

TOTAL AREA = 29.84 ACRES  
1,299,689 sq.ft.  
TOTAL BUILDING LOTS=55  
OPEN SPACE LOTS: 2

**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 or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: \_\_\_\_\_

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: \_\_\_\_\_

LINE LEGEND	
-----	DRAINAGE EASEMENT
-----	DETENTION EASEMENT
-----	PERIPHERAL SETBACK
-----	SANITARY SEWER EASEMENT
-----	WALKING TRAIL EASEMENT
-----	ZERO SETBACK LINE

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

**SYMBOL LEGEND**

○	FOUND MONUMENTATION w/ SIZE & TYPE
●	IRON ROD SET SEE NOTE 1
---	SIGHT DISTANCE EASEMENT
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	MONUMENT FOUND
---	PERMANENT MONUMENT (MAG NAIL WITH DISK OR RR SPIKE)

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

HARDIN VALLEY CLMH LLC  
119 WEST 23RD ST STE 206  
NEW YORK, NY 10011

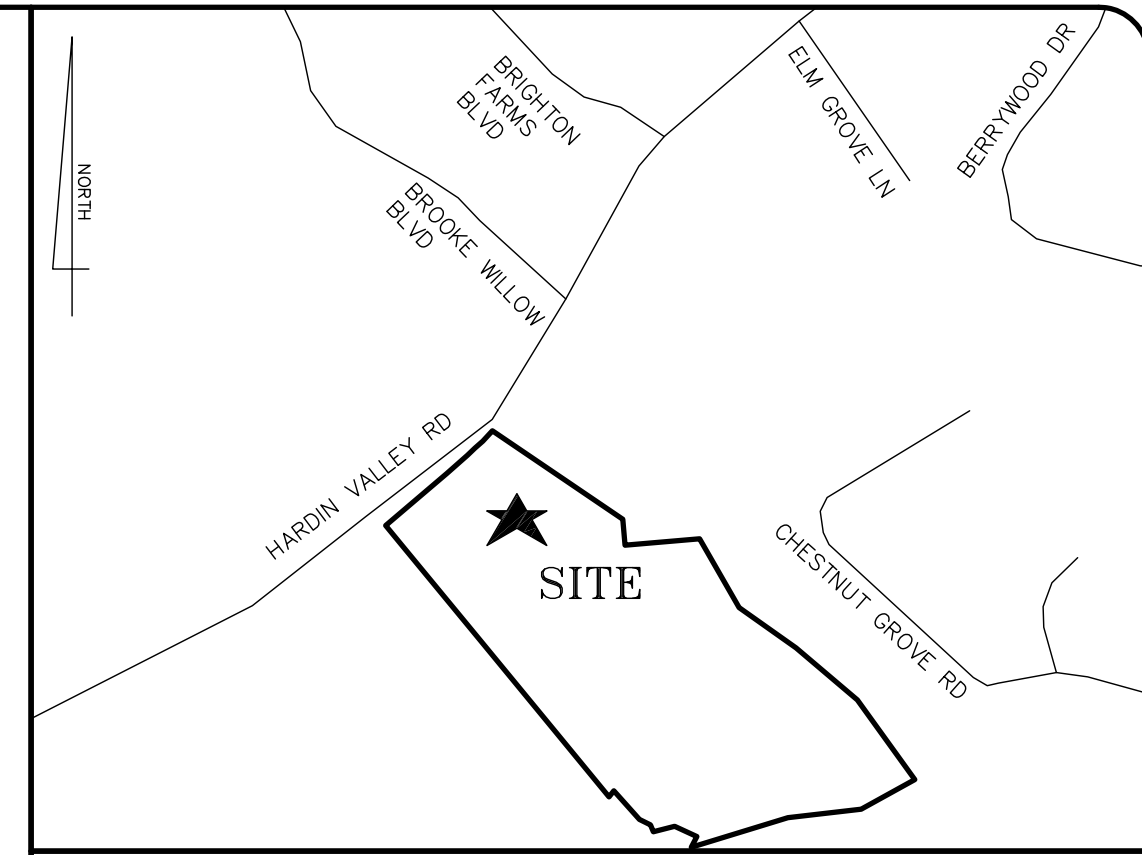
VARIANCES: (APPROVED 6/08/2023)

1. None  
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum lot frontage from 25 ft to 20 ft, as presented in the Concept Plan.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 to 2 percent on Road 'A' at the Hardin Valley Road intersection



- 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 117 PARCELS 033, 034.02 AND A PART OF 034.
- DEED REFERENCES - 20231010-0018837 (PARCELS 034 & 034.02) AND 20240715-0002573 (UPDATED DEED THAT INCLUDES PARCELS 033, 034 & 034.02)

4. THIS PROPERTY IS ZONED PR <2 DU/AC  
MINIMUM SETBACKS:  
FRONT: 20'  
SIDE: 5' (0' SETBACKS UNDER SHARED WALLS AS SHOWN)  
REAR: 15'  
PERIPHERAL: 35'

5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0233G AND 47093C0241G EFFECTIVE DATE: AUGUST 5, 2013.

6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.

7. NORTH ROTATION: NAD83(NSRS2007)

8. 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. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.

9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.

10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND 10' DRAINAGE EASEMENT 5' ON EACH SIDE OF CENTERLINE OF SWALES AS CONSTRUCTED UNLESS SHOWN OTHERWISE.

11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 6-SC-23-C AND 6-C-23-0P.

12. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.

13. HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT

NUMBER: \_\_\_\_\_

14. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD DOES MEET THE REQUIREMENTS OF SUBDIVISION REGULATIONS [SR SECTION 3.04.J]

15. WALKING TRAIL EASEMENT LIES 4' ON EACH SIDE OF CENTERLINE OF 5' TRAIL AS CONSTRUCTED.

16. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE PARCELS TO CREATE A 55 LOT SUBDIVISION AS SHOWN HEREON.

17. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON: 02/15/2024.

18. WETLAND DETERMINATION AREA BY AVALANCHE ENVIRONMENTAL WAS ACCEPTED IN A LETTER FROM TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, KNOXVILLE FIELD OFFICE DATED OCTOBER 5, 2023 HAVING HYDROLOGIC DETERMINATION OF WATER RESOURCES PROJECT (DWR ID NO. 32595) AND AVALANCHE ENVIRONMENTAL PROJECT # 23-11006

**Certificate 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 in 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: \_\_\_\_\_

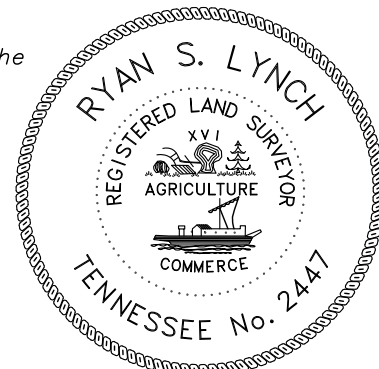
Tennessee License No. \_\_\_\_\_

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

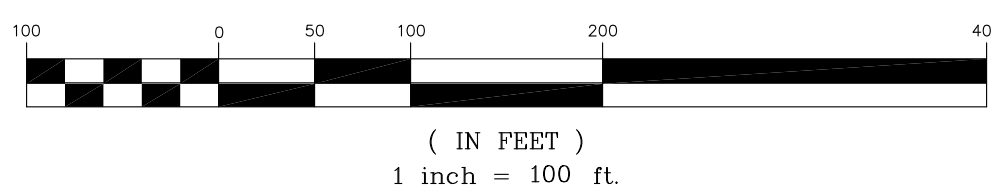
FINAL PLAT OF:

PROJECT NO.  
4627-03

SHEET NO.  
1 of 2



**GRAPHIC SCALE**



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

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

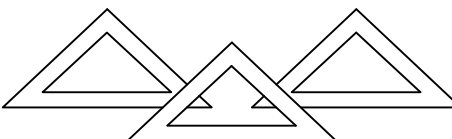
**4-SA-25-F**

SURVEY FOR:

HARDIN VALLEY INVESTMENTS LP  
P.O. Box 325  
Athens, Tennessee 37371  
Phone: \_\_\_\_\_

MAYA HILLS  
Hardin Valley Road  
Knoxville, Tennessee 37932  
District 16, Knox County, Tennessee

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



REVIEWS	
DRAWN BY: M. STRANGE	1 PS COMMENTS: 02/27/2025
CHECKED BY: R. LYNCH	2 PS COMMENTS: 03/03/2025
APPROVED BY: R.S.L.	3 PS COMMENTS: 03/05/2025
SCALE: 1"=100'	4 PS COMMENTS: 03/28/2025
DATE: 02/13/2025	5 PS COMMENTS: 04/01/2025
	6

TOTAL AREA = 29.84 ACRES  
1,299,689 sq.ft.  
TOTAL BUILDING LOTS=55  
OPEN SPACE LOTS: 2

HARDIN VALLEY CLMH LLC  
117 034  
20231010-0018837  
>5.0 Acres

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N34°20'29"W	29.70	250.00	29.71
C2	N25°37'53"W	46.23	250.00	46.29
C3	S29°32'42"E	80.10	250.00	80.45
C4	N04°51'41"E	33.85	25.00	37.18
C5	S82°58'39"E	35.50	25.00	39.47
C6	N35°27'08"W	22.02	275.00	22.02
C7	N32°02'50"W	10.66	275.00	10.66
C8	S34°20'29"E	26.73	275.00	26.74
C9	N28°19'54"W	21.80	275.00	21.80
C10	N23°21'37"W	29.11	275.00	29.12
C11	S28°32'36"E	18.79	225.00	18.80
C12	S23°14'18"E	22.86	225.00	22.87
C13	N25°56'31"W	44.03	225.00	44.10
C14	N35°09'37"W	28.28	225.00	28.30
C15	S22°55'31"E	24.94	275.00	24.95
C16	S29°15'06"E	35.76	275.00	35.78
C17	S35°52'17"E	27.75	275.00	27.76
C18	N41°07'02"W	6.16	75.00	6.16
C19	N59°51'58"W	42.34	75.00	42.92
C20	N84°04'39"W	20.40	75.00	20.46
C21	N73°57'51"W	30.78	50.00	31.29
C22	N36°06'13"W	34.09	50.00	34.79
C23	N01°55'17"E	30.50	50.00	31.00
C24	N32°41'26"E	23.08	50.00	23.28
C25	N89°13'56"E	68.46	50.00	75.40
C26	S43°09'56"E	7.68	50.00	7.68

LINE LEGEND	
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---	DETENTION EASEMENT
---	PERIPHERAL SETBACK
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---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	MONUMENT FOUND
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LOCATION MAP NO SCALE

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 Knoxville County Register of Deeds. Pursuant to Section 13-5-405 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: \_\_\_\_\_

SEE SHEET 1 OF 2 FOR PLAT NOTES AND CERTIFICATIONS.

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.

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: \_\_\_\_\_

Tennessee License No. \_\_\_\_\_

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

FINAL PLAT OF:

MAYA HILLS  
Hardin Valley Road  
Knoxville, Tennessee 37932  
District 16, Knox County, Tennessee

PROJECT NO.  
4627-03  
SHEET NO.  
2 of 2

4-SA-25-F

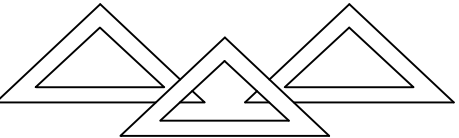
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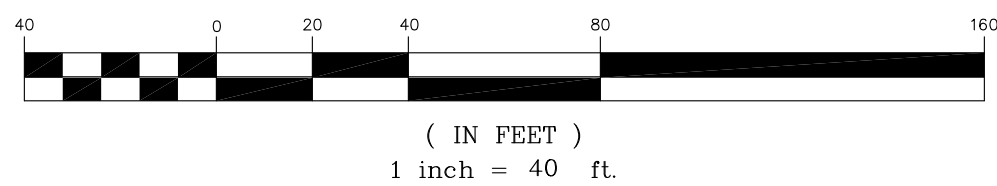
HARDIN VALLEY INVESTMENTS LP  
P.O. Box 325  
Athens, Tennessee 37371  
Phone: \_\_\_\_\_

REVISIONS	
DRAWN BY: M.STRANGE	1 PS COMMENTS: 02/27/2025
CHECKED BY: R. LYNCH	2 PS COMMENTS: 03/03/2025
APPROVED BY: R.S.L.	3 PS COMMENTS: 03/05/2025
SCALE: 1"=40'	4 PS COMMENTS: 03/28/2025
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6	

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



GRAPHIC SCALE



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BARKER  
LOT 14R1  
ASBURY PROPERTY  
INSTRUMENT 200412090047413

BARKER  
LOT 14R1  
CHESTNUT GROVE, UNIT 3  
INSTRUMENT 200412090047413

BECKWORTH  
LOT 15  
CHESTNUT GROVE, UNIT 3  
PLAT CAB L SLIDE 188

SNOW  
LOT 16  
CHESTNUT GROVE, UNIT 3  
PLAT CAB L SLIDE 188

BENNETT  
LOT 17R  
CHESTNUT GROVE, UNIT 3  
PLAT CAB M SLIDE 46C

HARDIN VALLEY ROAD

SAGITTARIUS LANE

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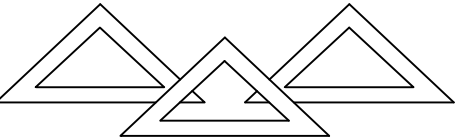
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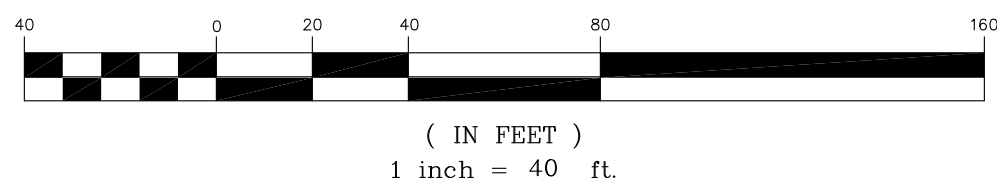
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CHESTNUT GROVE, UNIT 3  
PLAT CAB M SLIDE 46C