

NORTH
TN SPCS (NAD83/2011)

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.

(I, WE), 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

OWNER(S) PRINTED NAME: STORM SHULAR
SIGNATURE(S): _____
DATE: _____

OWNER CERTIFICATION ON RELEASE OF EASEMENT

(I, WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT EASEMENT RIGHTS FOR ANY EXISTING FACILITIES ARE NOT BEING RELEASED AND IT IS OUR RESPONSIBILITY TO VERIFY WITH THE ABOVE PARTIES IF THERE ARE ANY EXISTING FACILITIES ALONG THE LOT LINES BEING ELIMINATED BY THIS PLAT BEFORE DIGGING OR CONSTRUCTING ANY BUILDING OR STRUCTURE.

OWNER(S) PRINTED NAME: STORM SHULAR
SIGNATURE(S): _____
DATE: _____

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO ENSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS.

SIGNED: _____
DATE: _____
DEPT: _____
TITLE: _____

INSPECTION OF COMPLETED STORMWATER FACILITIES

I, THE UNDERSIGNED, HEREBY CERTIFY THIS SUBDIVISION HAS BEEN INSPECTED AND THE STORMWATER FACILITIES HAVE BEEN COMPLETED IN A MANNER THAT MEETS ALL CITY AND COUNTY STANDARDS AND SPECIFICATIONS (WHICHEVER IS APPROPRIATE) AND ARE FULLY STABILIZED AND HAVE BEEN OFFICIALLY ACCEPTED AS BUILT BY THE APPROPRIATE OFFICIAL(S).

SIGNED: _____
DATE: _____
DEPT: _____
TITLE: _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THE _____ DAY OF _____, 20____.

ENGINEERING DIRECTOR _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC SANITARY SEWER SYSTEM AND THE PUBLIC SANITARY SEWER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER _____
AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS

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 AND THE PUBLIC WATER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER _____
AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____

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 RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS PURSUANT TO SECTION 133-3-403 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: _____

ZONING

ZONING SHOWN ON OFFICIAL MAP: _____
DATE: _____
BY: _____

ADDRESSING DEPARTMENT CERTIFICATION

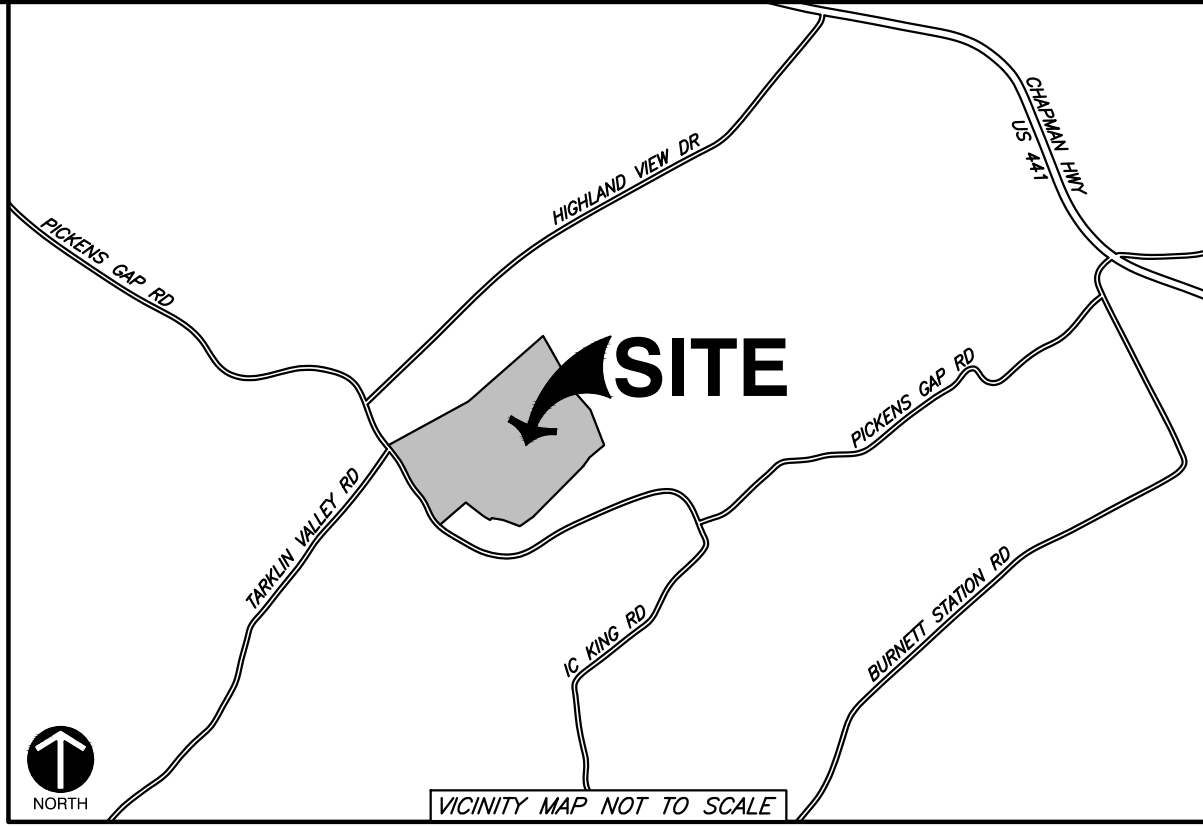
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS:

SIGNED: _____
DATE: _____

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

CITY TAX CLERK: SIGNED: _____ DATE: _____
KNOX COUNTY TRUSTEE: SIGNED: _____ DATE: _____



GPS SURVEY DATA
(A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC
(B) POSITIONAL ACCURACY: 0.06 FEET
(C) DATE OF SURVEY: JUNE XX, 2026
(D) PUBLISHED/FIXED CONTROL USED: TN15 - KNOXVILLE, TN
(E) DATUM/EPOCH: NAD83(2011) / EPOCH 2010.00
(F) GEOD MODEL: GEOID 18
(G) COMBINED SCALE FACTOR: 0.9999100972

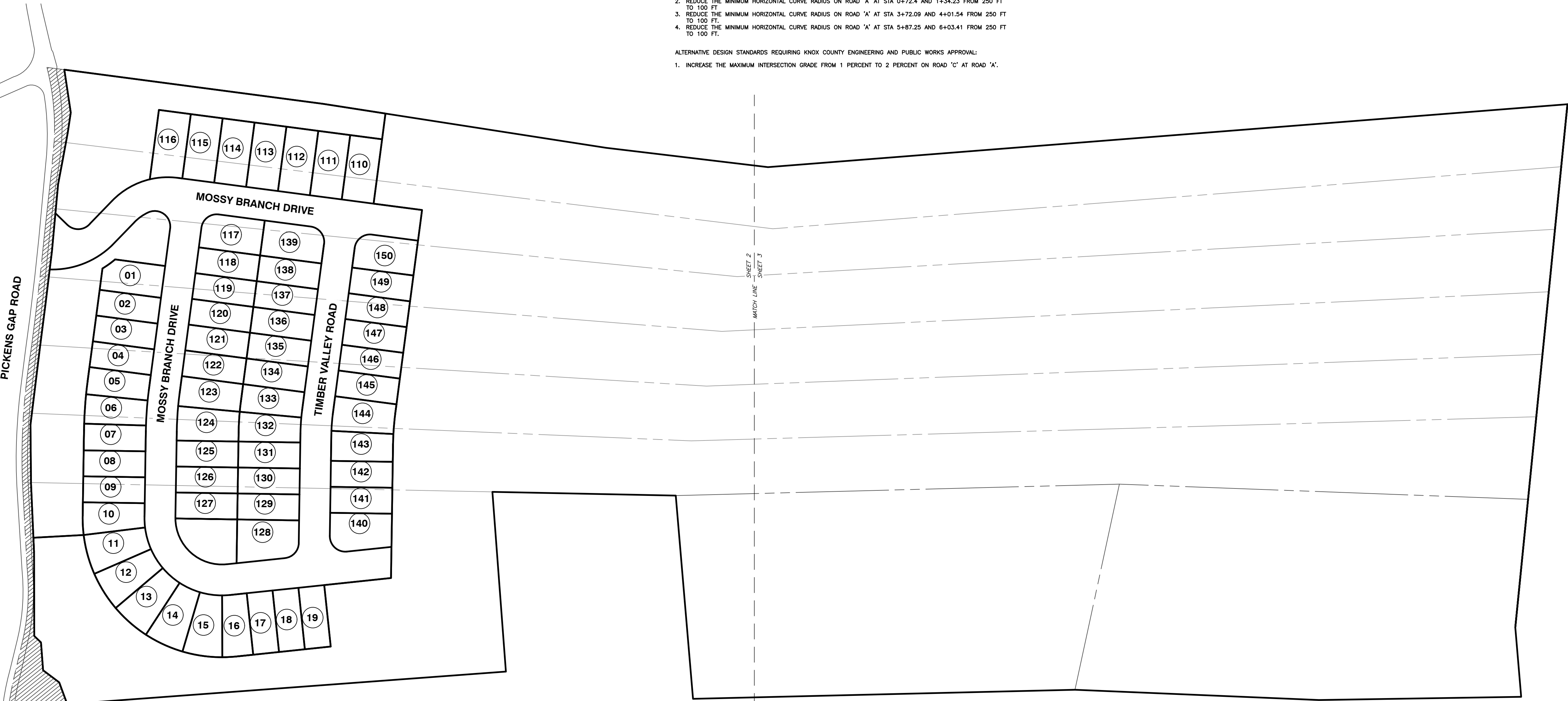
APPROVED VARIANCES AND ALTERNATIVE ACCESS DESIGN STANDARDS (SEE NOTE #18)

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'A' AT STA 0+10 FROM 250 FT TO 100 FT
2. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'A' AT STA 0+72.4 AND 1+34.23 FROM 250 FT TO 100 FT
3. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'A' AT STA 3+72.09 AND 4+01.54 FROM 250 FT TO 100 FT
4. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'A' AT STA 5+87.25 AND 6+03.41 FROM 250 FT TO 100 FT.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL:

1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 2 PERCENT ON ROAD 'C' AT ROAD 'A'.



COUNTY - RELEASE OF EASEMENTS

EXCEPT AS NOTED OR SHOWN ON THIS PLAT, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS PLAT.

THE FOLLOWING PARTIES DO NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES WITHIN THE PREVIOUSLY ESTABLISHED EASEMENT, WHETHER OR NOT SHOWN ON THIS PLAT. ANY RELOCATION OF EXISTING FACILITIES WILL BE MADE AT THE PROPERTY OWNER'S EXPENSE. IF THE FACILITIES ARE RELOCATED, THE EASEMENT RIGHTS WILL BE RELEASED.

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

SIGNED: _____
DATE: _____
WATER: (UTILITY AGENCY NAME) _____
SIGNED: _____
DATE: _____
SEWER: (UTILITY AGENCY NAME) _____
SIGNED: _____
DATE: _____
ELECTRIC: (UTILITY AGENCY NAME) _____
SIGNED: _____
DATE: _____
GAS: (UTILITY AGENCY NAME) _____
SIGNED: _____
DATE: _____
TELEPHONE: (UTILITY AGENCY NAME) _____
SIGNED: _____
DATE: _____
CABLE TELEVISION: (UTILITY AGENCY NAME) _____
SIGNED: _____
DATE: _____

SUBJECT PROPERTY INFORMATION:

PARCEL ID: TAX MAP 150 PARCELS 04402, 04403, 04404, 04405, 04406, 04407, 04408, 04409 AND 04410.

OWNER: BGD DEVELOPMENT LLC
307 BLUE PEACOCK WAY, SEYMOUR, TN 37865

TOTAL AREA PER SURVEY = 48.43 ACRES

TOTAL NO. OF LOTS CREATED BY PLAT: 60
TOTAL NO. OF COMMON AREAS CREATED BY PLAT: 3
TOTAL NO. OF FUTURE DEVELOPMENT AREAS CREATED BY PLAT: 1

CURRENT PROPERTY RECORDS:
DEED INSTRUMENT NO. 202407030000784
PLAT INSTRUMENT NO. 202407030000782

EXISTING LEGEND:

— — — — — EXISTING PROPERTY LINE
— — — — — EXISTING ADJACENT PROPERTY LINE
- - - - - EXISTING RIGHT-OF-WAY
x x x x x EXISTING BARBED WIRE FENCE
□ □ □ □ □ EXISTING WOOD FENCE
OH-W EXISTING OVERHEAD WIRES

○ SET 5/8" REBAR W/CAP (CEC, INC.)
△ FOUND MAG NAIL W/WASHER (CEC, INC.)
● FOUND MONUMENT (AS LABELED)
⊙ CALCULATED BOUNDARY CORNER
Ⓜ MAILBOX
Ⓢ POWER POLE
→ GUY WIRE
Ⓢ UTILITY POLE
Ⓢ CENTERLINE

DRAFT

SCALE IN FEET
0 100 200

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 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 _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR _____ DAVID D. MULLINS
TENNESSEE LICENSE NO. 3338
DATE: _____

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR _____ DAVID D. MULLINS
TENNESSEE LICENSE NO. 3338
DATE: _____

- SURVEYOR'S NOTES:**
1. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011).
 2. DEED INSTRUMENT NUMBER: 202407030000784
PLAT INSTRUMENT NUMBER: 202407030000782
 3. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO REGISTER'S OFFICE OF KNOX COUNTY, TN.
 4. PARCELS AFFECTED BY THIS PLAT: TAX MAP 150 PARCELS 04402, 04403, 04404, 04405, 04406, 04407, 04408, 04409, AND 04410.
 5. PROPERTY IS ZONED PR(X) <2 DU/AC
SETBACKS:
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 15 FEET
PERIPHERAL: 35 FEET
CORNER LOT SIDE ADJACENT ROW: 15 FEET (LOTS 117, 128, 139, 140 AND 150)
 6. ADJOINING PARCEL LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
 7. DISTANCES ARE BASED ON A FIELD SURVEY USING GPS AND EDM EQUIPMENT.
 8. AREA WAS DETERMINED BY COORDINATE GEOMETRY.
 9. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION AND UNDERGROUND MARKINGS PROVIDED BY CALLING 811. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811.
 10. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) ZONE ACCORDING TO F.I.R.M. MAPS OF KNOX COUNTY, MAP NUMBER 4708030314F AND 4708030303F, BOTH HAVING AN EFFECTIVE DATE OF 05/02/2007. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
 11. SET PROPERTY CORNERS ARE MARKED WITH 5/8" DIAMETER REBAR WITH A "CEC" CAP, MAG NAIL WITH "CEC" WASHER, OR MAG NAIL UNLESS OTHERWISE NOTED.
 12. PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES, IF ANY. THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES, AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
 13. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT AND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.
 14. EASEMENTS MAY EXIST FOR UTILITIES SHOWN HEREON WHICH WERE NOT REFERENCED BY THE COMMITMENT OF TITLE OR THE SUBJECT PROPERTY DEED OF RECORD.
 15. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
 16. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAY. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES.
 17. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
 18. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 5-SE-25-C AND 5-J-25-DP DATED MAY 8, 2025.
 19. EASEMENT CORNERS ARE NOT MONUMENTED UNLESS NOTED
 20. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 48.38 ACRES INTO 60 LOTS, 3 COMMON AREAS, 1 FUTURE DEVELOPMENT AREA AND ROW.
 21. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NUMBER _____.
 22. ALL LOTS SHOWN HEREON WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
 23. SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS.
 24. ACCESS EASEMENTS, STORMWATER MAINTENANCE AGREEMENTS, HOMEOWNERS ASSOCIATION AGREEMENTS RECORDED IN INSTRUMENT NUMBER _____.
 25. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 11-13-2025.
 26. THIS PROPERTY WAS PREVIOUSLY PLATTED AS LOTS 1-7 & 9-10 OF ERIN & BRONCE RODGERS.

FILE NUMBER 8-SC-26-F



2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

**FINAL PLAT OF
"PICKENS RIDGE SUBDIVISION UNIT 1"
9TH CIVIL DISTRICT
KNOX COUNTY, TENNESSEE**

DRAWN BY: **JER** CHECKED BY: **ZKG** APPROVED BY: **DDM**
DATE: **JULY 31, 2026** DWG SCALE: **1"=100'** PROJECT NO: **363-984**

CLIENT: **HEARTLAND DEVELOPMENT, LLC
307 BLUE PEACOCK WAY
SEYMOUR, TENNESSEE
PH: (865) 573-8872**

DRAWING NO.: **SV01**
SHEET **1** OF **4**



NORTH
TN SPCS (NAD83/2011)

DRAFT

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 _____ DAY OF _____, 20____, AND THAT THE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX 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: _____

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE #1

CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB	CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	225.00'	163°17'17"	65.40'	65.17'	N 51°28'32" W	C33	75.00'	85°37'35"	125.17'	111.14'	N 84°23'53" W
C2	225.00'	163°17'17"	65.40'	65.17'	N 68°07'49" W	C34	75.00'	1°17'25"	1.69'	1.69'	N 84°23'53" W
C3	225.00'	163°17'17"	65.40'	65.17'	N 84°47'05" W	C35	525.00'	42°21'17"	40.87'	40.86'	N 37°03'51" W
C4	225.00'	163°17'17"	65.40'	65.17'	N 78°33'38" W	C36	525.00'	2°07'49"	18.52'	18.52'	N 37°03'51" W
C5	225.00'	163°17'17"	65.40'	65.17'	N 61°54'22" W	C37	425.00'	2°10'02"	16.08'	16.07'	N 37°03'51" W
C6	225.00'	2°47'23"	22.74'	22.73'	N 50°41'02" W	C38	425.00'	4°26'05"	32.80'	32.80'	N 37°03'51" W
C7	425.00'	2°06'26"	15.65'	15.65'	N 34°15'46" E	C39	25.00'	86°53'34"	42.28'	37.42'	N 87°04'53" W
C8	425.00'	4°30'57"	33.50'	33.49'	N 30°57'02" E	C40	275.00'	0°59'26"	4.75'	4.75'	N 34°47'57" W
C9	138.62'	46°07'04"	111.57'	108.59'	N 32°30'32" E	C41	275.00'	5°36'41"	26.82'	26.82'	N 37°03'51" W
C10	75.00'	2°11'41"	27.74'	27.59'	N 18°28'15" E	C42	25.00'	90°00'00"	39.27'	35.36'	N 16°18'27" E
C11	25.00'	8°11'19"	35.43'	35.53'	N 69°39'44" E	C43	125.00'	2°05'02"	45.68'	45.43'	N 37°03'51" W
C12	25.00'	4°03'03"	17.91'	17.53'	N 49°13'05" E	C44	125.00'	3°29'22"	70.89'	69.94'	N 37°03'51" W
C13	145.00'	9°57'24"	55.20'	55.17'	N 18°09'15" E	C45	25.13'	94°18'20"	41.36'	36.85'	N 10°50'48" W
C14	675.00'	1°42'05"	20.04'	20.04'	N 29°32'35" W	C46	675.00'	0°13'30"	26.85'	26.85'	N 81°48'52" W
C15	675.00'	4°02'43"	47.66'	47.65'	N 32°24'59" W	C47	11871.03'	0°13'36"	48.99'	48.99'	N 30°56'30" W
C16	675.00'	0°51'19"	10.08'	10.08'	N 34°52'00" W	C48	4229.87'	1°08'51"	84.30'	84.30'	N 25°35'50" W
C17	225.00'	7°51'14"	30.84'	30.82'	N 38°13'17" W	C49	3321.33'	0°34'39"	33.48'	33.48'	N 27°38'06" W
C18	575.00'	1°42'05"	17.07'	17.07'	N 29°32'35" E	C50	666.05'	5°12'49"	60.61'	60.58'	N 25°17'58" W
C19	575.00'	4°02'43"	40.80'	40.58'	N 32°24'59" E	C51	357.54'	19°24'01"	121.08'	120.48'	N 32°25'09" W
C20	575.00'	0°51'19"	8.58'	8.58'	N 34°52'00" E	C52	1051.45'	6°07'34"	112.42'	112.37'	N 30°14'54" W
C21	125.00'	7°51'14"	17.13'	17.12'	N 38°13'17" E	C53	1051.45'	5°33'45"	98.02'	98.99'	N 29°28'38" W
C22	125.00'	16°39'17"	36.33'	36.21'	N 51°28'32" E	C54	5037.00'	1°15'53"	111.19'	111.19'	N 29°12'59" W
C23	125.00'	16°39'17"	36.33'	36.21'	N 68°07'49" E	C55	5037.99'	0°45'35"	66.81'	66.81'	N 30°14'53" W
C24	125.00'	16°39'17"	36.33'	36.21'	N 84°47'05" E	C56	100.00'	53°26'03"	93.26'	89.92'	N 45°23'26" E
C25	125.00'	16°39'17"	36.33'	36.21'	N 78°33'38" E	C57	38.20'	89°29'51"	66.85'	79.01'	N 45°23'26" E
C26	125.00'	16°39'17"	36.33'	36.21'	N 61°54'22" E	C58	100.00'	96°55'00"	169.15'	149.69'	N 83°45'10" W
C27	125.00'	2°47'23"	12.63'	12.63'	N 50°41'02" E	C59	550.00'	6°36'02"	63.37'	63.34'	N 31°59'37" W
C28	25.00'	90°00'00"	39.27'	35.36'	N 73°41'53" E	C60	300.00'	6°36'02"	34.57'	34.55'	N 31°59'37" W
C29	325.00'	2°06'26"	11.85'	11.85'	N 29°44'46" E	C61	390.69'	17°39'50"	120.34'	118.86'	N 41°48'21" W
C30	325.00'	4°29'41"	25.50'	25.49'	N 33°02'49" E						
C31	25.00'	83°06'26"	36.26'	33.17'	N 06°14'09" W						

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S 28°41'33" E	42.00'	L17	N 28°41'33" W	32.00'
L2	S 28°41'33" E	24.33'	L18	N 28°41'33" E	42.00'
L3	S 35°17'40" E	33.12'	L19	S 28°41'33" E	26.85'
L4	S 35°17'40" E	42.00'	L20	S 35°17'40" E	15.31'
L5	S 35°17'40" E	22.16'	L21	S 35°17'40" E	42.00'
L6	N 47°47'20" E	27.37'	L22	N 35°19'06" W	37.50'
L7	S 28°41'33" E	32.00'	L23	N 35°19'06" W	42.00'
L8	S 28°41'33" E	29.29'	L24	N 28°41'33" W	29.29'
L9	S 35°19'06" E	14.97'	L25	N 28°41'33" W	42.00'
L10	S 47°47'20" W	16.12'	L26	N 28°41'33" W	32.00'
L11	N 35°17'40" W	40.31'	L27	S 61°18'27" W	7.33'
L12	N 35°17'40" W	40.31'	L28	N 28°14'42" W	29.84'
L13	N 35°17'40" W	14.97'	L29	N 30°56'30" W	15.80'
L14	N 28°41'33" W	29.29'	L30	N 30°56'30" W	46.03'
L15	N 28°41'33" W	42.00'	L31	N 61°18'27" E	18.62'
L16	N 28°41'33" W	42.00'			

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 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 _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR _____
TENNESSEE LICENSE NO. 3338 DAVID D. MULLINS
DATE: _____

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR _____
TENNESSEE LICENSE NO. 3338 DAVID D. MULLINS
DATE: _____

FILE NUMBER 8-SC-26-F

CEC
Civil & Environmental
Consultants, Inc.

2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

**FINAL PLAT OF
"PICKENS RIDGE SUBDIVISION UNIT 1"
9TH CIVIL DISTRICT
KNOX COUNTY, TENNESSEE**

DRAWN BY: JER [CHECKED BY: ZKG] APPROVED BY: DDM
DATE: JULY 31, 2026 DWG SCALE: 1"=50' PROJECT NO: 363-984

CLIENT: HEARTLAND DEVELOPMENT, LLC
307 BLUE PEACOCK WAY
SEYMOUR, TENNESSEE
PH: (865) 573-8872

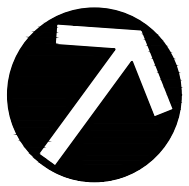
DRAWING NO.:
SV01
SHEET 2 OF 4

SCALE IN FEET
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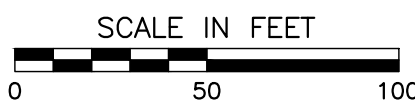
ROBERT ANDREW SCHILLING
LOT 8-ERIN & BRONCE RODGERS
DEED INSTRUMENT NO. 202511050026411
PLAT INSTRUMENT NO. 202407030000782
PARCEL: 150 044

ROBERT ANDREW SCHILLING
LOT 12-ERIN & BRONCE RODGERS
DEED INSTRUMENT NO. 202511050026411
PLAT INSTRUMENT NO. 202407030000782
PARCEL: 150 042

A:\360-200\360-200-984-Survey\Draw\360-200-984-307 Pickens Ridge Subdivision-26-Final Plat.dwg [SHEET 2] LS(7/31/2026) - amm/mms - LP 8/4/2026 7:23 AM



NORTH
TN SPCS (NAD83/2011)



LARRY J. & CHARLOTTE F. OTT
DEED BOOK 1872, PAGE 467
PARCEL: 150 034

*ALL REQUIRED CERTIFICATIONS AND APPLICABLE
NOTES FOR THIS PLAT ARE PROVIDED ON PAGE #1*

DRAFT

EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BARBED WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING DITCH FLOW LINE
- EXISTING OVERHEAD WIRES
- SET 5/8" REBAR W/CAP (CEC, INC.)
- SET MAG NAIL W/WASHER (CEC, INC.)
- FOUND MONUMENT (AS LABELED)
- CALCULATED BOUNDARY CORNER
- MAILBOX
- POWER POLE
- GUY WIRE
- UTILITY POLE

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 RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX 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: _____

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 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 ____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR _____ DAVID D. MULLINS
TENNESSEE LICENSE NO.3338
DATE: _____

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY - SURVEY ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR _____ DAVID D. MULLINS
TENNESSEE LICENSE NO.3338
DATE: _____

FILE NUMBER 8-SC-26-F



Civil & Environmental
Consultants, Inc.

2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

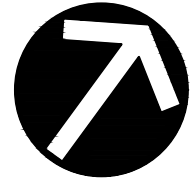
FINAL PLAT OF
"PICKENS RIDGE SUBDIVISION UNIT 1"
9TH CIVIL DISTRICT
KNOX COUNTY, TENNESSEE

DRAWN BY: JER [CHECKED BY: ZKG] APPROVED BY: DDM
DATE: JULY 31, 2026 DWG SCALE: 1"=50' PROJECT NO: 363-984

CLIENT: HEARTLAND DEVELOPMENT, LLC
307 BLUE PEACOCK WAY
SEYMOUR, TENNESSEE
PH: (865) 573-8872

DRAWING NO.:
SV01
SHEET 3 OF 4

A:\360-300\363-984\Survey\Draw\363-984_301 Pickens Ridge Subdivision-26.dwg(SHEET 3) LS(7/31/2026) - ammuna - LP 8/4/2026 7:23 AM



NORTH
TN SPCS (NA083/2011)

*ALL REQUIRED CERTIFICATIONS AND APPLICABLE
NOTES FOR THIS PLAT ARE PROVIDED ON PAGE #1*

DRAFT

SITE DISTANCE EASEMENT 1		
LINE TABLE		
LINE #	DIRECTION	LENGTH
L32	N 07°52'24" E	26.72'
L33	S 33°51'52" W	77.00'
L34	S 19°03'33" E	42.79'

SITE DISTANCE EASEMENT 1					
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C62	75.00'	21°11'41"	27.74'	27.59'	N 18°28'15" E
C63	25.00'	81°11'19"	35.43'	32.53'	N 69°39'44" E

SITE DISTANCE EASEMENT 2		
LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	S 47°42'20" W	3.67'
L42	N 35°12'40" W	3.67'
L43	S 83°45'10" E	117.14'

SITE DISTANCE EASEMENT 2					
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C64	75.00'	96°55'00"	126.86'	112.27'	N 83°45'10" W

15' DRAINAGE EASEMENT 1		
LINE TABLE		
LINE #	DIRECTION	LENGTH
L35	N 61°18'45" E	15.00'
L36	S 28°41'15" E	162.10'
L37	S 30°00'03" E	206.45'
L38	S 57°29'37" W	15.00'
L39	N 30°00'03" W	206.30'
L40	N 28°41'15" W	162.27'

15' DRAINAGE EASEMENT 2		
LINE TABLE		
LINE #	DIRECTION	LENGTH
L44	N 61°18'27" E	7.50'
L45	N 61°18'27" E	7.50'
L46	S 28°41'33" E	96.85'
L47	S 30°57'37" E	223.24'
L48	S 57°56'08" W	15.00'
L49	N 30°57'37" W	223.82'
L50	N 28°41'33" W	99.15'

ACCESS EASEMENT		
LINE TABLE		
LINE #	DIRECTION	LENGTH
L51	N 28°41'33" W	50.00'
L52	N 61°18'27" E	25.00'
L53	N 61°18'27" E	102.24'
L54	N 15°20'21" E	22.86'
L55	S 50°41'42" W	51.50'
L56	S 61°18'27" W	38.00'
L57	S 61°18'27" W	112.00'
L58	N 28°41'33" W	6.43'
L59	S 61°18'27" W	17.50'

ACCESS EASEMENT					
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C65	125.00'	79°08'00"	172.64'	159.24'	S 79°02'33" E
C66	37.08'	86°17'38"	55.84'	50.71'	S 71°47'45" E
C67	75.00'	90°00'00"	117.81'	106.07'	N 73°41'33" W

DETENTION POND EASEMENT		
LINE TABLE		
LINE #	DIRECTION	LENGTH
L60	N 28°39'56" W	128.38'
L61	N 60°36'29" E	185.03'
L62	S 28°41'33" E	132.64'
L63	S 61°18'27" W	165.46'

DETENTION POND EASEMENT					
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C68	25.00'	89°15'25"	38.95'	35.13'	N 15°58'46" E
C69	25.00'	90°41'58"	39.58'	35.57'	S 74°02'32" E
C70	35.00'	90°00'00"	54.98'	49.50'	S 16°18'22" W
C71	37.08'	86°17'38"	55.84'	50.71'	N 71°47'45" W

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

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SIGNED: _____
DATE: _____

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REGISTERED LAND SURVEYOR _____ DAVID D. MULLINS
TENNESSEE LICENSE NO.3338
DATE: _____

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY, SURVEY ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

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FILE NUMBER 8-SC-26-F

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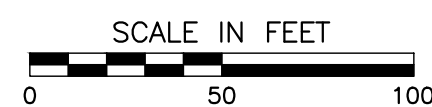
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FINAL PLAT OF
"PICKENS RIDGE SUBDIVISION UNIT 1"
9TH CIVIL DISTRICT
KNOX COUNTY, TENNESSEE

DRAWN BY: JER | CHECKED BY: ZKG | APPROVED BY: DDM
DATE: JULY 31, 2026 | DWG SCALE: 1"=50' | PROJECT NO: 363-984

HEARTLAND DEVELOPMENT, LLC
307 BLUE PEACOCK WAY
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PH: (865) 573-8872

DRAWING NO.:
SV01
SHEET 4 OF 4



A:\360-200\360-984-1_Survey\Draw\360-984-1001_Pickens Ridge Subdivision-26.dwg(SHEET 4) LS(7/31/2026) - amullins - LP 8/4/2026 7:23 AM