

LOCATION MAP

- NOTES:
- IRON PINS FOUND (IFP) SHOWN ON PLAN. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAN.
 - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL PRIVATE RIGHTS-OF-WAY. 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES. PLUS OTHER EASEMENTS AS SHOWN. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
 - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE). WATER LINE EASEMENT OF 15', 7.5' EACH SIDE OF WATER LINE AS INSTALLED (WHERE APPLICABLE).
 - QUALITY OF NORTH BASED ON TVA LAND ACQUISITION MAP NO. 10MS421K2 DATED JUNE 1941.
 - THIS PHASE CONTAINS APPROXIMATELY 13.072 ACRES (5.23 ACRES ABOVE THE 820 CONTOUR) SUBDIVIDED INTO 4 SINGLE FAMILY DETACHED LOTS.
 - THIS PROPERTY IS ZONED PR.
 - FOR BUILDING SETBACKS SEE CHART ON THIS PLAN.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE ON REVIEW PLAN, REFER TO THE KNOXVILLE/KNOX COUNTY PLANNING FILES 4-58-22-C AND 4-5-22-UR.
 - THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET FORTH IN THE COMMUNITY CHARTER FOR ARCADIA PENINSULA RECORDED AS INSTR. #201504405664 IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE, AS IT MAY BE SUPPLEMENTED AND AMENDED ("COMMUNITY CHARTER").
 - THE COMMUNITY CHARTER PROVIDES THAT THE OWNER OF A LOT ON THIS PLAN AND ALL OTHER OWNERS OF THE PROPERTY DESCRIBED IN THE COMMUNITY CHARTER BE MANDATORY MEMBERS OF THE ARCADIA PENINSULA COMMUNITY ASSOCIATION, INC. ("ASSOCIATION").
 - THE ASSOCIATION'S CORPORATE CHARTER WAS RECORDED AS INSTR. #20150390047885 IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE, AS AMENDED BY INSTR. #20193160049933, AS IT MAY BE FURTHER AMENDED ("CORPORATE CHARTER").
 - ALL ROADWAYS SHOWN ON THIS PLAN IDENTIFIED AS (PRIVATE) AND ALL ADDITIONAL ROADS WITHIN THE PROPERTY SUBJECT TO THE COMMUNITY CHARTER SHALL BE PRIVATE AND ONCE CONVEYED WILL BE OWNED BY THE ASSOCIATION AS A PART OF THE ASSOCIATION'S "COMMON AREA." AS SUCH TERM IS DEFINED IN THE COMMUNITY CHARTER AND SHALL NOT BE MAINTAINED BY KNOX COUNTY, TENNESSEE. THE COST OF MAINTAINING THE ROADWAYS AND OTHER COMMON AREAS SHALL BE LEVIED AS ASSESSMENTS BY THE ASSOCIATION AGAINST ALL PROPERTY SUBJECT TO THE COMMUNITY CHARTER.
 - THE ROADWAYS WILL BE A JOINT PERMANENT EASEMENT (PRIVATE RIGHT OF WAY) AND WILL BE A PART OF THE COMMON AREA AND ONCE CONVEYED TO IT, WILL BE OWNED BY THE ASSOCIATION. JOINT PERMANENT EASEMENT (PRIVATE RIGHT OF WAY) WILL ALSO FUNCTION AS A UTILITY EASEMENT.
 - TVA OWNS A FLOWAGE EASEMENT BELOW THE 820 CONTOUR LINE AS SHOWN ON THIS PLAN. NO BUILDING IS ALLOWED BELOW THE 820 CONTOUR. NO FILLING IS ALLOWED BELOW THE 820 CONTOUR WITHOUT PRIOR TVA APPROVAL.
 - ALL SITE WORK, LANDSCAPING, STRUCTURES, IMPROVEMENTS, AND OTHER ITEMS PLACED ON A LOT IN A MANNER OR LOCATION VISIBLE FROM OUTSIDE OF EXISTING STRUCTURES ("IMPROVEMENTS") ARE SUBJECT TO STANDARDS FOR DESIGN, LANDSCAPING AND AESTHETICS ADOPTED PURSUANT TO THE COMMUNITY CHARTER ("DESIGN GUIDELINES") AND THE APPROVAL PROCEDURES SET FORTH IN THE COMMUNITY CHARTER. ALL IMPROVEMENTS TO THE LOTS SHALL BE CONFINED TO THE ALLOWABLE BUILDING AREA ("BUILDING ENVELOPE") WHICH SHALL BE DETERMINED PURSUANT TO THE COMMUNITY CHARTER.
 - THE JOINT PERMANENT EASEMENTS (PRIVATE RIGHT OF WAYS) FOR EACH PHASE ARE ESTABLISHED AND RECORDED AS FOLLOWS:
 - PHASE 1A: INSTR. #201509230019129
 - PHASE 1B: INSTR. #201701170044368
 - PHASE 1C: INSTR. #201903260056140
 - PHASE 2A: INSTR. #20210740003080
 - PHASE 2B: INSTR. #202107190004366
 - PHASE 3A: INSTR. #202112100046625
 - PHASE 3B: INSTR. #
 - CONSTRUCTION STORMWATER DISCHARGE IS ALLOWED BY PERMIT TN135516
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF WATER QUALITY FACILITIES ON THEIR PROPERTY. THE COVENANTS FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTR. #202112080045922.
 - THE 60' TDEC BUFFER EXPIRES UPON COMPLETION OF SUBDIVISION CONSTRUCTION.
 - TEMPORARY TURN-AROUND EXPIRES ONCE ARCADIA PENINSULA WAY IS EXTENDED.
 - VARIANCE APPROVED BY KNOX PLANNING AT THIS FEB. 2023 MEETING, REDUCING THE HORIZONTAL RADIUS FROM 250' TO 100' FEET AT STATION 64+50.
 - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERIOR STREET SYSTEM ONLY.

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 AND) THE OWNER(S) IN FULL COMPLIANCE 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 PLAN.

OWNER(S): **BEACON PARK, LLC**

PRINTED NAME: _____

SIGNATURE(S): _____

DATE: _____

ZONING SHOWN ON OFFICIAL MAP _____

DATE: _____ BY _____

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

SIGNED: _____ CITY TAX CLERK DATE _____

SIGNED: _____ KNOX COUNTY TRUSTEE DATE _____

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: _____

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: _____

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____.

SIGNED: _____ DATE: _____

DEPARTMENT: _____ TITLE: _____

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 PLAN 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, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. _____ DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISION
 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 SUBDIVISION
 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 _____

CERTIFICATION BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
 KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAN ON THIS THE _____ DAY OF _____ 20____.

ENGINEERING DIRECTOR

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN 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 PLAN AND BY THE MINUTES OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION, ON THIS _____ DAY OF _____ 20____, AND THAT THE RECORD PLAT IS BEING POSTED PURSUANT TO SECTION 13-3-405 OF TENNESSEE CODE, ANNOTATED. THE APPROVAL OF THIS PLAN BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR IMPLY AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GRASS UNDER THE PLAN.

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

AIJ IRREVOCABLE TRUST
KENT W INGRAM & DAVID L INGRAM
INST #201202100606090

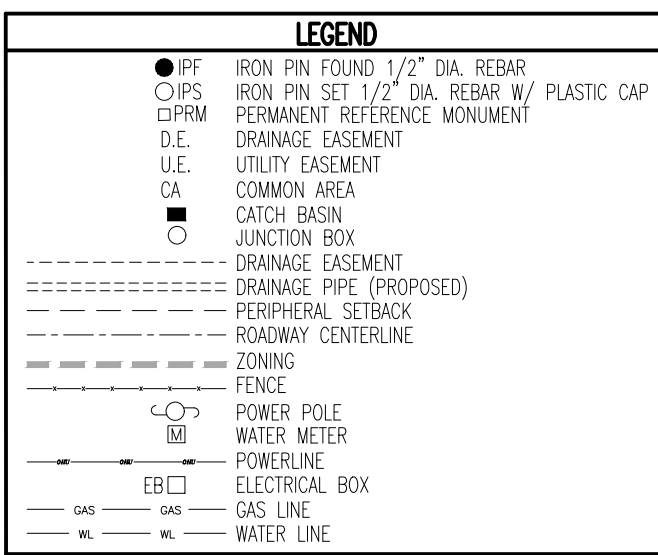
EXCEPT AS NOTED OR SHOWN ON THIS PLAT, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS PLAT.

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
 FUD (WATER) _____ SIGNATURE _____ DATE _____
 FUD (SEWER) _____ SIGNATURE _____ DATE _____
 LCUB (ELECTRIC) _____ SIGNATURE _____ DATE _____
 KUB (GAS) _____ SIGNATURE _____ DATE _____
 AT&T (TELEPHONE) _____ SIGNATURE _____ DATE _____
 COMCAST (CABLE TV) _____ SIGNATURE _____ 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: _____
 SIGNATURE(S): _____
 DATE: _____



DEED REFERENCES: INSTR. #202205020082879
 INSTR. #202202090061844
 INSTR. #202102110065739



CERTIFICATE 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. _____ DATE: _____

OWNER/DEVELOPER:
 BEACON PARK, LLC
 C/O PATRICK SCHAAD
 150 MAJOR REYNOLDS PLACE
 KNOXVILLE, TN 37919
 PHONE: (865) 637-2674

FINAL PLAT
OF
ARCADIA PENINSULA- PHASE 3B
 TAX MAP 163 PARCELS 28.69 & 28.72
 DISTRICT 6, KNOX COUNTY, TENNESSEE

SCALE: 1" = 50'
 DATE: OCTOBER 28, 2022

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 958-6472
 FAX: (865) 588-6473
 email@bhn-p.com

24000-3B-FP