

Guarantee of completion of Stormwater Facilities.

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on drainage plans which were approved the ____ day of _____, 20____.

Signed: _____ Date: _____

Dept.: _____ Title: _____

Guarantee of completion of streets and related improvements.

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to ensure completion of all streets and related improvements including indicated permanent reference monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signed: _____ Date: _____

Dept.: _____ Title: _____

Certification of category and accuracy of survey.

I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is not less than 1:_____.

Registered Land Surveyor _____

Tennessee Reg. No. _____

Date: _____

Certificate of Ownership and General Dedication

(I, We) PETE McCLAIN, 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 fee 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.

Signature(s) _____

PRINTED NAME: PETE McCLAIN Date: _____

- NOTES:
1. IRON PINS FOUND OR SET AT ALL CORNERS UNLESS NOTED ON PLAT.
 2. GRID NORTH IS BASED UPON TNNAD 83, (NSRS20022) DISTANCES HAVE NOT BEEN REDUCED TO GRID
 3. BEING A PORTION OF TAX MAP 074 PARCEL 002.00 WARRANTY DEED BOOK 20211228 PAGE 0051001 RECORDED IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
 4. NO TITLE OPINION WAS PROVIDED FOR THIS SURVEY, THEREFORE EASEMENTS, RIGHT OF WAYS AND SETBACKS NOT SHOWN MAY EXIST.
 5. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORDED DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH.
 6. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT THE EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON SAID SURVEY SHOWN HERE-ON.
 7. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDED BUT NOT LIMITED TO SOIL GEOLOGICAL CONDITIONS PHYSICAL, DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MARKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITIONS FOR UNDERGROUND UTILITY LOCATION CALL 811.
 8. DRAINAGE AND UTILITY EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENT OF 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. THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 47093C0188F, DATED MAY 02, 2007.
 10. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING REGULATIONS FOR ZONE: PR(1-2.5 DU/AC) SETBACKS: FRONT 20' SIDE 5' REAR 15'
 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE PLAN AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 1-SH-23-C AND 1-G-23-DP.
 12. LOTS WILL BE ACCESSED BY INTERIOR STREET SYSTEMS ONLY.
 13. SIGHT DISTANCES ON ALL INTERSECTIONS WITH PUBLIC ROADS MEET SUBDIVISION REGULATIONS
 14. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORM WATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORM WATER FACILITIES IS RECORDED AS INSTRUMENT # 202203040068436
 15. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT # 202204050076368
 16. THIS PLAT SERVES TO DIVIDE ONE SECTION OF LAND INTO A SUBDIVISION PHASE COMPRISED OF 39 LOTS AND 2 OPEN SPACES.
 17. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON (11/14/2024).
 18. TWO RELEVANT ALTERNATIVE DESIGN STANDARDS EXIST
A. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD DERBYSHIRE LN AT MADISON OAKS RD
B. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD SEDGEMOOR LN AT MADISON OAKS RD

Certificate of Approval for Recording

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 stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, one this the ____ day of _____, 20____ and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed: _____ Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS.

This is to certify the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider _____

Authorized Signature for Utility _____ Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS.

This is to certify the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider _____

Authorized Signature for Utility _____ Date: _____

City of Knoxville Engineering Division

The Knoxville Engineering Division hereby approves this plat on this the ____ day of _____, 20____.

Engineering Director _____

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: _____

Taxes and assessments. Certification that taxes and assessments have been paid shall be as follows:

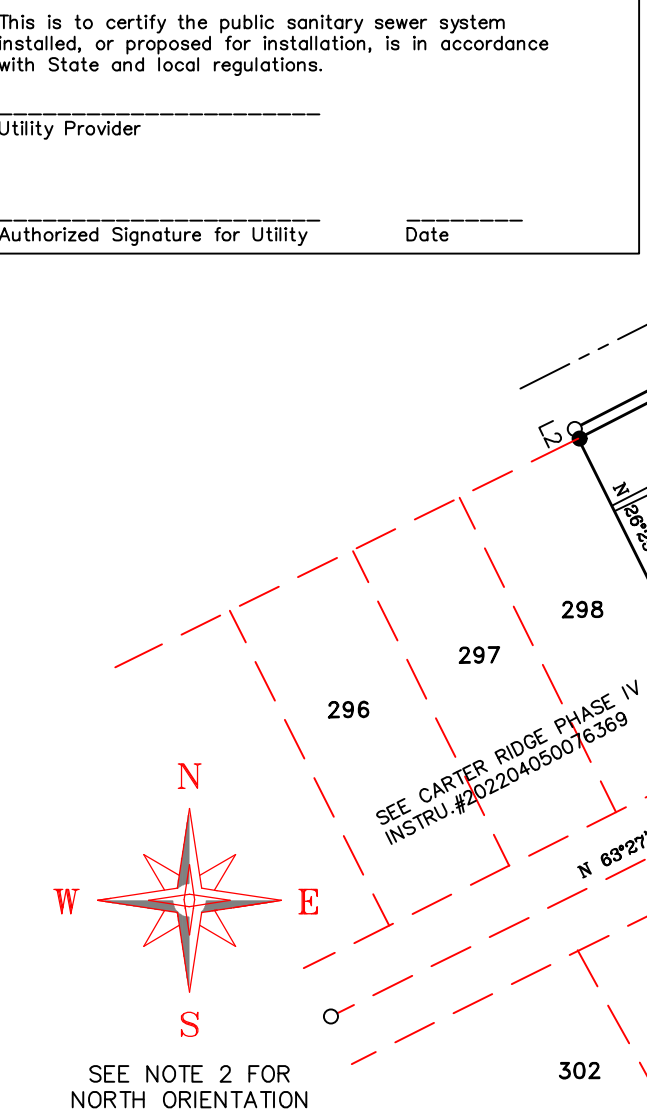
This is to certify that all property taxes and assessments due on this property have been paid.

Signed: _____ Date: _____

City Tax Clerk _____

Signed: _____ Date: _____

Knox County Trustee _____



Percent of Survey Conducted with GPS: 100%
GPS Manufacturer and Model: Hemisphere, S631 GNSS RTK
GPS Survey Type (dual frequency receivers): RTK
Relative Position Accuracy: Meets or Exceeds +/- 0.06" + 100PPM
Solution Date : 06/06/2023
Tennessee State Plane
USA/NAD83/TNAD83

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	265.50'	42.33'	42.29'	S 68°01'25" W
C2	240.50'	38.37'	38.33'	S 69°12'16" W
C3	290.50'	46.71'	46.66'	S 68°59'20" W
C4	251.08'	163.13'	160.28'	N 54°49'02" E
C5	251.08'	275.75'	262.10'	N 04°44'34" E
C6	125.00'	118.90'	114.47'	S 27°17'43" E
C7	125.00'	24.12'	24.09'	S 05°29'01" W
C8	226.08'	41.25'	41.19'	S 68°12'12" W
C9	226.08'	106.95'	105.95'	S 49°25'32" W
C10	226.08'	128.38'	126.66'	S 19°36'25" W
C11	226.08'	93.60'	92.93'	N 08°31'13" W
C12	25.00'	39.27'	35.36'	S 21°22'09" W
C13	25.00'	47.50'	47.44'	S 16°02'26" E
C14	276.08'	60.41'	60.29'	S 04°50'36" E
C15	276.08'	58.55'	58.44'	S 07°30'01" W
C16	276.08'	62.71'	62.57'	S 20°04'58" W
C17	25.00'	35.08'	32.27'	S 14°20'33" E
C18	25.00'	1.32'	1.32'	S 54°17'35" E
C19	150.00'	53.46'	53.18'	S 43°49'51" E
C20	150.00'	55.66'	55.34'	S 22°59'25" E
C21	150.00'	32.24'	32.18'	S 06°12'09" E
C22	150.00'	28.95'	28.91'	S 05°29'01" W
C23	75.00'	33.83'	33.54'	S 01°54'30" E
C24	50.00'	37.46'	36.59'	S 06°37'53" W
C25	50.00'	42.00'	40.78'	S 52°09'23" W
C26	50.00'	29.82'	29.38'	N 86°41'41" W
C27	50.00'	38.82'	37.86'	N 47°21'58" W
C28	50.00'	49.41'	47.42'	N 03°11'50" E
C29	50.00'	18.86'	18.75'	N 42°18'12" E
C30	50.00'	69.58'	67.11'	N 26°31'52" E
C31	75.00'	95.12'	91.57'	N 27°17'43" W
C32	100.00'	95.12'	91.57'	N 27°17'43" W

SURVEY for/OWNER
OAKLAND LLC.
AUTHORIZED AGENT: PETE McCLAIN
2724 HAWK HAVEN LN.
KNOXVILLE, TENNESSEE 37931
856-719-4342

DATE: 06/26/2026	PROJECT: #2026491	FILE: PHASE6		
SCALE: 1"=90'	DRAWN BY: RCH	NO.	DATE	DESCRIPTION OF REVISION
		0	06/26/2026	ORIGINAL ISSUE

NOTE:
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 SINKHOLE/ 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 SINKHOLE/ CLOSED CONTOUR AREA OF ANY REQUIRED DRAINAGE EASEMENT ASSOCIATED WITH THE SINKHOLE OR CLOSED CONTOUR AREA.

PERMANENT REFERENCE MARKERS
MAG NAIL SET

RM8 N: 620936.75
E: 2643184.28

RM9 N: 620592.00
E: 2643500.03

RM10 N: 621179.99
E: 2643300.46

Acceptance of public roads by Knox County Commission.

I, the undersigned, hereby certify that the following roadways as shown on this plat have been accepted as public roads by the Knox County Commission on the ____ day of _____, 20____.

Signed: _____ Date: _____

Dept: _____ Title: _____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C33	25.00'	33.42'	30.98'	S 87°09'49" W
C34	276.08'	42.22'	42.17'	S 49°44'19" W
C35	276.08'	74.30'	74.07'	S 61°49'43" W
C36	21.64'	31.81'	29.02'	S 24°25'14" W
C37	75.00'	43.42'	42.81'	S 31°02'17" E
C38	75.00'	4.85'	4.84'	S 49°28'23" W
C39	50.00'	58.73'	55.41'	S 17°40'18" W
C40	50.00'	38.99'	38.01'	S 38°19'19" W
C41	50.00'	26.85'	26.53'	S 76°03'01" W
C42	50.00'	37.39'	36.53'	N 67°08'20" W
C43	50.00'	54.88'	52.17'	N 14°16'12" W
C44	50.00'	4.57'	4.57'	N 19°47'42" E
C45	75.00'	48.26'	47.43'	N 03°58'52" E
C46	26.59'	41.12'	37.15'	N 60°14'48" W

LINE	BEARING	DISTANCE
L1	N 33°51'44" E	47.88'
L2	S 26°25'13" E	5.00'
L3	S 36°31'32" W	5.01'
L4	S 56°50'17" W	43.35'
L5	S 56°50'17" E	67.81'
L6	N 66°22'09" E	41.38'
L7	N 23°37'51" W	3.65'
L8	N 23°56'01" E	55.90'
L9	S 14°27'14" E	28.88'
L10	S 14°27'14" E	20.31'
L11	S 35°48'06" W	33.82'
L12	S 08°21'41" E	16.90'
L13	S 08°21'41" E	30.53'
L14	S 08°21'41" E	5.91'
L15	N 72°35'27" E	23.99'

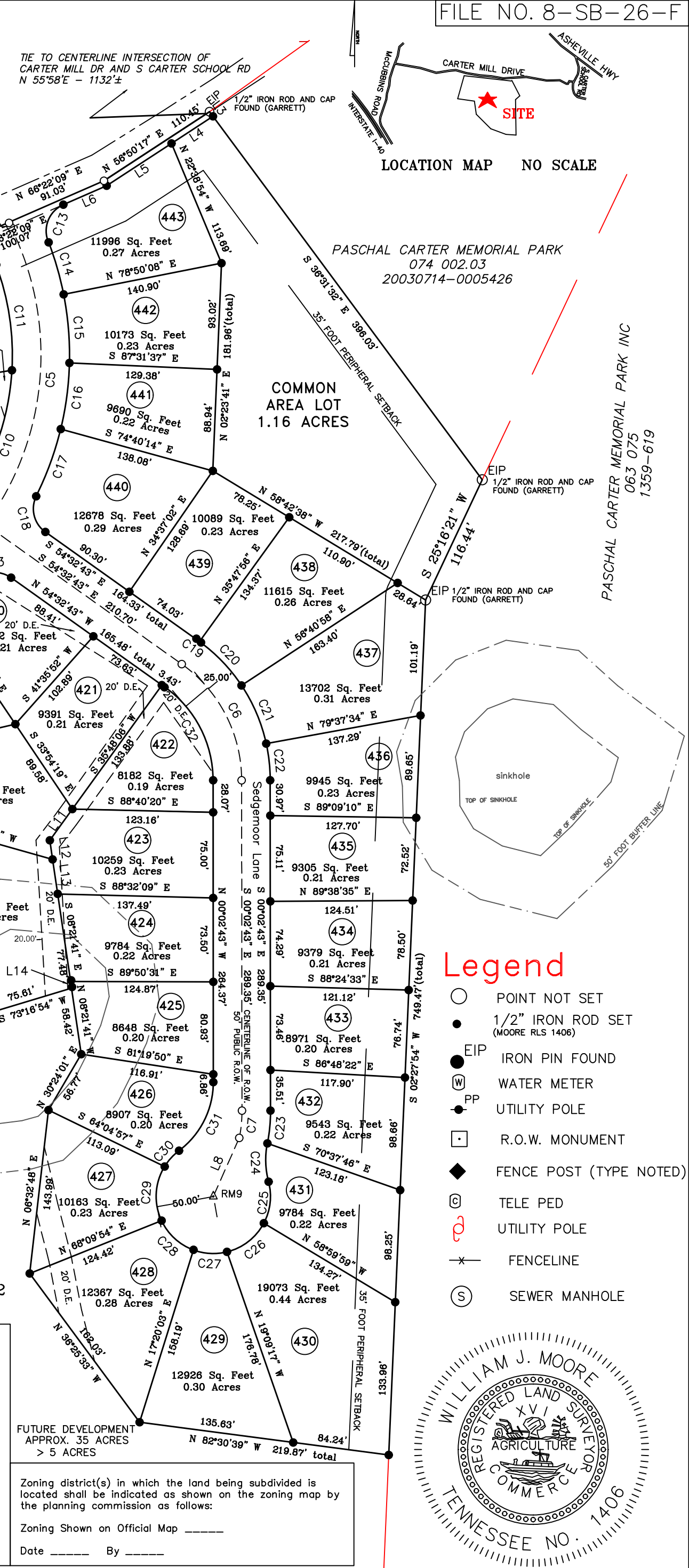
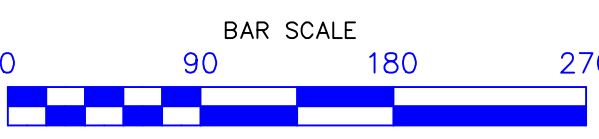
Certification of final plat—Construction complete.

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 plan and accompanying drawings, documents, and statements conform 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 Metropolitan Planning Commission, or for variances for which application has been filed. The indicated monuments were in place on the ____ day of _____, 20____.

Registered Land Surveyor _____

Tennessee Certificate No. _____

Date: _____



MOORE ENGINEERING AND SURVEYING
PROFESSIONAL LICENSED ENGINEER AND SURVEYOR

192 CABOT LANE
ROCKWOOD, TN 37854

865-354-2236

**FINAL PLAT OF CARTER RIDGE-
PHASE 6 LOTS 411 TO 449**

TAX MAP 074 PARCELS 002.00
8TH CIVIL DISTRICT OF KNOX COUNTY TENNESSEE