

TOTAL AREA
6.88 acres
(INCLUDING R.O.W. & COMMON AREA LOTS)
TOTAL LOTS: 11
TOTAL BUILDING LOTS: 9

PROPERTY ASSESSOR

Zoning

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.

City Tax Clerk: Signed: _____ Date: _____

Knox County Trustee: 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 _____, 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.

Signed: _____ 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: _____
Dept: _____ Title: _____

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____.

Signed: _____ Date: _____
Dept: _____ Title: _____

LEGEND	
	FOUND MONUMENTATION
	IRON ROD SET
	UNMONUMENTED POINT
	PERMANENT REFERENCE MARKER

Certificate of Ownership and General Dedication

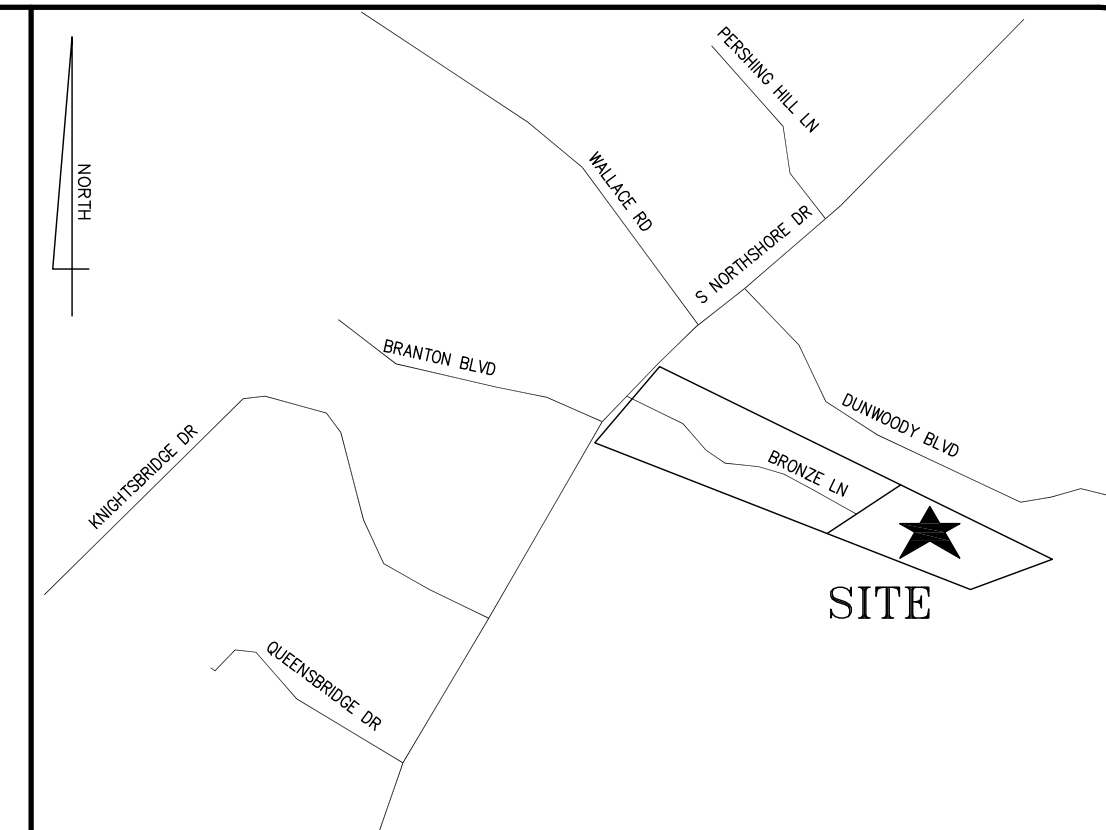
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted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

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202401090033624



LOCATION MAP NO SCALE

NOTES:

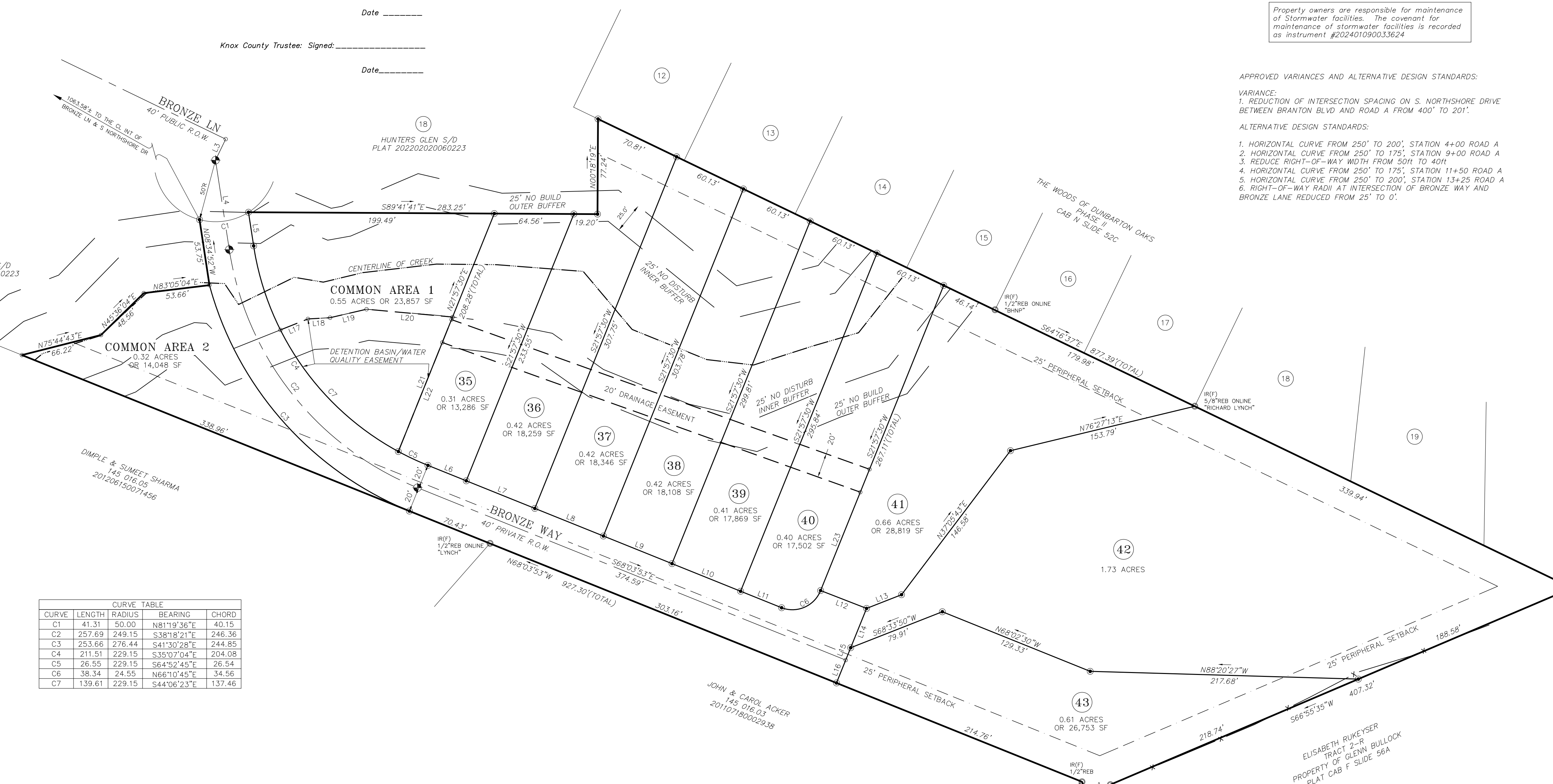
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 133N GROUP "D" PART OF PARCEL 001.
- DEED REFERENCES - 202101260060418
- THIS PROPERTY IS ZONED PR MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 25'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0268F & 47093C0268F EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- 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 JOINT PERMANENT EASEMENTS), 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.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- ALL LOTS TO HAVE ACCESS TO INTERIOR ROAD SYSTEM ONLY.
- FOR CONDITIONS OF APPROVAL REFER TO THE CONCEPT/USE ON REVIEW PLANS: 8-SF-20-C & 8-J-20-UR.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NUMBER: 202202020060222
- THE INTERSECTION AT BRONZE WAY AND BRONZE LANE MEETS SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE KNOX COUNTY SUBDIVISION REGULATIONS.
- BRONZE WAY IS A PRIVATE RIGHT-OF-WAY. IT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE OR KNOX COUNTY. THE PRIVATE RIGHT-OF-WAY SHALL ALSO FUNCTION AS A UTILITY AND DETENTION BASIN/WATER QUALITY ACCESS EASEMENT.

APPROVED VARIANCES AND ALTERNATIVE DESIGN STANDARDS:

- VARIANCE:
- REDUCTION OF INTERSECTION SPACING ON S. NORTHSHORE DRIVE BETWEEN BRANTON BLVD AND ROAD A FROM 400' TO 201'.
- ALTERNATIVE DESIGN STANDARDS:
- HORIZONTAL CURVE FROM 250' TO 200', STATION 4+00 ROAD A
 - HORIZONTAL CURVE FROM 250' TO 175', STATION 9+00 ROAD A
 - REDUCE RIGHT-OF-WAY WIDTH FROM 50' TO 40'
 - HORIZONTAL CURVE FROM 250' TO 175', STATION 11+50 ROAD A
 - HORIZONTAL CURVE FROM 250' TO 200', STATION 13+25 ROAD A
 - RIGHT-OF-WAY RADI AT INTERSECTION OF BRONZE WAY AND BRONZE LANE REDUCED FROM 25' TO 0'.

TN GRID MADE (NSRS2007)

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER 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.



LINE	LENGTH	BEARING
L1	20.45	S68°38'34"W
L2	11.29	N22°01'43"W
L3	18.99	S25°49'32"W
L4	73.42	S08°45'56"E
L5	27.63	S08°45'56"E
L6	33.50	S68°03'53"E
L7	60.00	S68°03'53"E
L8	60.00	S68°03'53"E
L9	60.00	S68°03'53"E
L10	60.00	S68°03'53"E
L11	35.90	S68°03'53"E
L12	40.00	S68°45'28"E
L13	30.49	N68°33'50"E
L14	34.40	S21°57'30"W
L15	10.84	S21°57'30"W
L16	20.00	S21°57'30"W
L17	24.02	N68°14'33"E
L18	18.02	N86°49'19"E
L19	30.37	N76°53'11"E
L20	70.09	S84°48'29"E
L21	117.89	S21°57'30"W
L22	95.43	N21°57'30"E
L23	86.14	N21°57'30"E

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	41.31	50.00	N81°19'36"E	40.15
C2	257.69	249.15	S38°18'21"E	246.36
C3	253.66	276.44	S41°30'28"E	244.85
C4	211.51	229.15	S35°07'04"E	204.08
C5	26.55	229.15	S64°52'45"E	26.54
C6	38.34	24.55	N66°10'45"E	34.56
C7	139.61	229.15	S44°06'23"E	137.46

BEFORE YOU DIG
STOP
CALL
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

GRAPHIC SCALE
0 25 50 100 150 200
(IN FEET)
1 inch = 50 ft.

2-SA-24-F

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 _____ Date: _____
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 _____ Date: _____
Authorized Signature for Utility _____

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 _____ Date: _____

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: RYAN S. LYNCH
Tennessee License No. 2447
Date: 04/17/2023

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

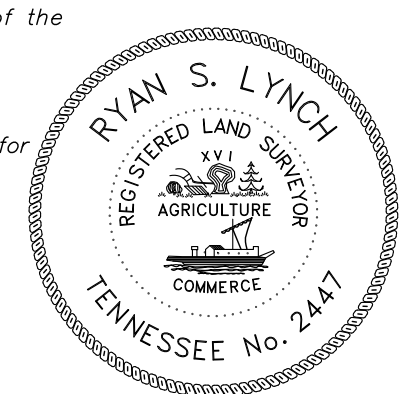
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

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.

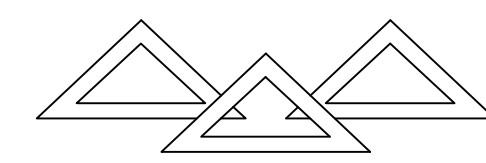
Registered Land Surveyor: RYAN S. LYNCH
Tennessee License No. 2447
Date: 04/17/2023

FINAL PLAT OF:

NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



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



REVISIONS	
DRAWN BY: C. VITKUS	1 CLIENT REV 12-06-2023
CHECKED BY: R. LYNCH	2 PS/ENG COMMENTS 12-21-23
APPROVED BY: R.S.L.	3
SCALE: 1"=50'	4
DATE: 04/17/2023	5
	6

S & E PROPERTIES LLC
405 Montbrook Lane
Knoxville, Tennessee 37919
Phone: (865) 454-3727

Hunters Glen - Phase 2
CLT 133N D 001
Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
4333-4