

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 owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

OWNER(S)
Brent Ball Date:
Matthew Ball Date:

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

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 2024.

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.

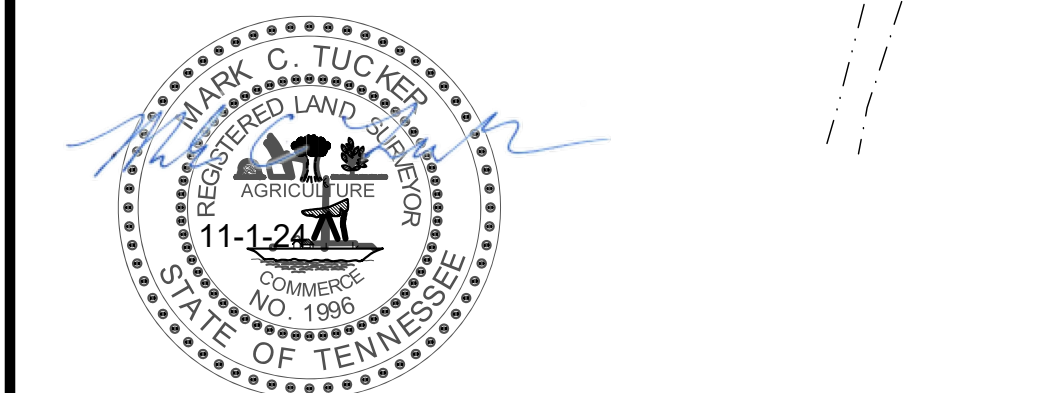
Registered Land Surveyor
Tennessee License No. 1996
Date: 11-1-24

Certification of 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: 11-1-24



Certification of Category and Accuracy of Survey

I hereby certify that this is a Category 1 survey and the ratio of precision 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: 11-1-24

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)
Brent Ball Date:
Matthew Ball Date:

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.

Addressing Department Certification
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 ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the day of 2024.

Signed: Date:
Dept: Title:

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.

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

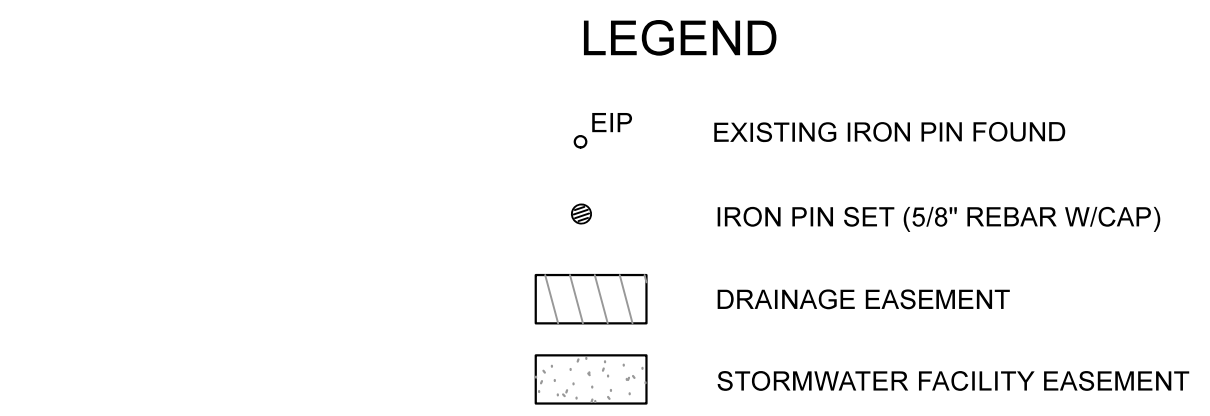
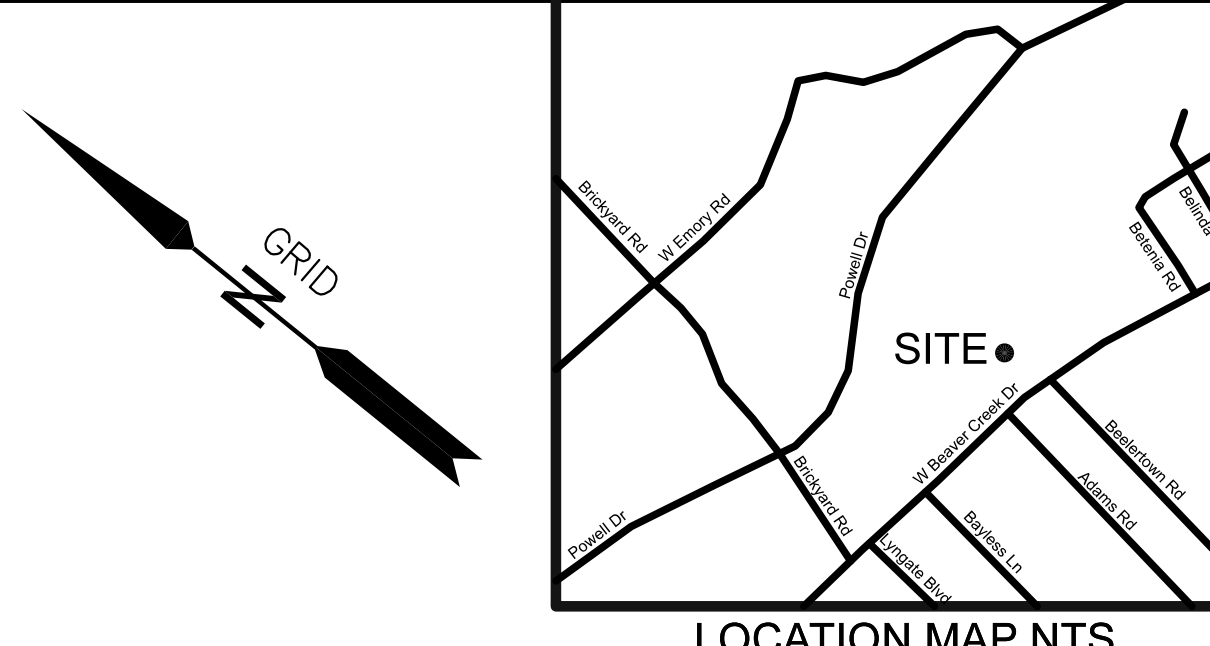
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this the day of 2024, 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 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:



- 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) ALL PINS ARE 5/8" UNLESS SHOWN DIFFERENTLY.
4) 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.
5) 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.
6) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NO. 202401090033626.
7) HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO. 202403200045397.
8) ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
9) SITE DISTANCE HAS BEEN EVALUATED BASED ON 3.04:1.5 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 LANE AND W BEAVER CREEK DR.
10) 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.
11) THE 25' SHARED PERMANENT ACCESS EASEMENT RECORDER PER INSTRUMENT NO. 202403200045395 IS BEING REMOVED BY THIS PLAT.
12) 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 8-SD-22-C AND 9-F-22-DP APPROVED 9/8/2022 TO REDUCE HORIZONTAL RADIUS FROM 100' TO 92.5' FOR SUMMER MEADOW DRIVE AND INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT ALL ROAD INTERSECTIONS.
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).
16) THE PURPOSE OF THIS PLAT IS TO DIVIDE THE FUTURE DEVELOPMENT AND LOT 46 AS SHOWN ON THE RESUBDIVISION OF THE VILLAS AT ROGERS FARM PHASE 1 RECORDED IN INSTRUMENT NUMBER 202403200045395 INTO 38 LOTS INCLUDING LOT 46R AND COMMON AREA.
17) THERE SHALL BE NO CONSTRUCTION WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.
18) THE MOBILE HOMES ENCROACHING ON THE TVA EASEMENT MAY OR MAY NOT BE MOVED DEPENDING ON THE POSSIBLE EXECUTION OF A PERMIT AND COVENANTS AGREEMENT WITH TVA.

Table with columns: LINE, BEARING, DISTANCE. Lists 155 line segments for the subdivision.

Table with columns: CURVE, CHORD BEARING, CHORD LENGTH, RADIUS, ARC LENGTH. Lists 42 curves for the subdivision.

Table with columns: LINE, BEARING, DISTANCE. Lists 39 easement line segments.

Table with columns: CURVE, CHORD BEARING, CHORD LENGTH, RADIUS, ARC LENGTH. Lists 2 easement curves.

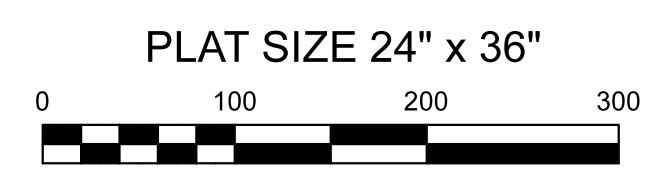
SETBACKS:
FRONT - 20'
REAR - 15'
SIDE - 0-5'
PERIPHERAL - 35' ALONG SOUTHERN BOUNDARY
PERIPHERAL - 25' ALONG WESTERN BOUNDARY
PERIPHERAL - 15' ALONG NORTHERN BOUNDARY
PERIPHERAL - 15' ALONG EASTERN BOUNDARY

CLT MAP: 056M GROUP "F"
PARCELS: 010 & 026
DEED REFERENCE: 202206070092031
PLAT REFERENCE: 202403200045395

NUMBER OF LOTS: 38
TOTAL AREA: 8.29 ACRES
PROPERTY ZONED: PR < 5 DU/AC

PLANNING SERVICES FILE NO.: 11-SE-24-F

Final plat title block for 'THE VILLAS AT ROGERS FARM PHASE 2 AND THE RESUBDIVISION OF LOT 46 OF THE VILLAS AT ROGERS FARM PHASE 1'. Includes surveyor information for Robert G. Campbell & Assoc., L.P., date 09/18/2024, and project number 22066.



22066_SV_LOTS_PLR2.DWG PHASE 2, 11/02/2024, 10:54:44, 1:1