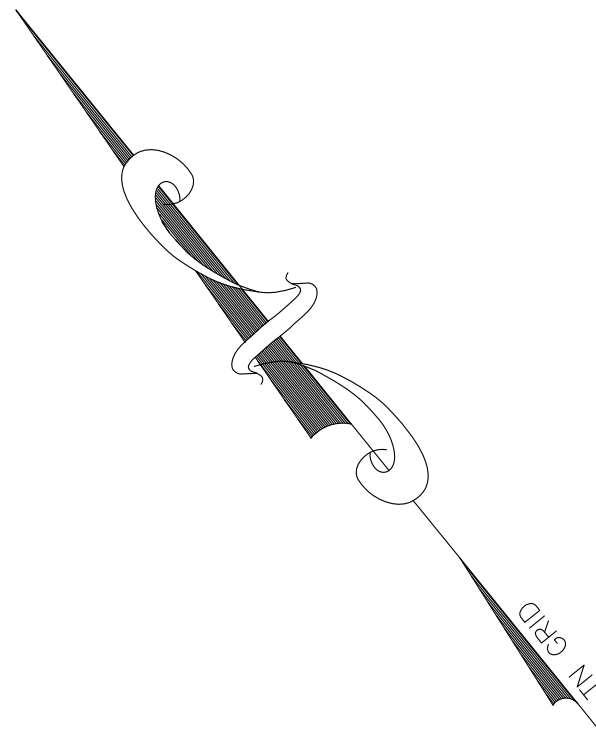


TOTAL AREA  
1.36 ACRES  
(59,207 sq.ft.)

TOTAL LOTS = 5



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

**Zoning**

Zoning Shown on Official Map \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

**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: \_\_\_\_\_

**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 \_\_\_\_\_  
Date: \_\_\_\_\_

**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: \_\_\_\_\_

**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 \_\_\_\_\_

**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 have been officially accepted as built by the appropriate official(s).

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_  
Dept: \_\_\_\_\_  
Title: \_\_\_\_\_

**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 \_\_\_\_\_ 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 the 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: \_\_\_\_\_

**Inspection of Completed Stormwater Facilities.**

I, the undersigned, hereby certify this subdivision has been inspected and the stormwater facilities have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and are fully stabilized and have been officially accepted as built by the appropriate official(s).

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

SYMBOL LEGEND	
	FOUND MONUMENTATION (WITH SIZE & TYPE)
	IRON ROD SET (SEE NOTE 1)
	PERM. REF. MONUMENT (R.R. SPIKE IN ASPHALT OR AS NOTED)
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT

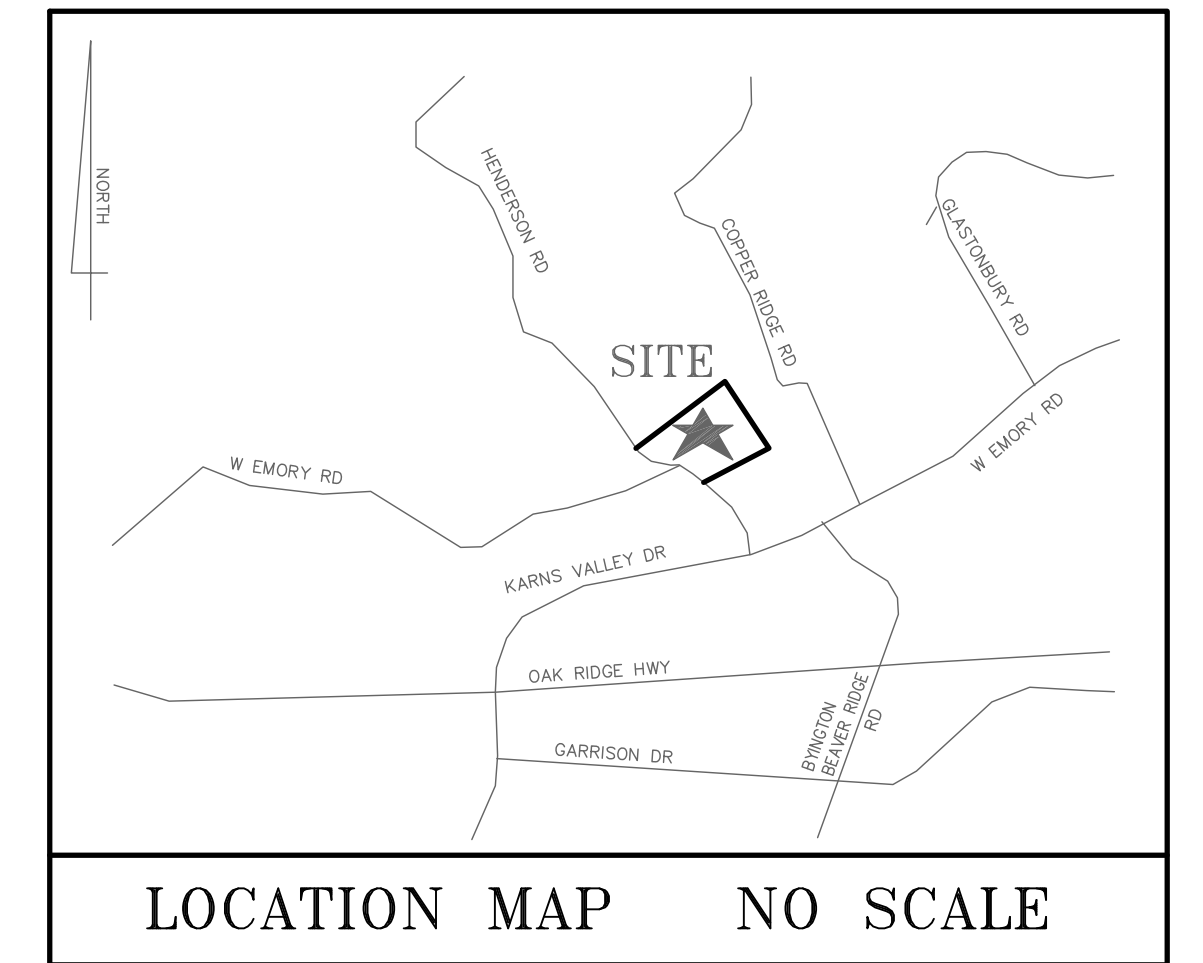
**Certificate of Ownership and General Dedication**

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: \_\_\_\_\_

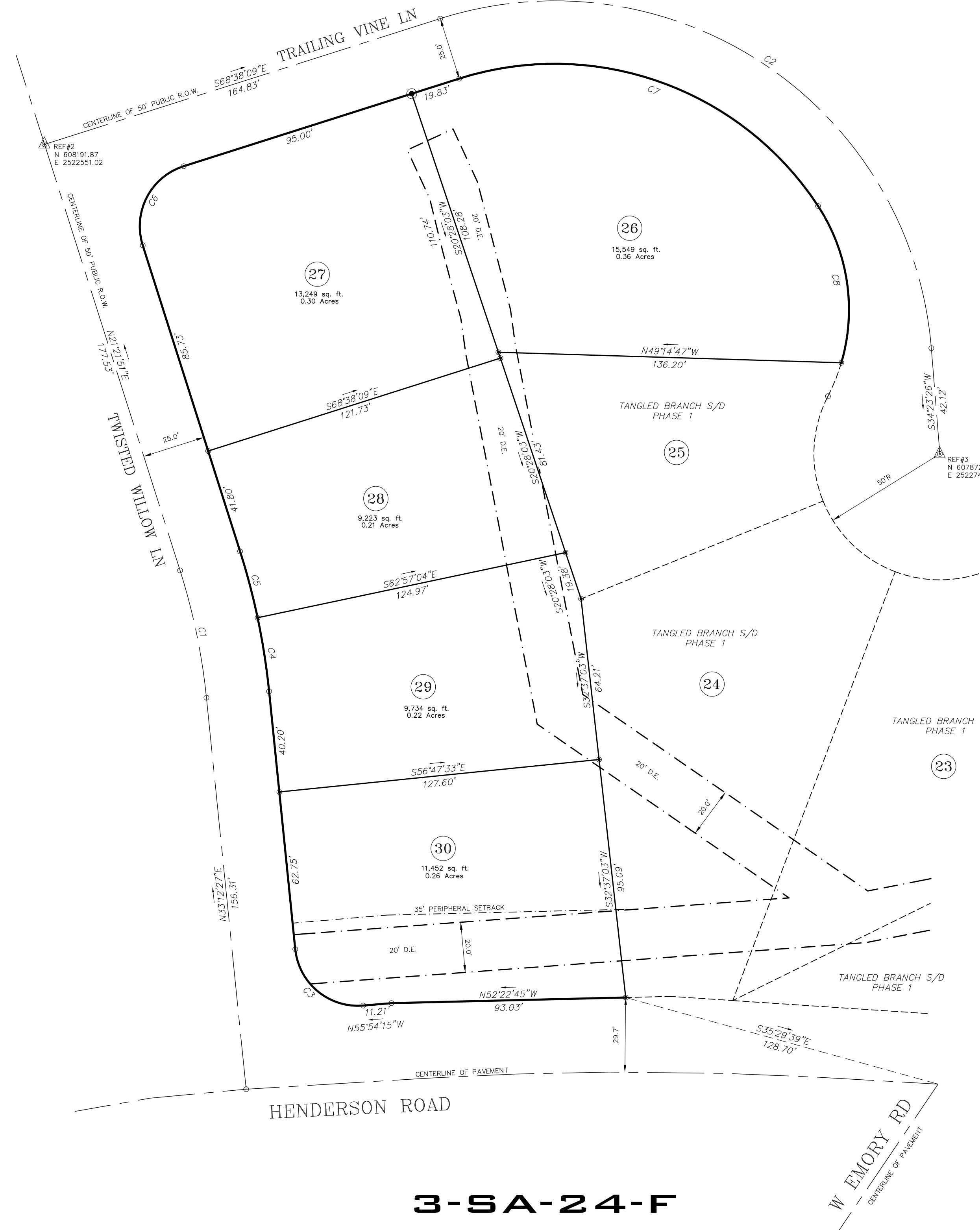
Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_



LOCATION MAP NO SCALE

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.



- 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 077 PARCELS 082 & 083.02.
- DEED REFERENCES - 082: 20210430-0089510 083.02: 20220119-0056275 PLAT REFERENCE - SURVEY FOR HATMAKER ESTATE 20200710-0002731 TANGLED BRANCH SUBDIVISION PHASE 1
- THIS PROPERTY IS ZONED PR <2.5 DU/AC AND PR <3 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15'. PERIPHERAL: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0232F 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 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.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- 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 5-D-22-UR AND 5-SB-22-C.
- ALL LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS REQUIREMENT.

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N27°17'09"E	51.59	250.00	51.68
C2	M7°07'21"W	234.83	150.00	269.72
C3	S11°20'54"E	35.08	25.00	38.88
C4	N30°07'42"E	29.55	275.00	29.56
C5	N24°12'23"E	27.27	275.00	27.29
C6	S66°21'51"W	35.36	25.00	39.27
C7	N31°26'04"W	151.16	125.00	162.32
C8	N30°33'38"E	62.90	75.00	64.91

**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**

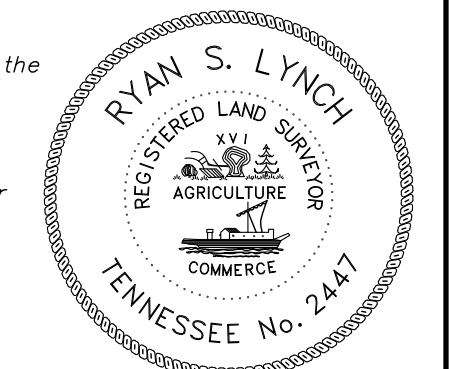
I HEREBY CERTIFY THAT THIS IS A CATEGORY "V" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

**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: \_\_\_\_\_

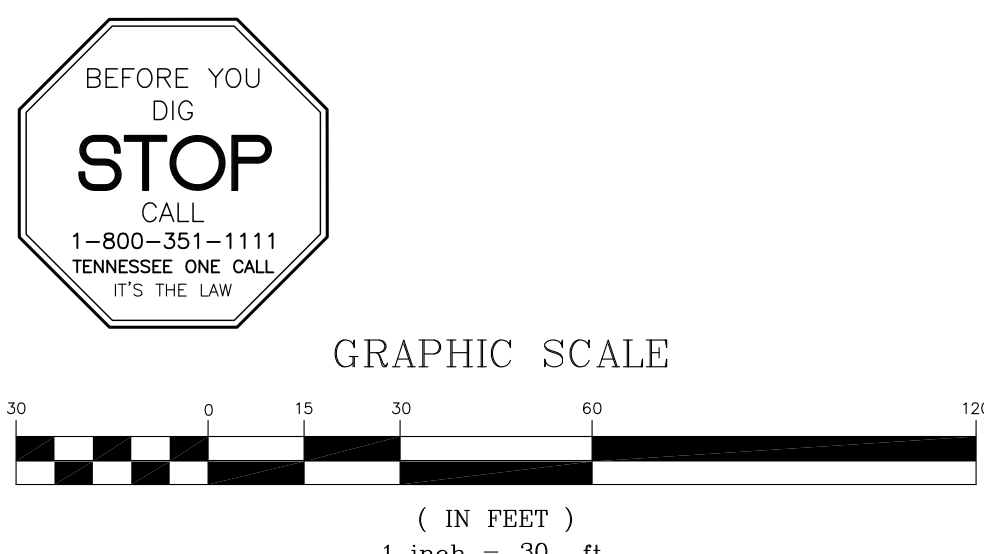


FINAL PLAT OF:  
**Tangled Branch Subdivision  
Phase 2**  
Tax ID: 077 082 & 083.02  
District 6, Knox County, Tennessee

SURVEY FOR:  
**Palmetto Homes, LLC**  
242 Tracy Allison Lane  
Clinton, Tennessee 37716  
Phone 865-389-9692

**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	PROJECT NO.
1. 01/24/2024 PS COMMENTS	4735-01
2	
3	
4	
5	
6	



3-SA-24-F