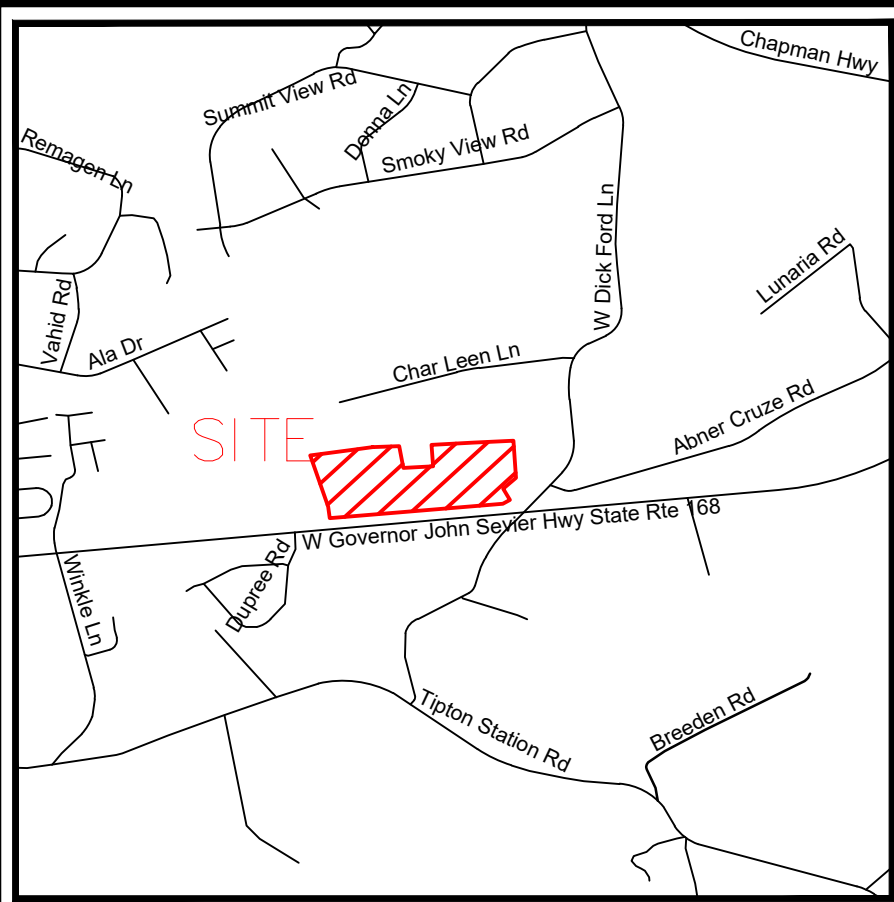
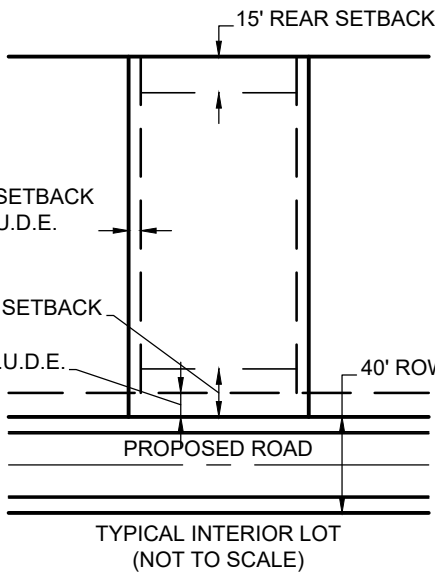
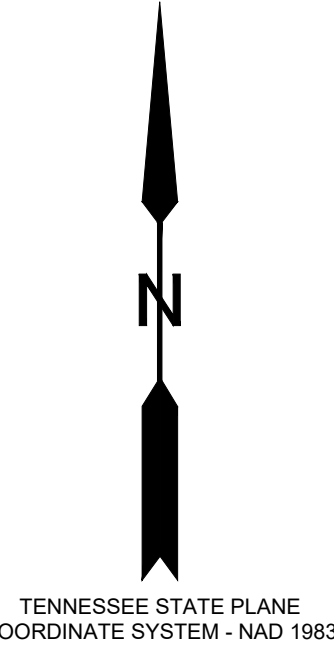




VICINITY MAP - NOT TO SCALE



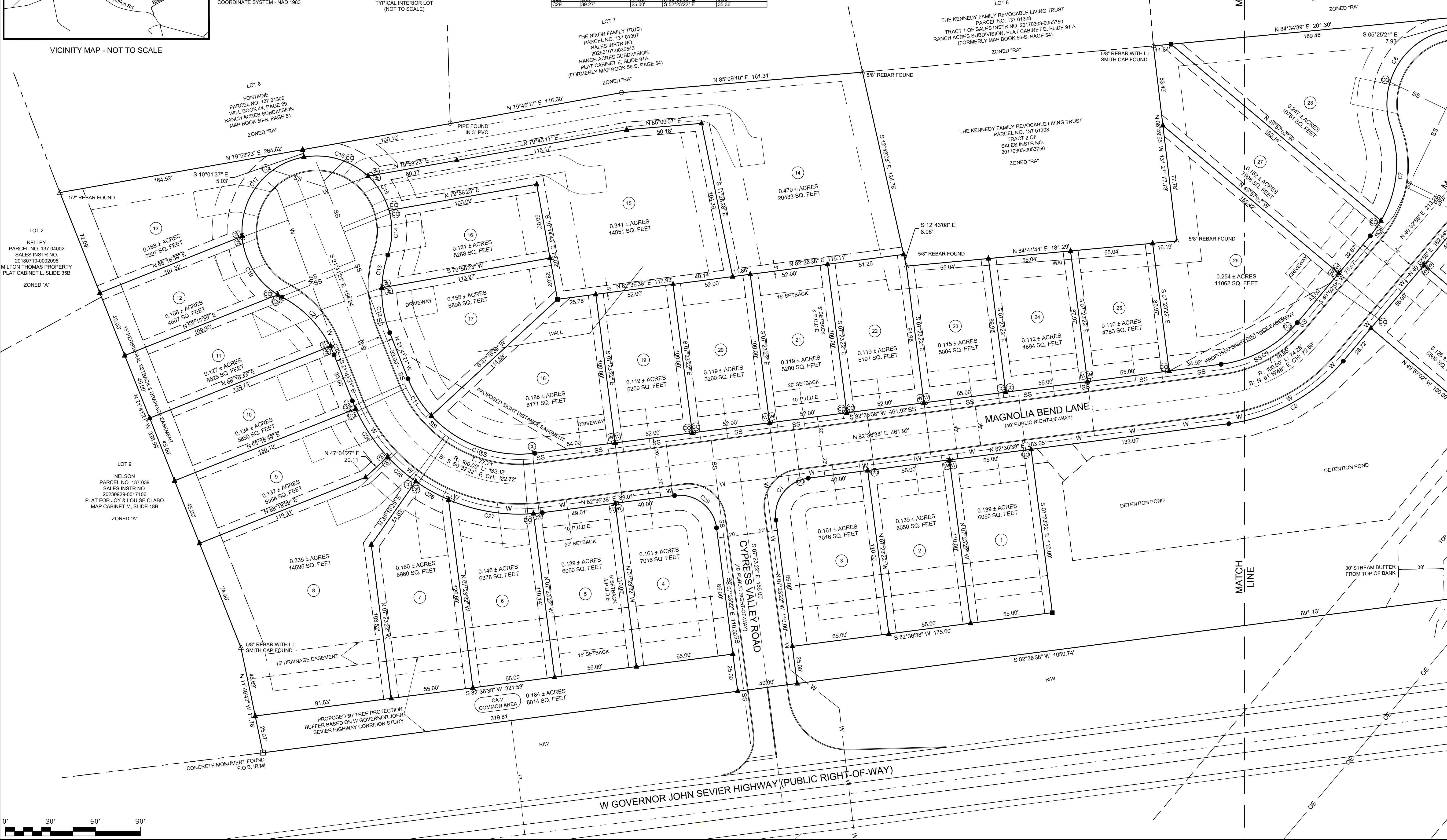
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	39.27	25.00	N 37°36'38" E	35.36
C2	88.14	120.00	N 61°19'48" E	87.10
C3	40.59	50.00	N 16°47'25" E	39.49
C4	26.37	50.00	N 21°34'35" W	26.06
C5	51.28	50.00	N 60°53'12" W	49.04
C6	90.06	50.00	S 32°58'46" W	78.37
C7	64.41	75.00	S 09°59'07" W	62.45
C8	12.38	75.00	S 39°19'06" W	12.37
C9	59.43	80.00	S 61°19'48" W	58.07
C10	16.33	80.00	N 70°03'22" W	13.47
C11	29.37	80.00	N 32°12'21" W	29.20
C12	30.77	75.00	N 09°58'14" W	30.55
C13	22.29	75.00	N 10°19'51" E	22.21
C14	30.24	50.00	N 01°31'20" E	29.78
C15	27.17	50.00	N 31°22'18" W	26.84
C16	48.33	50.00	N 72°29'03" W	44.69
C17	73.42	50.00	S 37°54'30" W	67.00
C18	47.40	50.00	S 31°18'47" E	45.64
C19	13.28	50.00	S 60°20'50" E	13.28
C20	46.75	75.00	S 44°22'03" E	46.00
C21	8.31	75.00	S 24°05'59" E	8.31
C22	5.70	119.67	S 22°55'57" E	5.70
C23	38.71	119.67	S 33°33'46" E	38.54
C24	25.05	119.67	S 48°49'27" E	25.00
C25	25.05	119.67	S 60°49'58" E	25.00
C26	58.00	119.67	S 80°39'15" E	57.43
C27	3.98	119.67	N 83°59'33" E	3.98
C28	58.27	25.00	S 58°23'22" E	55.36

LEGEND

---	PROPERTY LINE	▲	1/2" REBAR WITH L.I. SMITH CAP SET
---	PROPERTY ADJOINER LINE	△	REBAR FOUND AS NOTED
---	CENTERLINE OF ROAD	□	MONUMENT FOUND AS NOTED
---	SETBACK LINE	○	PIPE FOUND
---	EASEMENT LINE	●	UNMARKED POINT
SS	SANITARY SEWER LINE	⊗	CLEAN OUT
W	WATER LINE	⊕	WATER METER
OE	OVERHEAD ELECTRIC LINE	■	PERMANENT REFERENCE MONUMENT
		P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT

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

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 waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this the ____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knoxville 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 an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.
Signed: _____ Date: _____



FINAL PLAT OF
CYPRESS VALLEY
SUBDIVISION

KNOXVILLE, KNOX COUNTY, TENNESSEE

REVISIONS

NO.	DESCRIPTION

THIS DRAWING SHALL BE CONSIDERED
PRELIMINARY IN NATURE AND, IN NO WAY,
CONSTITUTE A GUARANTEE OF RECORD OR
THE ENGINEER OR SURVEYOR OF RECORD IS
AFFIRMED HERETO.

NUMBER: 1 of 2

DATE: 05/21/2026

PROJECT # KNOX-137-013 / 260247

L.S. L.I. Smith and Associates, Inc.

LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES

302 North Caldwell Street, Paris, TN 38242 | 731-644-0141 | www.lsmith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-556-0250

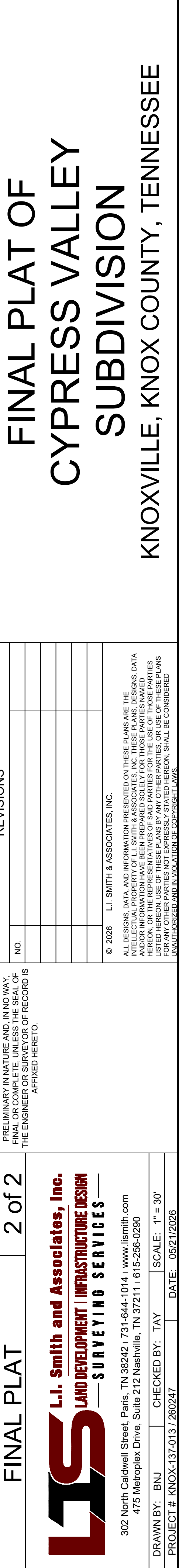
DRAWN BY: BNJ CHECKED BY: TAY SCALE: 1" = 30'

ALTERNATIVE DESIGN STANDARDS APPROVED BY PLANNING COMMISSION (FILE NUMBER S-24-CD-CA, APPROVED 09/12/2024):

1. INCREASE THE MAXIMUM HORIZONTAL CURVE RADIUS ON ROAD B FROM 250' TO 100' AT CURVE C1.
2. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD B FROM 250' TO 100' AT CURVE C2.

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS, APPROVED 09/12/2024:

1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD A AT GOVERNOR JOHN SEVIER HWY.
2. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD A AT ROAD B.
3. REDUCE THE MINIMUM RIGHT-OF-WAY WIDTH FROM 50' TO 40' ON ROAD A.
4. REDUCE THE MINIMUM RIGHT-OF-WAY WIDTH FROM 50' TO 40' ON ROAD B.

[illegible]

LS **LAND DEVELOPMENT / INFRASTRUCTURE DESIGN**
L.J. Smith and Associates, Inc. **SURVEYING SERVICES**

302 North Caldwell Street, Paris, TN 38242, 731-644-1014 | www.ljsmith.com
 475 Metroplex Drive, Suite 212 Nashville, TN 37211 615-256-0290

DRAWN BY: **BNJ** CHECKED BY: **TAY** SCALE: 1" = 30'
 PROJECT # **KNOX-137-013 / 280247** DATE: **05/21/2026**