMATION IN THIS ELECTRONIC FILE AND THE STAMPED, SIGNED DOCUMENTS, THE INFORMATION CONTAINED IN THE SIGNED DOCUMENTS SHALL TAKE PRECEDENCE OVER THE INFORMATION CONTAINED IN THE ELECTRONIC FILE.
 - THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PROPERTIES OF THE REGENCY ASSOCIATES II, LLC, OF THE COUNTY OF KNOXVILLE TENNESSEE TAX MAP NO. 118, PARCEL NOS. 207 AND 215 IN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY TO CREATE 10 NEW LOTS.
 - IRON PINS SET OR FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED ON PLAT.
 - ZONING: THE PROPERTY SHOWN HEREON IS ZONED CB/TO.
 - SUBJECT TO SETBACK REQUIREMENTS IN THE KNOXVILLE ZONING ORDINANCE.
 - THE PROPERTY OWNER(S) IS (ARE) RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
 - 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 PREVIOUSLY 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. (SUB REG SECTION 3.11A.1)
 - LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATIONS OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILING INFORMATION FROM UTILITY COMPANY PLANS. IN ACCORDANCE WITH THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, PRIOR TO ANY EXCAVATION WORK CALL TENNESSEE ONE CALL SYSTEM, INC. AT 1-800-351-1111.
 - BASIS OF BEARING: TENNESSEE STATE PLANE, NAD 1983 (2011), NAVD 1988.
 - NEW CORNERS SET ARE 5/8" IRON ROD WITH CAP STAMPED WITH RL'S LICENSE NUMBER.
 - THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMPLIANCE FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NONCONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
 - A 15' UTILITY EASEMENT EXISTS, 7.5' ON EITHER SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED.
 - EXISTING PLAT & PROPERTY DEEDS + DEED INSTRUMENT 20231050028311 AND PLAT INSTRUMENT 20231020026934, PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES.
 - ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
 - SIGHT DISTANCE ON ALL INTERSECTING PUBLIC ROADS MEETS THE SUBDIVISION REGULATIONS.
 - SETBACK: NO BUILDING SHALL BE LOCATED CLOSER THAN TWENTY (20) FEET TO THE ROAD LINE, NO BUILDING OR PORTION OF A BUILDING USED AS A DWELLING SHALL BE LOCATED CLOSER THAN TWENTY-FIVE (25) FEET TO THE ROAD LINE, AND NO HOTEL OR TOURIST COURT SHALL BE LOCATED CLOSER THAN FIFTY (50) FEET TO THE ROAD LINE. SIDE YARD SHALL HAVE A MINIMUM WIDTH OF FIVE (5) FEET, INCREASED BY TWO (2) FEET FOR EACH STORY ABOVE THE FIRST STORY. REAR YARD SHALL HAVE A MINIMUM DEPTH OF SIXTEEN (16) FEET FOR A ONE-STORY BUILDING, TWENTY (20) FEET FOR A TWO-STORY BUILDING, AND TWENTY-FOUR (24) FEET FOR A THREE-STORY BUILDING.
 - SHERRILL PARK LANE TO BE DEDICATED TO KNOX COUNTY.
 - PARCEL 207, MAP 118, SUBJECT TO A SLOPE/CONSTRUCTION EASEMENT WB 2124 P 931
 - INGRESS AND EGRESS EASEMENT RECORDED CAB-0, SLIDE:98C NO. MS58202P, 12'-1'-95" WILL BE ABANDONED.
 - LOT 1 AND 6 ACCESS SHERRILL PARK AVENUE ONLY.
 - A 5 FOOT UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT IS RESERVED INSIDE ALL LOT LINE, 10 FOOT INSIDE ALL EXTERIOR LINES.

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set

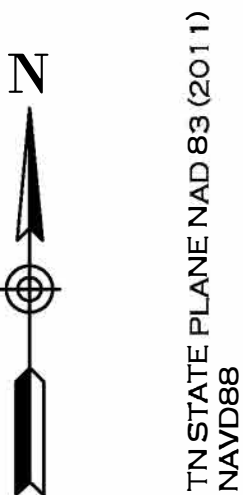
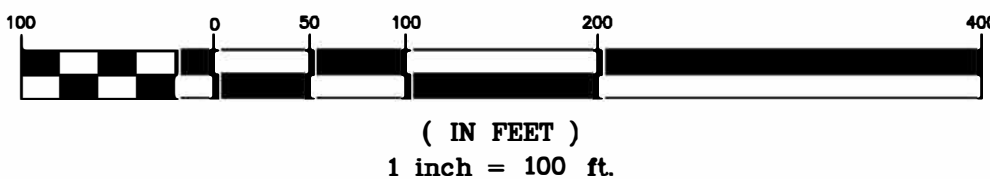
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox 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 indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 22 day of December, 2024.

Douglas E. Hawk
Registered Land Surveyor: Douglas E. Hawk
Tennessee License No.: 1731

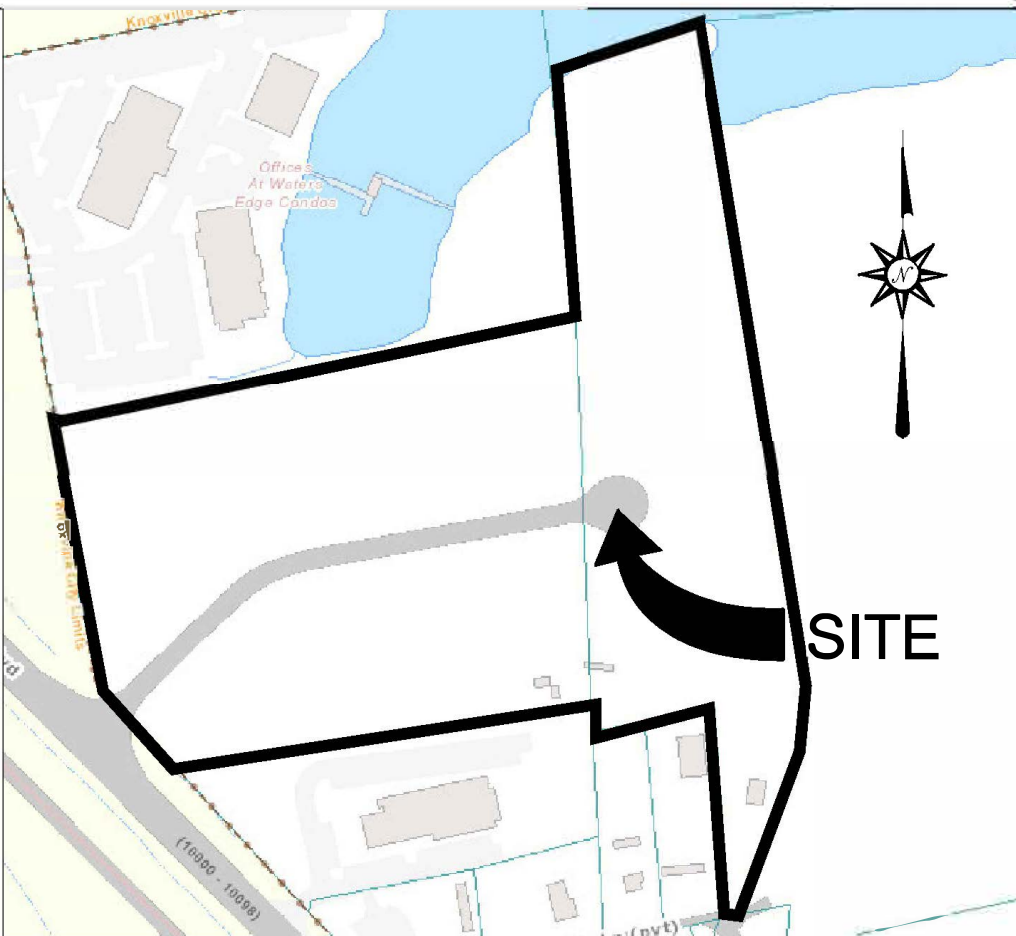
Certification of Category and Accuracy of Survey
I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is not less than 1/10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the rules of Tennessee state board of examiners for land surveyors - standards of practice.

Douglas E. Hawk
Registered Land Surveyor: Douglas E. Hawk
Tennessee License No.: 1731
dehawk@jmt.com

GRAPHIC SCALE



TN STATE PLANE NAD 83 (2011)
NAVD88



N.T.S.

Owner Contact Information

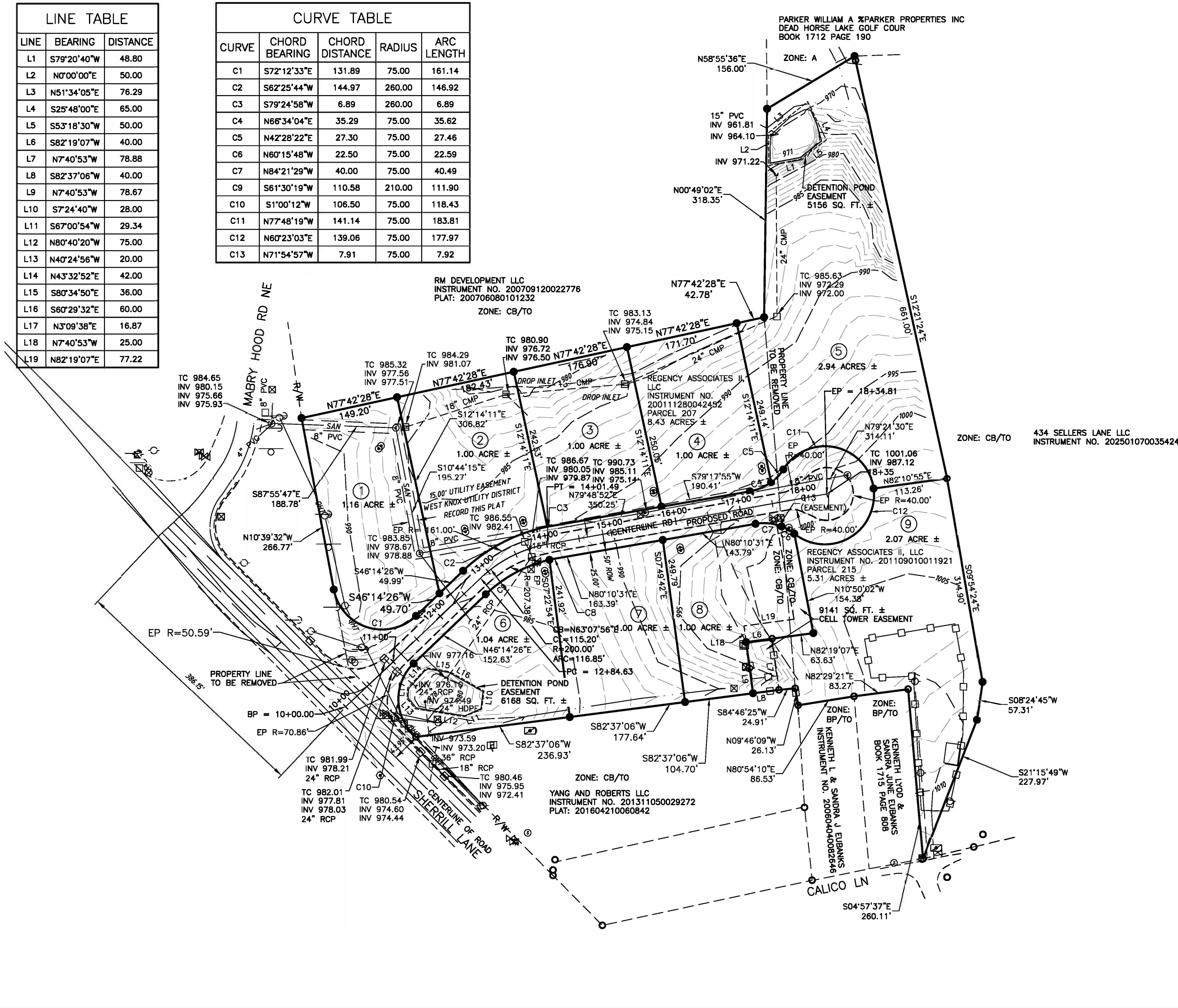
REGENCY ASSOCIATES II, LLC
8200 KINGSTON PIKE A
KNOXVILLE, TN 3791
PHONE : (865) 973-3000

Surveyor:

DOUGLAS E. HAWK
1909 AILOR AVENUE
KNOXVILLE, TENNESSEE 37921
PHONE : (865) 546-5800

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S79°20'40"W | 48.80 |
| L2 | N0°00'00"E | 50.00 |
| L3 | N51°34'05"E | 76.29 |
| L4 | S25°48'00"E | 65.00 |
| L5 | S53°18'30"W | 50.00 |
| L6 | S82°19'07"W | 40.00 |
| L7 | N7°40'53"W | 78.88 |
| L8 | S82°37'06"W | 40.00 |
| L9 | N7°40'53"W | 78.67 |
| L10 | S7°24'40"W | 28.00 |
| L11 | S67°00'54"W | 29.34 |
| L12 | N80°40'20"W | 75.00 |
| L13 | N40°24'56"W | 20.00 |
| L14 | N43°32'52"E | 42.00 |
| L15 | S80°34'50"E | 36.00 |
| L16 | S60°29'32"E | 60.00 |
| L17 | N3°09'38"E | 16.87 |
| L18 | N7°40'53"W | 25.00 |
| L19 | N82°19'07"E | 77.22 |

| CURVE TABLE | | | | |
|-------------|---------------|----------------|--------|------------|
| CURVE | CHORD BEARING | CHORD DISTANCE | RADIUS | ARC LENGTH |
| C1 | S72°12'33"E | 131.89 | 75.00 | 161.14 |
| C2 | S62°25'44"W | 144.97 | 260.00 | 146.92 |
| C3 | S79°24'58"W | 6.89 | 260.00 | 6.89 |
| C4 | N66°34'04"E | 35.29 | 75.00 | 35.82 |
| C5 | N42°28'22"E | 27.30 | 75.00 | 27.46 |
| C6 | N60°15'48"W | 22.50 | 75.00 | 22.59 |
| C7 | N84°21'29"W | 40.00 | 75.00 | 40.49 |
| C9 | S61°30'19"W | 110.58 | 210.00 | 111.90 |
| C10 | S1°00'12"W | 106.50 | 75.00 | 118.43 |
| C11 | N77°48'19"W | 141.14 | 75.00 | 183.81 |
| C12 | N60°23'03"E | 139.06 | 75.00 | 177.97 |
| C13 | N71°54'57"W | 7.91 | 75.00 | 7.92 |



LEGEND — EXISTING

| | | | |
|---|--|---|---------------------------------------|
| ● | NEW IRON ROD SET | — | EXISTING EDGE OF PAVEMENT |
| ⊙ | EXISTING SANITARY MANHOLE | — | PROPOSED PROPERTY LINE |
| ⊙ | EXISTING WATER METER | — | EXISTING PROPERTY LINE/ADJOINER |
| ☆ | EXISTING LAMP POST | — | EXISTING OVERHEAD ELECTRIC |
| — | EXISTING GUY WIRE | — | EXISTING OVERHEAD TELEPHONE |
| ○ | EXISTING UTILITY POLE | — | EXISTING 12" REINFORCED CONCRETE PIPE |
| ○ | EXISTING IRON ROD FOUND (AS DESCRIBED) | — | EXISTING 12" RCP |
| ○ | EXISTING GAS VALVE | — | EXISTING SANITARY SEWER LINE MARKING |
| ⊙ | EXISTING GAS METER | — | EXISTING 6" CHAIN-LINK FENCE LINE |
| ⊙ | EXISTING SANITARY SEWER MANHOLE | — | EXISTING DITCH |
| — | EXISTING SIGN | — | |
| — | EXISTING CATCH BASIN | — | |
| — | EXISTING IRRIGATION VALVE | — | |

CONCEPT PLAN OF SHERRILL BUSINESS PARK
PARCELS 207 & 215, CLT MAP 118
SHERRILL BUSINESS PARK
REGENCY ASSOCIATES II, LLC
KNOX COUNTY, TENNESSEE



1909 AILOR AVENUE | KNOXVILLE, TN 37921
P: (865) 546-6800 | www.jmt.com

KENTUCKY

606-248-6600

TENNESSEE

865-546-5800

NORTH CAROLINA

828-253-2796

SOUTH CAROLINA

864-574-4775

GEORGIA

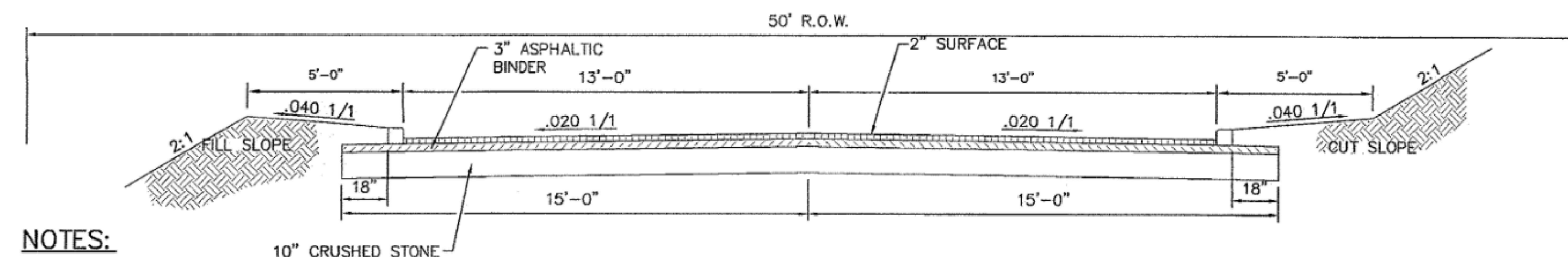
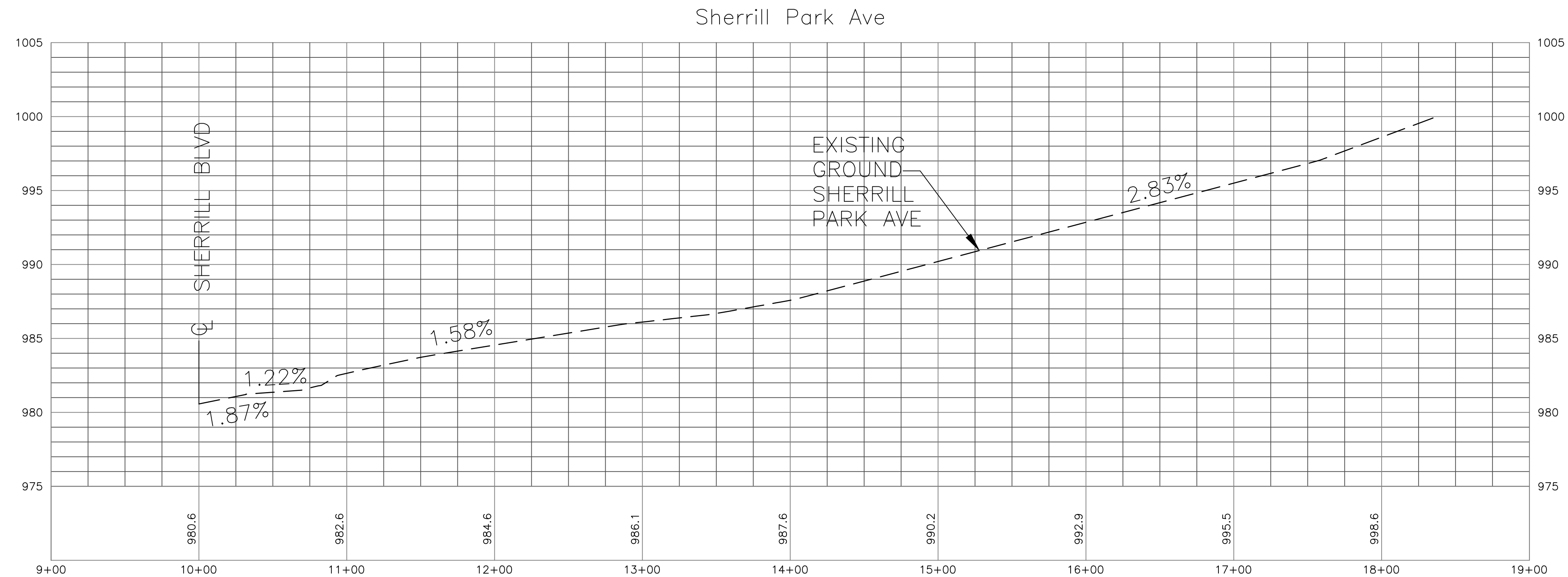
770-627-3590

www.JMT.com

Copyright © 2025

All Rights Reserved

| | |
|----------------|--|
| DRAWN: | LG |
| CHECKED: | DEH |
| JOB NO: | 22-V051006-09 |
| SCALE: | 1"=100' |
| DATE: | 05/21/2025 |
| FILE NAME: | 22-V051006-009_CNVG3 |
| DRAWING TITLE: | CONCEPT PLAN OF SHERRILL BUSINESS PARK PARCELS 207 & 215, CLT MAP 118 SHERRILL BUSINESS PARK REGENCY ASSOCIATES II, LLC |
| SHEET | PLANNING-FILE NO: |
| 1 | OF |
| 2 | 6-SE-25-C |



NOTES:

- 1) BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D696) PRIOR TO PLACEMENT OF FILL.
- 2) FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).
- 3) COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH CITY OF KNOXVILLE REQUIREMENTS.

TYPICAL 2 LANE STREET

SCALE: 1/4"=1'-0"

DETAIL FROM ETE CONSULTING ENGINEERING, INC.
12-16-03

REVISIONS

DESCRIPTION

NO.

DATE

CONCEPT PLAN OF SHERRILL BUSINESS PARK
RESUBDIVISION OF PARCELS 207 & 215, CLT MAP 118
SHERRILL BUSINESS PARK
REGENCY ASSOCIATES II, LLC
KNOX COUNTY, TENNESSEE



1909 AILOR AVENUE | KNOXVILLE, TN 37921
P: (865) 546-5800 | www.jmt.com

KENTUCKY
606-248-6600

TENNESSEE
865-546-5800

NORTH CAROLINA
828-253-2796

SOUTH CAROLINA
864-574-4775

GEORGIA
770-627-3590

www.JMT.com

Copyright © 2025
All Rights Reserved

DRAWN: LG
CHECKED: DEH
JOB NO: 22-V051006-009
SCALE: H=5' V=50'
DATE: 04/03/2025
FILE NAME: 22-V051006-009.DWG
DRAWING TITLE:

SHERRILL PARK
EXISTING PROFILE

SHEET
2
OF
2
PLAT FILE NO:
?