CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

We the undersigned owners of the property shown herein, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

OWNER(s)

Brent Ball _____ Date: 12-19-23

Matthew Ball _____ Date: 12-19-23

Owner - Release of Easements
(I, We) the undersigned owners 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)

Brent Ball _____ Date: 12-19-23

Matthew Ball _____ Date: 12-19-23

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:_____

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 _____, 2023, 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.

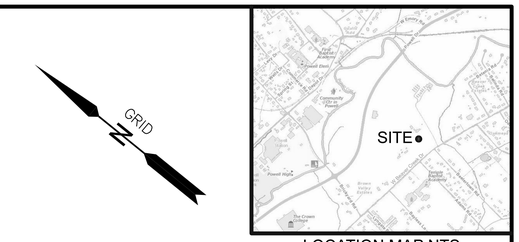
Signed:_____ Date:_____

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 insure 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 _____

Department _____ Title _____



LOCATION MAP NTS

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 Date

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 Date

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

Zoning

Zoning Shown on Official Map_____
Date: _____
By_____

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. 1996
Date: 12-19-23

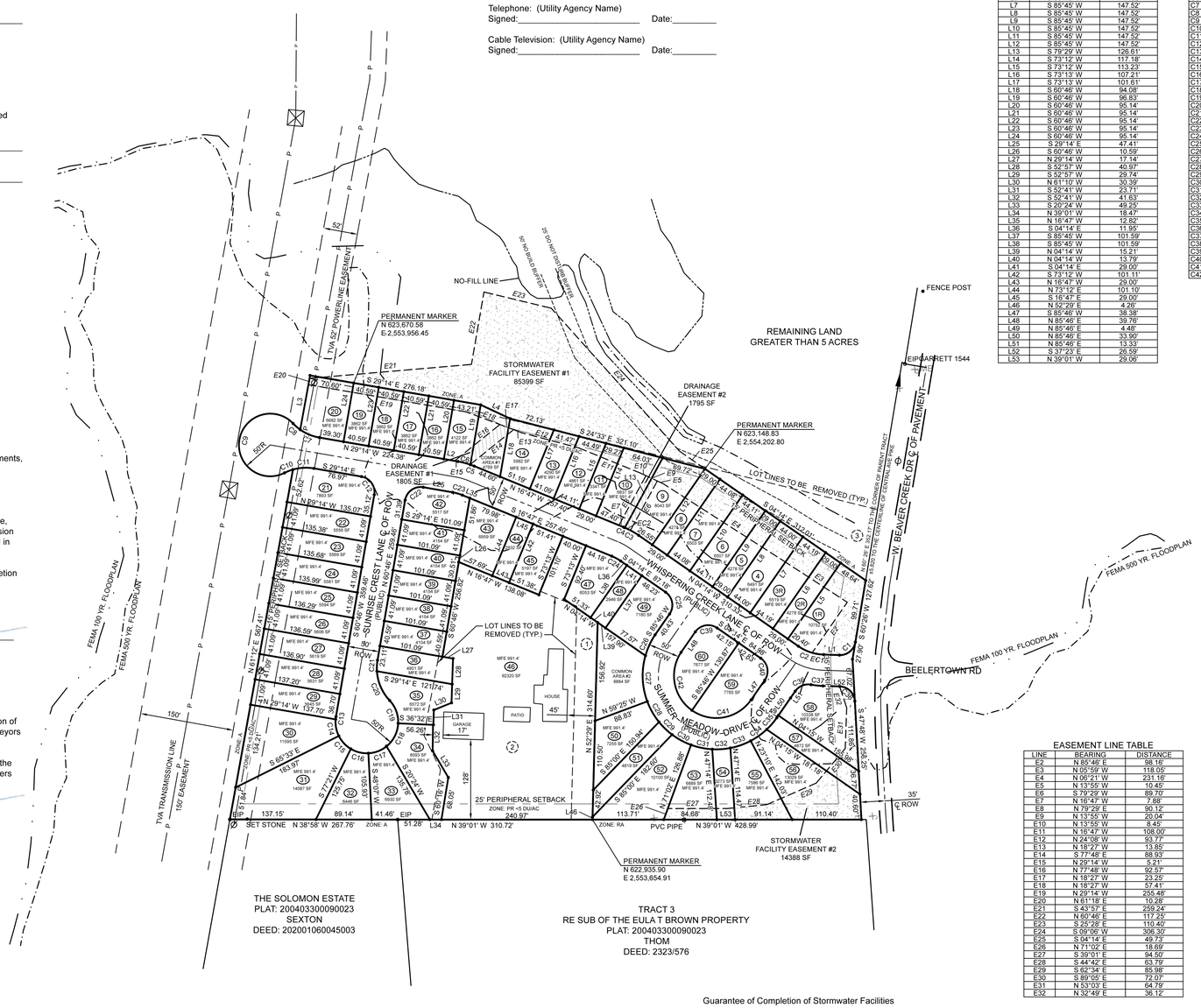
Certification of the Accuracy of Survey

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. 1996
Date: 12-19-23

MARK C. TUCKER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
NO. 1996
STATE OF TENNESSEE
12-19-23



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°12' W	25.09'
L2	N 29°14' W	22.71'
L3	N 61°18' E	87.92'
L4	S 14°00' E	51.82'
L5	S 85°45' W	147.52'
L6	S 85°45' W	147.52'
L7	S 85°45' W	147.52'
L8	S 85°45' W	147.52'
L9	S 85°45' W	147.52'
L10	S 85°45' W	147.52'
L11	S 85°45' W	147.52'
L12	S 85°45' W	147.52'
L13	S 79°29' W	126.61'
L14	S 73°12' W	117.18'
L15	S 73°12' W	113.23'
L16	S 73°13' W	107.21'
L17	S 73°13' W	101.61'
L18	S 60°46' W	94.08'
L19	S 60°46' W	96.83'
L20	S 60°46' W	95.14'
L21	S 60°46' W	95.14'
L22	S 60°46' W	95.14'
L23	S 60°46' W	95.14'
L24	S 60°46' W	95.14'
L25	S 29°14' E	47.41'
L26	S 60°46' W	10.59'
L27	N 29°14' W	17.14'
L28	S 52°57' W	40.97'
L29	S 52°57' W	29.74'
L30	N 61°10' W	30.39'
L31	S 52°41' W	23.71'
L32	S 52°41' W	41.63'
L33	S 20°24' W	49.25'
L34	N 39°01' W	18.47'
L35	N 16°47' W	12.82'
L36	S 04°14' E	11.95'
L37	S 85°45' W	101.59'
L38	S 85°45' W	101.59'
L39	N 04°14' W	15.21'
L40	N 04°14' W	13.79'
L41	S 04°14' E	29.00'
L42	S 73°12' W	101.11'
L43	N 16°47' W	29.00'
L44	N 73°12' E	101.10'
L45	S 16°47' E	29.00'
L46	N 52°29' E	4.26'
L47	S 85°46' W	38.38'
L48	N 85°46' E	39.76'
L49	N 85°46' E	4.48'
L50	N 85°46' E	33.90'
L51	N 85°46' E	13.33'
L52	S 37°23' E	26.59'
L53	N 39°01' W	29.06'

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 78°23' W	32.92'	25.00'	35.94'
C2	N 20°43' W	42.56'	75.00'	43.15'
C3	N 10°01' W	25.16'	125.00'	25.21'
C4	N 16°17' W	2.18'	125.00'	2.18'
C5	N 18°17' W	6.56'	125.00'	6.56'
C6	N 24°31' W	20.56'	125.00'	20.59'
C7	N 16°33' W	32.91'	75.00'	33.18'
C8	N 01°53' E	15.05'	75.00'	15.08'
C9	N 60°46' E	80.00'	50.00'	221.43'
C10	S 60°36' E	14.40'	75.00'	14.42'
C11	S 42°09' E	33.56'	75.00'	33.84'
C12	S 15°46' W	35.36'	25.00'	39.27'
C13	S 58°15' W	4.40'	50.00'	4.40'
C14	S 40°05' W	26.96'	50.00'	27.30'
C15	S 08°03' W	28.21'	50.00'	28.60'
C16	S 25°06' E	28.86'	50.00'	29.28'
C17	S 59°56' E	30.99'	50.00'	31.51'
C18	N 77°44' E	41.11'	50.00'	42.37'
C19	N 30°33' E	38.93'	50.00'	39.99'
C20	N 27°28' E	50.88'	75.00'	51.91'
C21	N 54°02' E	17.60'	75.00'	17.64'
C22	S 74°14' E	35.36'	25.00'	39.27'
C23	S 23°00' E	16.26'	75.00'	16.29'
C24	S 10°31' E	16.40'	75.00'	16.43'
C25	S 40°46' W	35.36'	25.00'	39.27'
C26	S 75°47' W	36.71'	117.50'	36.86'
C27	S 48°41' W	73.03'	117.50'	74.26'
C28	S 21°19' W	37.84'	117.50'	38.00'
C29	S 04°57' W	29.00'	117.50'	29.07'
C30	S 10°33' E	34.39'	117.50'	34.51'
C31	S 27°25' E	34.53'	117.50'	34.66'
C32	S 42°57' E	29.00'	117.50'	29.07'
C33	S 58°26' E	34.30'	117.50'	34.42'
C34	S 74°30' E	31.40'	117.50'	31.50'
C35	S 88°13' E	24.66'	117.50'	24.71'
C36	S 61°24' E	27.11'	25.00'	28.65'
C37	S 32°59' E	19.21'	125.00'	19.23'
C38	S 05°13' W	33.84'	25.00'	37.17'
C39	S 49°14' E	35.36'	25.00'	39.27'
C40	S 40°46' W	35.36'	25.00'	39.27'
C41	N 49°06' W	95.69'	67.50'	106.38'
C42	N 40°19' E	94.23'	67.50'	104.30'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E2	N 85°46' E	98.18'
E3	N 05°59' W	118.05'
E4	N 06°21' W	231.16'
E5	N 13°55' W	10.45'
E6	S 79°29' W	89.70'
E7	N 16°47' W	7.88'
E8	N 79°29' E	90.12'
E9	N 13°55' W	20.04'
E10	N 13°55' W	8.45'
E11	N 16°47' W	108.00'
E12	N 24°08' W	93.77'
E13	N 18°27' W	13.85'
E14	S 77°48' E	88.93'
E15	N 29°14' W	5.21'
E16	N 77°48' W	92.57'
E17	N 18°27' W	23.25'
E18	N 18°27' W	57.41'
E19	N 29°14' W	255.48'
E20	N 61°18' E	10.28'
E21	S 43°57' E	259.24'
E22	N 60°46' E	117.25'
E23	S 25°28' E	110.40'
E24	S 09°06' W	306.30'
E25	S 04°14' E	49.73'
E26	N 71°02' E	18.69'
E27	S 39°01' E	94.50'
E28	S 44°42' E	63.79'
E29	S 62°34' E	85.98'
E30	S 89°05' E	72.07'
E31	N 53°03' E	64.79'
E32	N 32°49' E	36.12'

EASEMENT CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
EC1	N 30°03' W	18.56'	75.00'	18.71'
EC2	N 13°59' W	12.19'	125.00'	12.19'

LEGEND

- EIP — EXISTING IRON PIN FOUND
- IRON PIN SET (5/8" REBAR W/CAP)
- DRAINAGE EASEMENT
- STORMWATER FACILITY EASEMENT

NOTES:

1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.

2) STANDARD UTILITY AND DRAINAGE EASEMENTS 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 OTHER EXTERIOR LOT LINES.

3) THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.

4) ALL PINS ARE 5/8" UNLESS SHOWN DIFFERENTLY.

5) THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING BOUNDARY CONFLICTS.

6) ALL LOT AREA, WIDTH, DEPTH AND MINIMUM BUILDING SETBACK LINE FOR RESIDENTIAL OR NON RESIDENTIAL USE SHALL MEET THE MINIMUM STANDARDS REQUIRED BY THE KNOX COUNTY ZONING ORDINANCE OR THE KNOXVILLE ZONING ORDINANCE.

7) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NO.:_____.

8) HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO.:_____>

9) ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.

10) SITE DISTANCE HAS BEEN EVALUATED BASED ON 3.04.J.5 OF THE MINIMUM SUBDIVISION REGULATIONS. A SIGHT DISTANCE OF 724 FT TO THE EAST AND 1304 FT TO THE WEST IS AVAILABLE FOR THE INTERSECTION OF WHISPERING CREEK WAY AND W BEAVER CREEK DR.

11) THE PROPERTY IS CURRENTLY ZONED PR < 5 DU/AC AND THE APPROVED CONCEPT PLAN ALLOWS LESS THAN A FIVE (5) FOOT MINIMUM BUILDING SETBACK ALONG THE SIDE BOUNDARY LINES. PER SUBDIVISION REGULATION 3.11-A.2, THE STANDARD UTILITY AND DRAINAGE EASEMENTS DEDICATION IS NOT REQUIRED AND THIS PLAT DOES NOT DEDICATE SAID EASEMENT ALONG THOSE LOT LINES. ADDITIONAL STANDARD UTILITY AND DRAINAGE EASEMENTS THAT ARE REQUIRED SHALL BE DEDICATED AS STATED/SHOWN HEREON UNLESS NOTED OTHERWISE.

12) THE SHARED PERMANENT ACCESS EASEMENT RECORDER PER INSTRUMENT NO.: 202310110019031 IS BEING REMOVED BY THIS PLAT.

13) FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 9-SD-22-C AND 9-F-22-DP APPROVED 9/7/2022.

14) ACCORDING TO FEMA FLOOD MAP NUMBER 47093C0120F EFFECTIVE DATE MAY 2, 2007. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA.

15) FOR UNITS WITHIN THE FLOOD HAZARD AREA, THE MINIMUM FLOOR ELEVATION IS 991.40' (NAVD88).

CLT MAP: 056
PART OF PARCEL: 133
DEED REFERENCE: 202206070092031
PLAT REFERENCE: N-316B
PLAT REFERENCE: 202310110019030

NUMBER OF LOTS: 60

TOTAL AREA: 13.14 ACRES

PROPERTY ZONED: PR <5 DU/AC

SETBACKS:
FRONT - 20'
REAR - 15'
SIDE - 0-5'
PERIPHERAL - 35' ALONG SOUTHERN BOUNDARY
PERIPHERAL - 25' ALONG WESTERN BOUNDARY
PERIPHERAL - 15' ALONG NORTHERN BOUNDARY
PERIPHERAL - 15' ALONG EASTERN BOUNDARY

Certification of Category and Accuracy of Survey

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said 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. 1996
Date: 12-19-23

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:_____

TAXES AND ASSESSMENTS.

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

Knox County Trustee: Signed: _____ Date: _____

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 _____, 2023.

Signed _____ Date _____

Department _____ Title _____

PLAT SIZE 24" x 36"

0 100 200 300

OWNERS:
WEST BEAVER CREEK G.P.
(BRENT AND MATTHEW BALL)
1413 WINEBERRY RD
POWELL, TN. 37849

SURVEY FOR:
BRENT AND MATTHEW BALL
7701 WINDWOOD DRIVE
POWELL, TN. 37849
CONTACT: MATT BALL
PHONE: 865-599-1057

ENGINEER:
ROBERT G. CAMPBELL & ASSOC., L.P.
7523 TAGGART LANE
KNOXVILLE, TN. 37938
PHONE: 865-947-5996

PLANNING SERVICES FILE NO.: 1-SG-24-F

FINAL PLAT OF RESUBDIVISION OF THE VILLAS AT ROGERS FARM		
DIST NO. 6 KNOX CO., TN.	SCALE 1"=100	DRAWN BY DLB
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 11/13/2023	PROJECT NUMBER 22066	

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