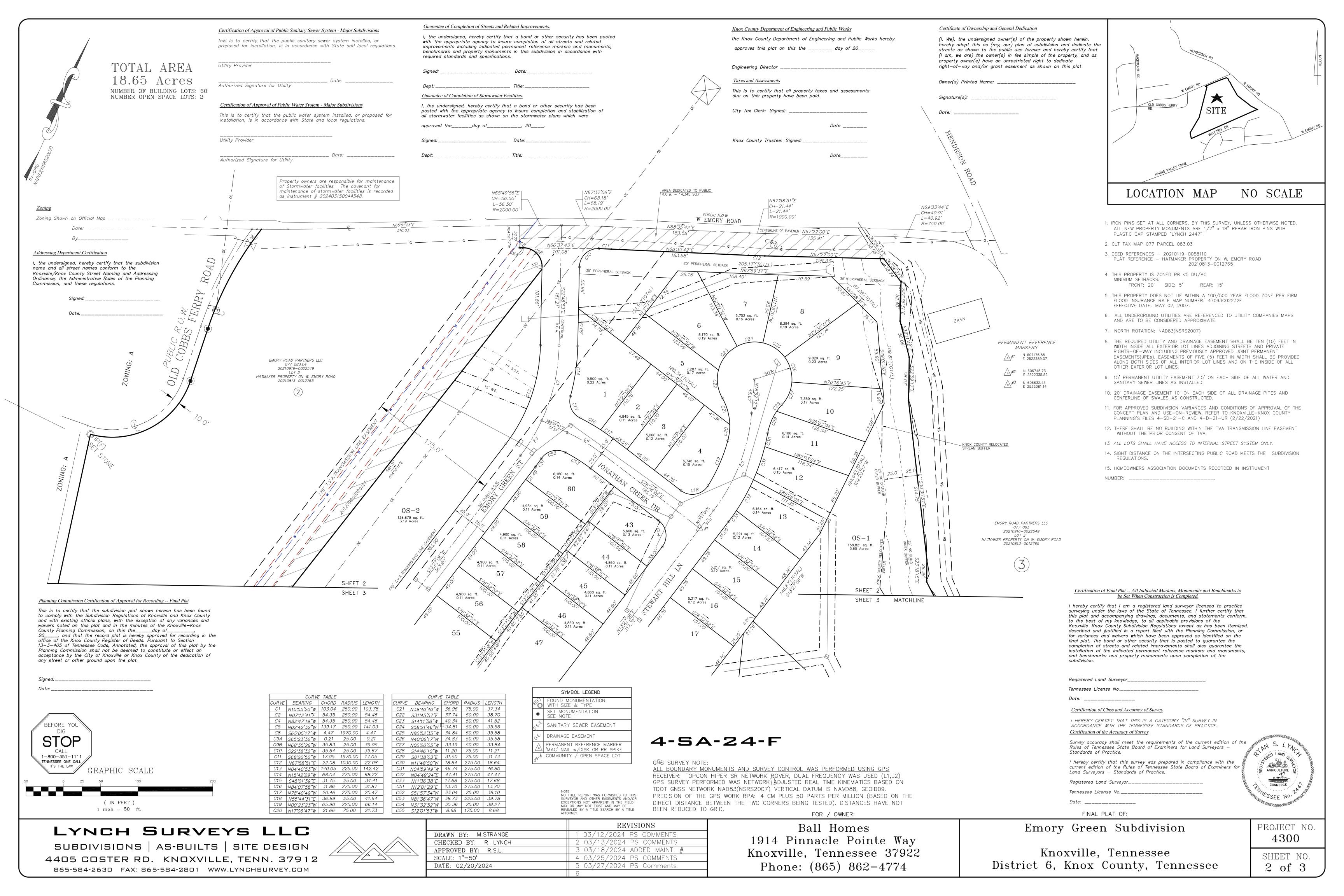
TOTAL AREA 18.65 Acres NUMBER OF BUILDING LOTS: 60 NUMBER OPEN SPACE LOTS: 2	Certification of Approval of Public Sanitary Sewer System - Major Subdivisions This is to certify that the public sonitary sewer system installed, or proposed for installation, is in accordance with State and local regulations. Utility Provider	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:	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 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 Date Date	(I, We), the hereby add streets as (I am, we property of right—of—veright—of—	e undersigned owner(s) of the property shown herein, copt this as (my, our) plan of subdivision and dedicate the shown to the public use forever and hereby certify that are) the owner(s) in fee simple of the property, and as owner(s) have an unrestricted right to dedicate way and/or grant easement as shown on this plat Printed Name:	 IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" F PLASTIC CAP STAMPED "LYNCH 2447". CLT TAX MAP 077 PARCEL 083.03 	NO SCALE UNLESS OTHERWISE NOTED. REBAR IRON PINS WITH
of St. maint	erty owners are responsible for maintenance ormwater facilities. The covenant for tenance of stormwater facilities is recorded strument # 202403150044548. PROPERTY OF ASSOCIATION AND ASSOCIATION OF AS	EMORY ROAD PARTNERS LLC 077 083.04 20210916-0022549 LOT 2 HATMAKER PROPERTY ON W. EMORY ROAD 20210813-0012765 200.	15 SHEET 2 COLOR	Signed:		3. DEED REFERENCES — 20210119—0058110 PLAT REFERENCE — HATMAKER PROPERTY ON W. E 20210813—0012765 4. THIS PROPERTY IS ZONED PR <5 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YI FLOOD INSURANCE RATE MAP NUMBER: 47093C022 EFFECTIVE DATE: MAY 02, 2007. 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO AND ARE TO BE CONSIDERED APPROXIMATE. 7. NORTH ROTATION: NAD83(NSRS2007) 8. THE REQUIRED UTILITY AND DRAINAGE EASEMENT S WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING S RIGHTS—OF—WAY INCLUDING PREVIOUSLY APPROVED EASEMENTS(JPEs). EASEMENTS OF FIVE (5) FEET IN ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AN OTHER EXTERIOR LOT LINES. 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH S SANITARY SEWER LINES AS INSTALLED. 10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF AL CENTERLINE OF SWALES AS CONSTRUCTED. 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDI CONCEPT PLAN AND USE—ON—REVIEW, REFER TO K PLANNING'S FILES 4—SD—21—C AND 4—D—21—UR (2) 12. THERE SHALL BE NO BUILDING WITHIN THE TVA TR/ WITHOUT THE PRIOR CONSENT OF TVA. 13. SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROA REGULATIONS. 14. ALL LOTS SHALL HAVE ACCESS TO INTERNAL STREED 15. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED	YEAR FLOOD ZONE PER FIRM 232F UTILITY COMPANIES MAPS SHALL BE TEN (10) FEET IN STREETS AND PRIVATE D JOINT PERMANENT N WIDTH SHALL BE PROVIDED ND ON THE INSIDE OF ALL SIDE OF ALL WATER AND LL DRAINAGE PIPES AND DITIONS OF APPROVAL OF THE KNOXVILLE—KNOX COUNTY (2/22/2021) RANSMISSION LINE EASEMENT AD MEETS THE SUBDIVISION SET SYSTEM ONLY.
LINE LEGEND	200309160033284 MCFARLAND 200309255 MID 4 50 50 50 50 50 50 50 50 50	54 48 53 49 52 51 50 22 Keenberg LN 42 41 40 39 38 37 36 35 34 33 32 3 MALKERS GATE PHASE 2 INST# 200805160086412	25 30 29 28 27 26 63 64 65	be Set When Const I hereby certify that I am a registere surveying under the laws of the Stat	ed land surveyor licensed to practice I HEREBY CERTIFIED OF TERMS ACCORDANCE WITH ACCORDAN	llass and Accuracy of Survey TIFY THAT THIS IS A CATEGORY "IV" SURVEY IN WITH THE TENNESSEE STANDARDS OF PRACTICE.	
BEFORE YOU DIG STOP CALL 1-800-351-1111 TENNESSEE ONE CALL (IN FEET) 1 inch = 100 ft. LYNCH SURVE SUBDIVISIONS AS-BUILTS 4405 COSTER RD. KNOXVIL 865-584-2630 FAX: 865-584-2801 W	S SITE DESIGN LE, TENN. 37912	Y WAS USED (L1,L2) KINEMATICS BASED ON AVD88, GEOID09. MILLION (BASED ON THE	FOR / OWNER: Ball Home MMENTS MAINT. # SOMMENTS WANT. # HOW PROPOSED IN THE PROPOSED IN	this plat and accompanying drawings, to the best of my knowledge, to all Knoxville—Knox County Subdivision Re described and justified in a report fil for variances and waivers which have final plat. The bond or other security completion of streets and related im installation of the indicated permanel and benchmarks and property monun subdivision. Registered Land Surveyor	Adocuments, and statements conform, applicable provisions of the gulations except as has been itemized, led with the Planning Commission, or been approved as identified on the verthat is posted to guarantee the provements shall also guarantee the nents upon completion of the standards of Province to the provents of the standards of Province to the	that this survey was prepared in compliance with the of the Rules of Tennessee State Board of Examiners for — Standards of Practice. Surveyorse No	PROJECT NO. 4300 SHEET NO. 1 of 3



					<u>Certificate</u>	of Ownership and General Dedication		
	/ TOTAL AREA	Certification of Approval of Public Sanitary Sewer System - Major Subdivisions	Guarantee of Completion of Streets and Related Improvements. I, the undersigned, hereby certify that a bond or other security has been posted	Knox County Department of Engineering and Public Works The Knox County Department of Engineering and Public Works hereby	hereby ac	ne undersigned owner(s) of the property shown herein, opt this as (my, our) plan of subdivision and dedicate the		
	18.65 Acres	This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.	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	approves this plat on this the day of 20	(I am, we	shown to the public use forever and hereby certify that are) the owner(s) in fee simple of the property, and as owner(s) have an unrestricted right to dedicate	HENDERSON RD	NOR
	NUMBER OF BUILDING LOTS: 60 NUMBER OPEN SPACE LOTS: 2		required standards and specifications.	Engineering Director		way and/or grant easement as shown on this plat	WORTH R	
		Utility Provider	Signed: Date:	Engineering Director	Owner(s)	Printed Name:	W EMORY RD	inop.
		Date: Authorized Signature for Utility	Dept:	Taxes and Assessments	Signature((s):	OLD COBBS FERRY	70
			Guarantee of Completion of Stormwater Facilities. I, the undersigned, hereby certify that a bond or other security has been	This is to certify that all property taxes and assessments due on this property have been paid.	Date:		SITE SITE	
	Property owners are responsible for maintenance	Certification of Approval of Public Water System - Major Subdivisions This is to certify that the public water system installed, or proposed for	posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were	City Tax Clerk: Signed:			WE TREE DR	W EMORY RO
	of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # 202403150044548.	installation, is in accordance with State and local regulations.	approved theday of, 20	Date			WANT	
		Utility Provider	Signed: Date:					
		Date:	Dep t: Title:	Knox County Trustee: Signed:			KARNS VALLEY DRIVE	
VEZ.		Authorized Signature for Utility	Zoning	Date			TO CATION AND N	
		Addressing Department Certification I, the undersigned, hereby certify that the subdivision name and all street names conform to the	Zoning Shown on Official Map	Planning Commission Contification of Amazonal for Pagarding Final Plat			LOCATION MAP N	O SCALE
		Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning	Ву	Planning Commission Certification of Approval for Recording Final Plat This is to certify that the subdivision plat shown hereon has been found			1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, U ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" RE	
		Commission, and these regulations.		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	PERMANENT REFERENCE MARKERS		PLASTIC CAP STAMPED "LYNCH 2447". 2. CLT TAX MAP 077 PARCEL 083.03	
		Signed:		County Planning Commission, on this theday of, 20, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Seation	№ 41 N 607175.88 E 2522389.07		3. DEED REFERENCES — 20210119—0058110 PLAT REFERENCE — HATMAKER PROPERTY ON W. EM	IORY ROAD
		Date:		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	% #2 N 606745.73 E 2522335.52		20210813-0012765 4. THIS PROPERTY IS ZONED PR <5 DU/AC	
				any street or other ground upon the plat.	N 606632.43 E 2522081.14		MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15'	
				Signed:			5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEA FLOOD INSURANCE RATE MAP NUMBER: 47093C0223:	AR FLOOD ZONE PER FIRM 2F
		MATOURNE	57	Date:	ļ		EFFECTIVE DATE: MAY 02, 2007. 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO U	JTILITY COMPANIES MAPS
	EMOR	MATCHLINE RY ROAD PARTNERS LLC 077 083.04		45	15 SHEET 2 M	ATCHLINE \ \ \ \	AND ARE TO BE CONSIDERED APPROXIMATE. 7. NORTH ROTATION: NAD83(NSRS2007)	
	⊖ ≥ HATMAKER I	20210916-0022549 LOT 2 PROPERTY ON W. EMORY ROAD	56		SHEET 3	KNOX COUNTY	8. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHA WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING ST	ALL BE TEN (10) FEET IN
	NOZ	20210813-0012765	4,900 sq. ft.	46 4,860 sq. ft. 0.11 Acres		RELOACED STREAM BUFFER	RIGHTS-OF-WAY INCLUDING PREVIOUSLY APPROVED CEASEMENTS(JPES). EASEMENTS OF FIVE (5) FEET IN ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND	JOINT PERMANENT WIDTH SHALL BE PROVIDED
			0.11 Acres 55	0.11 Acres 5,217 sq. ft. 0.12 Acres		18 7 18 E	OTHER EXTERIOR LOT LINES.	
			4,486 sq. ft.	47 4,860 sq. ft.			9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SID SANITARY SEWER LINES AS INSTALLED.	
		THE EASEMENT	0.10 Acres 54	0.11 Acres 5,217 sq. ft. 0.12 Acres	× × - × - × - × - × - × - × -		N 10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL CENTERLINE OF SWALES AS CONSTRUCTED.	
		CKESS AND UTILL	4,788 sq. ft.	8 4,861 sq. ft.			11. FOR APPROVED SUBDIVISION VARIANCE APPROVAL OF THE CONCEPT PLAN AND U KNOXVILLE-KNOX COUNTY PLANNING'S FILE	SE-ON-REVIEW, REFER TO
	To SERMA	WENT ACO	0.11 Acres 53	0.11 Acres 5,217 sq. ft. 0.12 Acres 1.0	075	OS-1 158,821 sq. ft. 3.65 Acres	4-D-21-UR (2/22/2021) 12. THERE SHALL BE NO BUILDING WITHIN	
	20. 1	50.	8 49		23	3.65 Acres (25.0°) 25.1	EASEMENT WITHOUT PRIOR CONSENT OF T	VA.
		0S-2	5,520 s 0.13 Ac	5,176 sq. ft. 0.12 Acres	10,258 sq. ft. 0.24 Acres		14. SIGHT DISTANCE ON THE INTERSECTING	
		138,879 sq. ft. 3.19 Acres	6,470 sq. ft. 52	22 <u>S37'26'19"E</u>	9,637 sq. ft. 0.22 Acres		SUBDIVISION REGULATIONS. 15. HOMEOWNERS ASSOCIATION DOCUMENT	S RECORDED IN INSTRUMENT
M _C	SAR.	315.69 00"E 55. WA 75.0	N65 59'25"E	7,801 sq. ft. 0.18 Acres 7,801 sq. ft. 0.29 Acres	0.22 Acres		NUMBER:	
**************************************	50,000	N30 3	$51 \qquad \qquad \begin{array}{c} 6 \\ 5 \\ \hline \end{array} \qquad \begin{array}{c} 3 \\ \hline \end{array} \qquad \begin{array}{c} 9,431 \text{ sq. ft.} \\ 0.22 \text{ Acres} \end{array}$	$\frac{1}{21}$	S43 136.42			
			7,550 sq. ft. 0.17 Acres	C36	50?	— sī —— sī		AD PARTNERS LLC 077 083
		Ch ³	103.23' 76.21'	0Z 72.56' 59.69'	N66°41'40"E		HATMAKER PROPE	916-0022549 LOT 3 ERTY ON W. EMORY ROAD
		LITY EASEMENT AREA	59°25″E #3 N65°59′25″E 278.48′	KEENBERG LN N65°59'25"E 100' PUBLIC R.O.W. 284.70'	9,066 sq. ft.		20210	1813-0012765 (3)
	RASIN / Y	WATER QUALITY	25.0	SO POBLIC N.C.M.	0.21 Acres 25	0'35"E		
	DETENTION BASS	6,808 sq. ft. 0.16 Acres	44.00' 48.50' 48.50' 43.00' 46.50' 48.50'	48.50' 43.00' 48.50' 48.50' 43.00' 48.50' 28.72	2' C43	DETENTION BASIN /		
	8	42 6,663 sq. ft. 0.15 Acres 6,511 sq. ft. 0.15 Acres	5,280 sq. ft. 5,820 sq. ft. 5,820 sq. ft. 5,160 sq. ft. 5,580 sq. ft. 5,820 sq. ft. 0.12 Acres 0.13 Acres 0.12 Acres 0.13 Acres 0.13 Acres	5,820 sq. ft. 5,160 sq. ft. 5,820 sq. ft. 0.13 Acres 0.12 Acres 0.13 Acres 0.160 sq. ft. 0.160 sq. f	9,981 sq. ft. 0.23 Acres	WATER QUALITY ' EASEMENT AREA	39.03.	
			N24 39 N24 38 N24 36 N24	N24°C $N24$ °C $N24$	26 28 26			
		$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$egin{array}{c ccccccccccccccccccccccccccccccccccc$	27 45 0 W	35' PERIPHERAL SETBACK		
	35' PERIPHE	ERAL SETBACK				2		
	330	0.55'	44 00' 48 50' 48 50' 43 00' 46 50' 48 50'	48.50' 43.00' 48.50' 48.50' 48.50' 48.50'	76.00'	30 <u>8.1</u> 9' \$65:5 <u>9</u> '25"W		
	ZONING: PR 1.5		74.50 46.50 46.50 46.50 46.50 1418.59'(7 S65'59'2:	0TAL)	70.00 (17.11	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	•	//
		(57)	$\begin{array}{ c c c c c c c c c c c c c c c c c c c$		(65) (66)	077	NB001	
	$ \begin{array}{c c} \hline \end{array} $ (52)	$ \begin{array}{c c} (53) & $				WALKERS GATE CC INST# 201	MMUNITY ASSOCIATION 111210028127	
	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		WALKERS GATE	ALKERS GATE PHASE 2 VST# 200805160086412 SYMBOL LEGEND	Certification of Final Plat All Indicated M	Tarkers Manuments and Benchmarks to		
			INST# 200712060044933	FOUND MONUMENTATION WITH SIZE & TYPE	be Set When Construc	tion is Completed. Certification of Class	s and Accuracy of Survey	
DEEODE VOI		CURVE TABLE CURVE TABLE		SET MONUMENTATION SEE NOTE 1	I hereby certify that I am a registered surveying under the laws of the State this plat and accompanying drawings, a	of Tennessee. I further certify that ACCORDANCE WITH	THAT THIS IS A CATEGORY "IV" SURVEY IN HITHE TENNESSEE STANDARDS OF PRACTICE. CCURACY OF SURVEY	
BEFORE YOU DIG		CURVE BEARING CHORD RADIUS LENGTH CURVE BEARING CHORD R C3 \$505"16'44"E 128.45 200.00 130.77 C46 \$88"28'57"E 44.04 2 C6 \$605"16'44"E 26.34 150.00 28.07 C47 \$70011'70"E 28.84 2	ADIUS LENGTH 25.00 44.11 GPS SURVEY NOTE: 25.00 28.86 ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS DEPE	SANITARY SEWER EASEMENT OF DRAINAGE EASEMENT	this plat and accompanying drawings, a to the best of my knowledge, to all ap Knoxville—Knox County Subdivision Regul described and justified in a report filed	with the Planning Commission, or Rules of Tennesse	hall meet the requirements of the current edition of the e State Board of Examiners for Land Surveyors —	all and a second of the second
STOP		C3 S05°16'44"E 128.45 200.00 130.77 C46 S88°28'57"E 44.04 2 C6 S05°16'44"E 96.34 150.00 98.07 C47 S79°11'30"E 28.84 2 C34 S01°04'10"W 53.61 125.00 54.03 C48 N89°00'53"E 93.35 1 C35 S62°39'41"E 39.05 25.00 44.81 C49 N23°55'24"E 38.09 2	25.00 28.86 ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORD. 75.00 94.49 RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUEN GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME	CY WAS USED (L1,L2) KINEMATICS BASED ON PERMANENT REFERENCE MARKER 'MAG' NAIL w/DISK OR RR SPIKE	completion of streets and related impro	een approved as identified on the <u>Standards of Prac</u> nat is posted to guarantee the	tice.	S. LYNCOM
CALL 1-800-351-1111 TENNESSEE ONE CALL IT'S THE LAW		C36 N39°25'31"E 67.08 75.00 69.55 C50 S06°07'26"E 150.78 2 C37 S32°42'39"W 33.96 50.00 34.65 C56 S04°13'52"W 38.89 1	75.00 153.75 TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NOT SECULOR OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED).	AVD88, GEOID09. **MILLION (BASED ON THE OF COMMUNITY / OPEN SPACE LOT	installation of the indicated permanent and benchmarks and property monumer subdivision.	ts upon completion of the Land Surveyors —	at this survey was prepared in compliance with the the Rules of Tennessee State Board of Examiners for Standards of Practice.	AGRICULTURE O
50 0 25	GRAPHIC SCALE 5 50 100 200	C38 S72*59'11"W 34.90 50.00 35.65 C57 S09*55'28"E 47.36 1 C39 N66*44'10"W 33.96 50.00 34.65 C58 N24*08'41"E 33.36 3 C40 N35*05'41"W 20.43 50.00 20.58 C59 \$70*40'03"F 34.32	75.00 47.50 25.00 36.52 25.00 37.82			Tannagas License	urveyor No	AGRICULTURE OF
		C40 N35°05'41"W 20.43 50.00 20.58 C59 S70°40'03"E 34.32 34.32 C41 N04°53'16"W 31.59 50.00 32.15 C60 S21°20'31"E 36.49 1 C42 N31°59'19"E 31.66 50.00 32.22 C61 S00°57'11"E 87.07 1	75.00 36.55 75.00 88.00 NOTE: NO TITLE REPORT WAS FURNISHED TO TI	4-5A-24-F	Registered Land Surveyor Tennessee License No		Y Commence of the commence of	
	(IN FEET) 1 inch = 50 ft.	C43 N58*13'07"E 13.52 50.00 13.56 C44 N70*47'57"E 37.72 225.00 37.77 C45 N80*45'17"E 40.37 225.00 40.42	75.00 88.00 NOTE: NO TITLE REPORT WAS FURNISHED TO TI SURVEYOR AND OTHER EASEMENTS AND/ EXCEPTIONS NOT APPARENT IN THE FIEL MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE	OR) E	Date:			SSEE No.
			ATTORNEY.	FOR / OWNER:	T	FINAL PI		
LYNCH SURVEYS LLL CONTRANCE 1 03/12/2024			Dall HUII		Emory Green	Subdivision	PROJECT NO. 4300	
SUBDIVISIONS AS-BUILTS SITE DESIGN		CHECKED BY: R. LYNCH 2 03/13/2024 APPROVED BY: R.S.L. 3 03/18/2024	MODED MAINT. # Knovville Tennes		Knovville	Tennessee		
	4405 COSTER RD. KNOXVILLE, TENN. 37912		SCALE: 1"=50' 4 03/25/2024 F DATE: 02/20/2024 5	Phone: (865) 8		Knoxville, Tennessee District 6, Knox County, Tenness		SHEET NO. 3 of 3
(865-584	4-2630 FAX: 865-584-2801 WWW	/.LYNCHSURVEY.COM	, , <u> </u>		,0~ ±11±	LINGIEU O, MIIOA		Γ or Ω \mathcal{I}