

TOTAL AREA
23.84 Acres
1,038,427 sq. ft.
INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS = 46
OPEN SPACE/COMMUNITY LOTS: 4
BUILDING LOTS: 42

Zoning

Zoning Shown on Official Map _____

Date: _____

By: _____

116.070
NANNIE JANE STAFFORD REVOCABLE LIVING TRUST &
JIM HARDIN STAFFORD FAMILY TRUST
20180726-0005773

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of 20____

Engineering Director _____

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

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

Utility Provider _____

Authorized Signature for Utility _____

Certification of Approval of Public Water System - Major Subdivisions

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

Utility Provider _____

Authorized Signature for Utility _____

Guarantee of Completion of Stormwater Facilities

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

130A A 002.14
HMH DEVELOPMENT
20210104-0053576
LOT 5
LONG ESTATE
20100830-0012898

Signed: _____ Date: _____

Dept: _____ Title: _____

Inspection of Completed Streets and Related Improvements

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and has been officially accepted as built by the appropriate official(s).

Signed: _____

Date: _____

Dept: _____

Title: _____

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 Administrative Rules of the Planning Commission, and these regulations.

Signed: _____

Date: _____

Dept: _____

Title: _____

Signed: _____

Date: _____

Dept: _____

Title: _____

Signed: _____

Date: _____

Dept: _____

Title: _____

Signed: _____

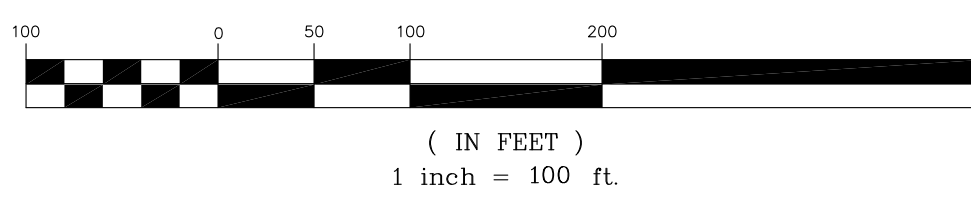
Date: _____

Dept: _____

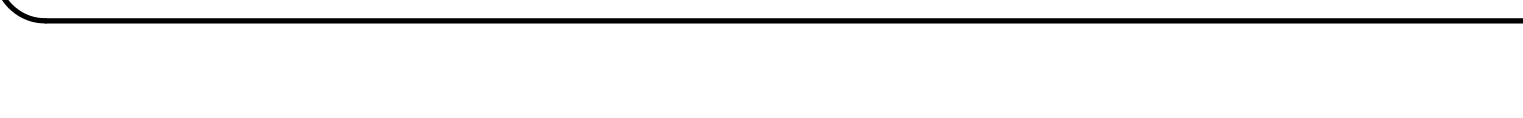
Title: _____

Signed: _____

Date: _____



LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



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 NAVD83, 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 REDUCED TO GRID.

117 012.01
SELENE F TOLERT & WILLIAM R BROWN
20170818-0011303
LOT 6
LONG ESTATE
20100830-0012898

Table with 2 columns: REVISIONS, and rows for DRAWN BY, CHECKED BY, APPROVED BY, SCALE, DATE

117 012.01
RYAN S LYNCH
20190426-0062964

1-SE-24-F
OWNER/SURVEY FOR:

HMH DEVELOPMENT INC.
2926 Swafford Road
Knoxville, Tennessee 37932
Phone: (865) 693-3232

117 012.01
ROBERT & MARY EMERSON
20160418-0059806
PROPERTY OF W. BOYD LONAS
CAB J SLIDE 234A

CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH

PERMANENT REFERENCE MARKERS
#1 N 582098.63 E 2503909.37
#2 N 582482.70 E 2503703.07
#3 N 583014.21 E 2503163.07

Owner Certification on Release of Easement

I, 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: _____

Signature(s): _____

Date: _____

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

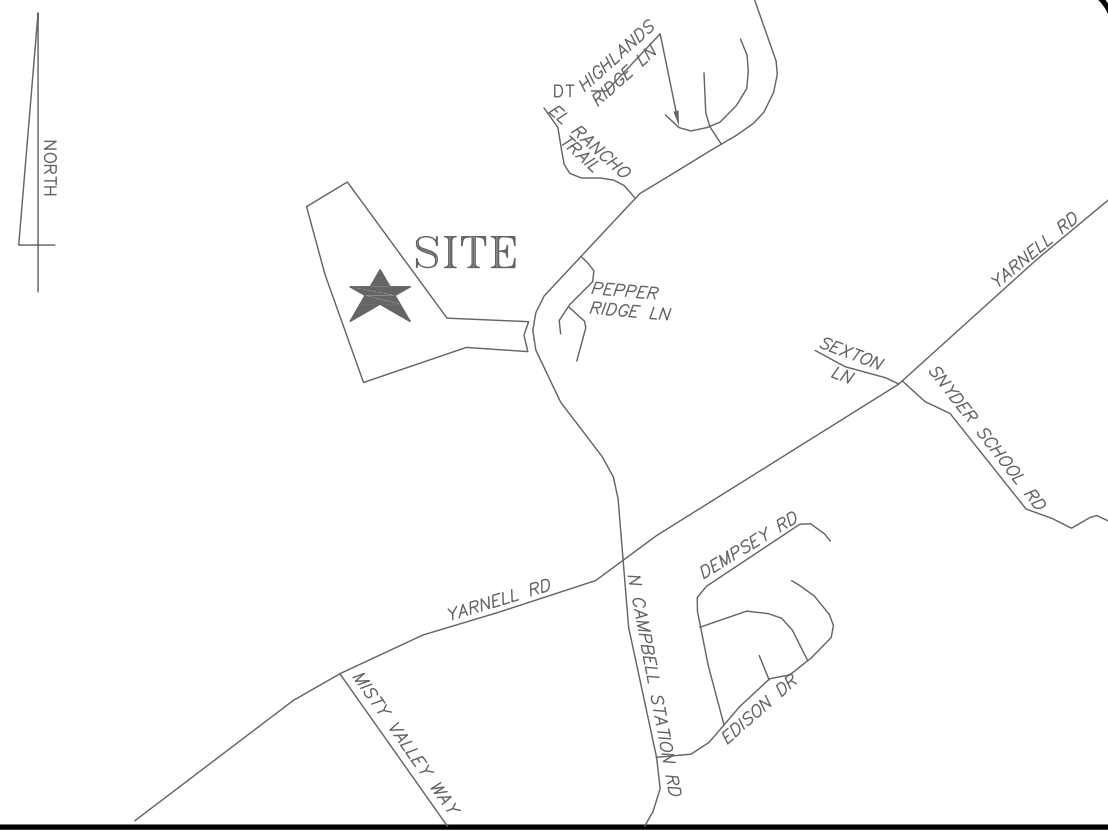
Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

SYMBOL LEGEND with symbols for FOUND MONUMENTATION, SET MONUMENTATION, SANITARY SEWER EASEMENT, DRAINAGE EASEMENT, PERMANENT REFERENCE MARKER, COMMUNITY / OPEN SPACE LOT

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



LOCATION MAP NO SCALE

- 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- 2. CLT TAX MAP 117 PARCEL 012.03 AND PART OF 130A GROUP A PARCEL 002.14.
- 3. DEED REFERENCES - 117 012.03: 20210104-0053574 130A A 002.14: 20210104-0053576
- 4. THIS PROPERTY IS ZONED PR <1.93 DU/AC MINIMUM SETBACKS: FRONT: 20 FEET SIDE: 5 FEET REAR: 15 FEET PERIPHERY: 35 FEET
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0237G EFFECTIVE DATE: AUGUST 5, 2013.
- 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 7. NORTH ROTATION: NAD83(NSRS2007)
- 8. 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 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.
- 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 5-59-21-C AND 5-5-21-JR.
- 12. ALL LOTS TO HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- 13. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS SECTION 3.04.J.
- 14. HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED AS INSTRUMENT NUMBER _____

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 subdivision.

Registered Land Surveyor _____

Tennessee License No. _____

Date: _____

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "TV" 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 _____

Tennessee License No. _____

Date: _____

FINAL PLAT OF:

CATATOGA SUBDIVISION PHASE 1
N. CAMPBELL STATION ROAD
Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
4800

