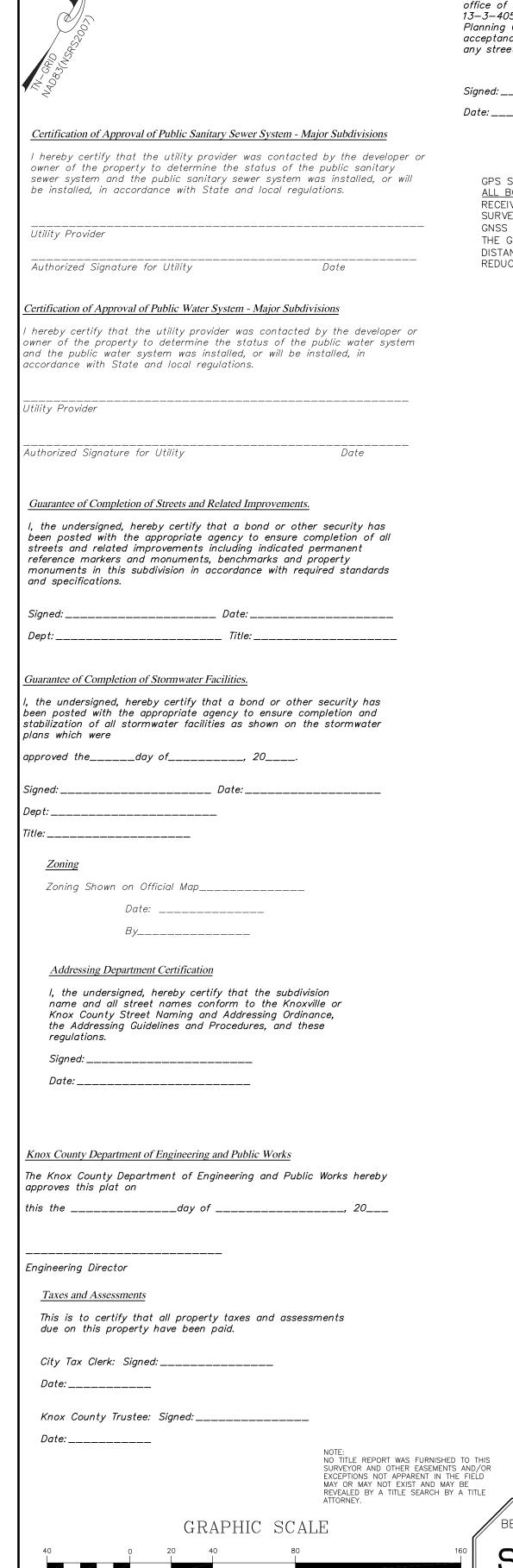
thereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system as installed, or will be installed, in accordance with State and local regulations.  Willity Provider  Authorized Signature for Utility  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 manuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.  Signed:		1.72	L AREA ACRES DING LOTS: 7
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Certification of Approval of Public Water System - Major Subdivisions  It hereby set lify that the utility provider was contacted by the developer or more of the property to determine the situate of the public water system and the public water system was installed, or mill be installed, in occordance with Stote and local regulations.  Cliffly Provider  Authorized Signature for Utility Date  Guarantee of Completion of Streets and Related Improvements.  I, the undersigned, hereby certify that a band 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:	Utility Provider		
Distribution of Street and Related Improvements.  Authorized Signature for Utility  Date  Given and 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 reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.  Signed:	Authorized Signature for	Utility	 Date
owner of the property to betermine 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.  Distity Provider    Date			
Authorized Signature for Utility	owner of the property to and the public water syste	determine the status c em was installed, or wi	f the public water system
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Dept:	streets and related impro reference markers and m monuments in this subdiv and specifications.	ovements including indiction nonuments, benchmarks vision in accordance wi	eated permanent and property th required standards
Guarantee of Completion of Stormwater Facilities.    In the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved theday of	_		
Title:	been posted with the applestabilization of all stormwo	ropriate agency to ensu ater facilities as shown	ure completion and on the stormwater
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 or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.  Signed:  Date:  Date:  Engineering Director  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:  Engineering Director Signed:  Knox County Trustee: Signed:	Signed:	Date:	
Zoning Shown on Official Map	Dept:		
Zoning Shown on Official Map	,		
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## 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 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.

GPS SURVEY NOTE: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR 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 BEEN

> PERMANENT REFERENCE MARKERS ('MAG' NAIL WITH DISK OR RR SPIKE IN PAVEMENT)

N 578908.08 E 2538376.14 N 579682.85 E 2539409.78

E 2539434.60

	SYMBOL LEGEND
0	FOUND MONUMENTATION (WITH SIZE & TYPE)
•	IRON ROD SET (SEE NOTE 1)
	CONC. MONUMENT
IR(F)	FOUND MONUMENTATION
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT

(##.##') = TIE DISTANCE

LINE LEGEND
DETENTION BASI

## 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: \_\_\_\_\_\_\_ Signature(s): \_\_\_\_\_\_

LINE | BEARING | DISTANCE L1 | S59°39'10"W | 7.67 1-2 S30°20'50"E 25.35 L3 N59°39'10"E 7.67 L4 N30°20'50"W 25.35

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #\_\_\_\_\_.

Variances & alternative design standards approved as part of 6-SD-24-C on 6/13/2024.

b. Variances & alternative design standards approved as part of 11-SI-24-C on11/14/2024.

Approve the requested variance to increase the maximum slope through the cul-de-sac of Road A from 10 percent to 11.75 percent.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL Increase the maximum road grade from 12 percent to 15 percent for Road C.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

(PLANNING COMMISSION APPROVAL NOT REQUIRED) Increase the maximum grade from 1 percent to 2 percent at the intersection of Road C at Road A.

VARIANCES Approve the variance to allow a T-turnaround in lieu of a cul-de-sac of Road B per Concept Plan

Approve the variance to increase the maximum slope through the T-turnaround of Road B from 10 ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

Increase the maximum road grade from 12 percent to 13.8 percent for Road B. ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

Increase the maximum grade from 1 percent to 2 percent at the intersection of Road B at Road A.

S&E Properties, LLC 405 Montbrook Lane Knoxville, Tennessee 37919 Phone: (865) 539-1112

ZONING: OB

CRESENT SPRING LLC

20240919-0016095

JULIA ANDERSON DEBORD 132 036 20171103-0028255

ANDERSON PROPERTY ON GROVEPOINT DRIVE 202504030051868

ZONING: PR

177.00'(TOTAL) N56°33'07"E

11,918 sq. ft.

10,800 sq. ft.

(24)

10,800 sq. ft.

10,800 sq. ft.

10,800 sq. ft.

S59°39'10"W

(21)10,800 sq. ft.

S59°39'10"W 150.00'

8,850 sq. ft.

DANCING BEAR LANE

CENTERLINE OF 50' PUBLIC R.O.W.

9-SC-25-F

SURVEY FOR/OWNER:

(19)

LOCATION MAP NO SCALE 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE  $1/2" \times 18"$  REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447" 2. CLT TAX MAP 132 PART OF PARCEL 037.01 3. DEED REFERENCES - 20240919-0016092 PLAT REFERENCE - THE HIGHLANDS AT EBENEZER 4. THIS PROPERTY IS ZONED PR <4 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 15-35' (SEE DRAWING) 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0262F EFFECTIVE DATE: MAY 2, 6. ALL UTILITIES ARE REFERENCED TO WHAT IS VISIBLE AND APPARENT IN THE FIELD. 7. NORTH ROTATION: NAD83(NSRS2007)

#200908100011396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE, AS APPLICABLE." FUD PLAT SIGNATURE WILL NOT BE AVAILABLE UNTIL THE FUD NEW DEVELOPMENT PROCESS PROJECT CLOSEOUT REQUIREMENTS ARE MET. 10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND

LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

CENTERLINE OF SWALES AS CONSTRUCTED.

11. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 1.72 ACRES INTO 7 BUILDING LOTS AS SHOWN HEREON.

8. THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN

9. THE ENTIRETY OF NOTE 9 SHOULD BE: "15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED. SAID EASEMENTS ARE

RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT

WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE

SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTRUMENT

12. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 01/16/2025.

13. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLANS AND DEVELOPMENT PLANS, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 6-SD-24-C, 6-H-24-DP, 11-SI-24-C, AND 11-L-24-DP.

14. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD DOES MEET THE REQUIREMENTS OF SUBDIVISION REGULATIONS [SR SECTION 3.04.J]

15. HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT

NUMBER: \_\_\_\_\_

16. ALL LOTS TO HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.

17. PER KNOX COUNTY BOARD OF ZONING APPEALS REGARDING REFERENCE NUMBER 25-Z0055 DATED 7/3/2025 THE PR AND OB ZONING WAS CORRECTED TO BE ALONG THE PROPERTY LINE AS APPROVED ON 07/23/2025. ORDER ISSUED

Certification of Final Plat -- All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.

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 bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the

Registered	Land	Surveyor	
_			

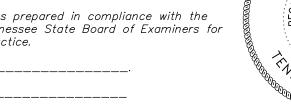
Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE. Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors — Standards of Practice.

I hereby certify that 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\_\_\_





FINAL PLAT OF

\* REF#2

Lots 20 Thru 26 of The Highlands at Ebenezer Knoxville, Tennessee 37923 District 6, Knox County, Tennessee

4865 - 10SHEET NO.

PROJECT NO.

1 of 1

RED LAND

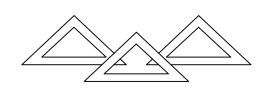
LYNCH SURVEYS LLC SUBDIVISIONS | AS-BUILTS | SITE DESIGN

BEFORE YOU

1-800-351-1111 TENNESSEE ONE CALL

4405 COSTER RD. KNOXVILLE, TENN. 37912 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

1 inch = 40 ft.



REVISIONS DRAWN BY: M.STRANGE CHECKED BY: R. LYNCH APPROVED BY: R.S.L. SCALE: 1"=40' DATE: 07/28/2025