

TOTAL AREA = 18.69 ACRES
814,313 sq. ft.
TOTAL LOTS = 74
BUILDING LOTS: 71
OPEN SPACE LOTS: 2
FUTURE DEVELOPMENT: 1

| SYMBOL LEGEND | |
|------------------------------|---|
| ○ FOUND MONUMENT | ⚡ POWER/TELE. POLE |
| ● IRON ROD SET SEE NOTE 1 | |
| LINE LEGEND | |
| — X — X — X — X — | FENCE |
| — α — α — α — α — | POWER/TELE. LINE |
| ----- | ZERO SETBACK LINE |
| ----- | ACCESS & UTILITY EASE. TO BE REMOVED |

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

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

Utility Provider _____

Authorized Signature for Utility _____

Date _____

Certification of Approval of Public Water System - Major Subdivisions

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider _____

Authorized Signature for Utility _____

Date _____

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: _____

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: _____

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 _____

CAMPBELL BRADLEY &
CAMPBELL SUSAN
050 204
20140602008063

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.

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: _____



GRAPHIC SCALE

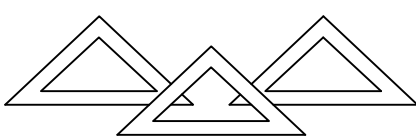


(IN FEET)
1 inch = 100 ft.

OWNER/SURVEY FOR:

Homestead Land Holdings, LLC.
122 Perimeter Park Road
Knoxville, Tennessee 37922
Phone: 865-690-3200

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



FINAL PLAT OF:

The Reserve at Three Ridges Phase 1

District 8, Knox County, Tennessee

Certificate of Ownership and General Dedication

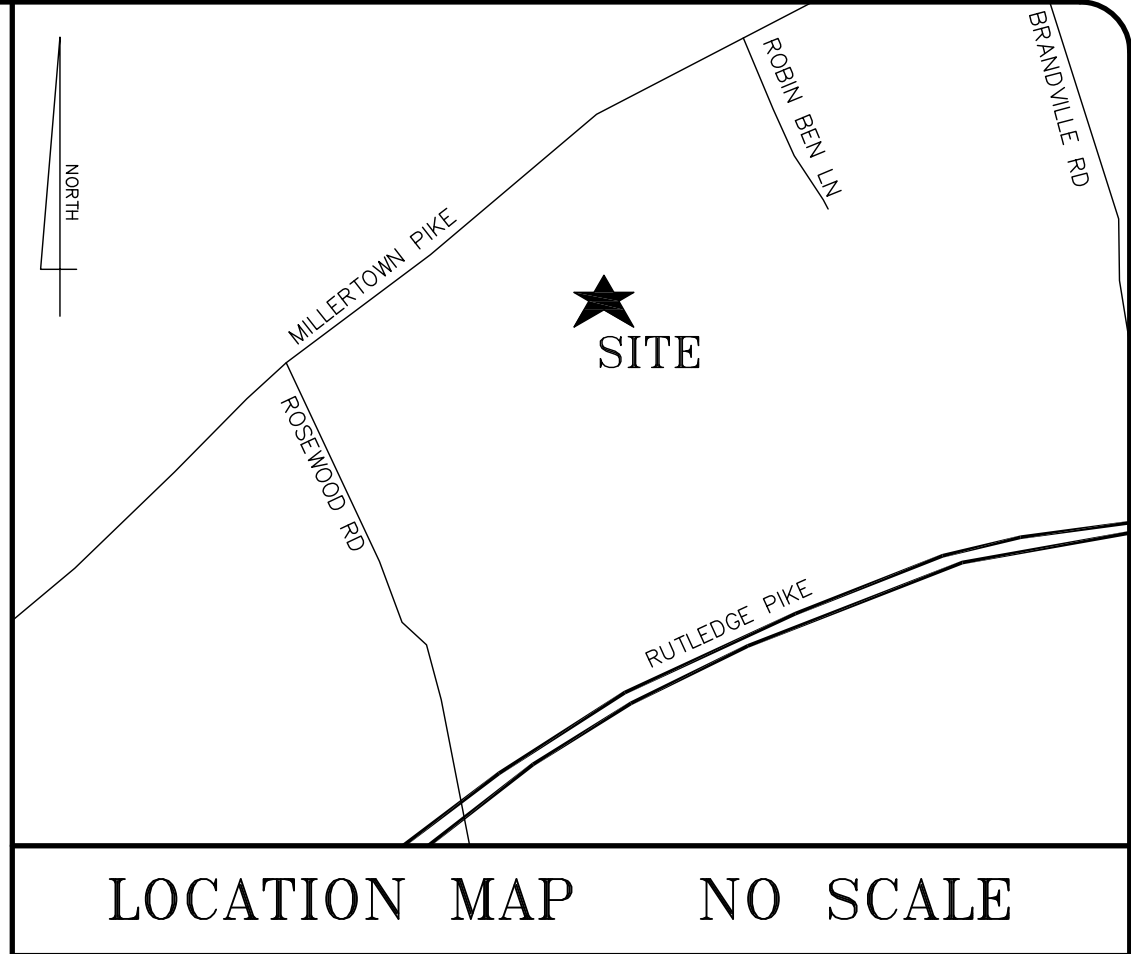
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted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

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

Homestead Land Holdings, LLC.
122 Perimeter Park Road
Knoxville, Tennessee 37922
(865) 690-3200



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 050 PARCEL 202 AND PARCEL 202.05
- DEED REFERENCES - PARCEL 202:202312220031341
PARCEL 202.05: 202412090030639
PLAT REFERENCES - 200202280071392 "SURVEY FOR CHRIS HAIRE"
THE RESERVE AT THREE RIDGES
LOTS 130 & 131
202407090001551
EXEMPT PLAT OF THE RESERVE AT THREE RIDGES
LOTS 133-135
202410080019514
- THIS PROPERTY IS ZONED PR <4 DU/AC
MINIMUM SETBACKS AS FOLLOWS:
FRONT: 20'
SIDE: 5' (0' UNDER SHARED WALLS)
REAR: 15'
PERIPHERAL: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0162F
EFFECTIVE DATE: MAY 2, 2007
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO WHAT IS VISIBLE AND APPARENT IN THE FIELD.
- 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.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.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING FILES 10-SC-23-C AND 10-C-23-DP, APPROVED 10-05-2023.
- 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.
- THE PURPOSE OF THIS PLAT IS TO CREATE PHASE 1 OF THE RESERVE AT THREE RIDGES AS SHOWN HEREON.
- THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 03/20/2024.
- SURVEYOR DOES HEREBY CERTIFY THAT SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS SECTION 3.04.J.
- THE SHOWN 50' R.O.W. FOR LEGG CREEK LANE REMOVES AND REPLACES THE 50' ACCESS AND UTILITY EASEMENT AS RECORDED ON EXEMPT PLAT OF LOT 134 THE RESERVE AT THREE RIDGES* AS RECORDED IN INSTRUMENT NO. 202503280050234.

APPROVED VARIANCES PER CONCEPT PLAN:

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL (APPROVED: 10/05/2023)

- Reduce the minimum residential lot street frontage from 25 ft to 22 ft for all interior attached house lots and 25 ft to 20 ft for lots along a cul-de-sac or bluff, as shown on the concept plan.
- Reduce the minimum horizontal curve radius on Road 1 from 250 ft to 150 ft at S14 R-10.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 10/05/2023)

- Increase the maximum intersection grade from 1 to 1.54 percent on Road 1 at the Millertown Pike intersection.
- Increase the maximum intersection grade from 1 to 1.5 percent on Road 2 at the Road 1 intersection.

ZONING: A

SHORT CLARK
051 030.05
LOT 2
MCREYNOLDS MEADOWS
200504220084201

ZONING: A

LOT 133

LOT 134R

TOOLE ROGER WILLIAM
050 202.04
20241209-0030639
LOT 133
EXEMPT PLAT OF THE RESERVE AT THREE RIDGES
LOTS 133-135
20241008-0019514

TOOLE ROGER WILLIAM
050 202.04
20241209-0030639
LOT 134
EXEMPT PLAT OF THE RESERVE AT THREE RIDGES
LOTS 133-135
20241008-0019514
RESUBDIVISION OF LOT 134 THE RESERVE AT THREE RIDGES
202503280050234

LOT 135

EXISTING 15' PERMANENT
SANITARY SEWER EASEMENT
202410080019514

EXISTING 10' TEMPORARY
CONSTRUCTION EASEMENT
202410080019514

PROPERTY LINE
FOLLOWS APPROXIMATE
CENTERLINE OF CREEK

PROPERTY LINE
FOLLOWS APPROXIMATE
CENTERLINE OF CREEK

ZONING: A

ZONING: PC

WALKER TRUCK CONTRACTORS INC
051 104
DEED BOOK 2266 PAGE 424

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 "TV" 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: _____

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 ensure 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 ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____, 20____.

Signed: _____ Date: _____

Dept: _____ Title: _____

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

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 NAVD88, 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.



4-SB-25-F

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.

REVISIONS

DRAWN BY: M.STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=100'
DATE: 02/18/2025

03/03/25 ADDED EASE. AND PARKING
2 03/05/2025 PLANNING COMMENTS
3 03/20/2025 CLIENT CHANGES & PS COMMENTS
4 03/27/2025 REVISED LOT 134 PLAT INFORMATION
5
6

PROJECT NO.
4830-06

SHEET NO.
1 of 2

TOTAL LOTS = 74
BUILDING LOTS: 71
OPEN SPACE LOTS: 2
FUTURE DEVELOPMENT: 1

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

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.

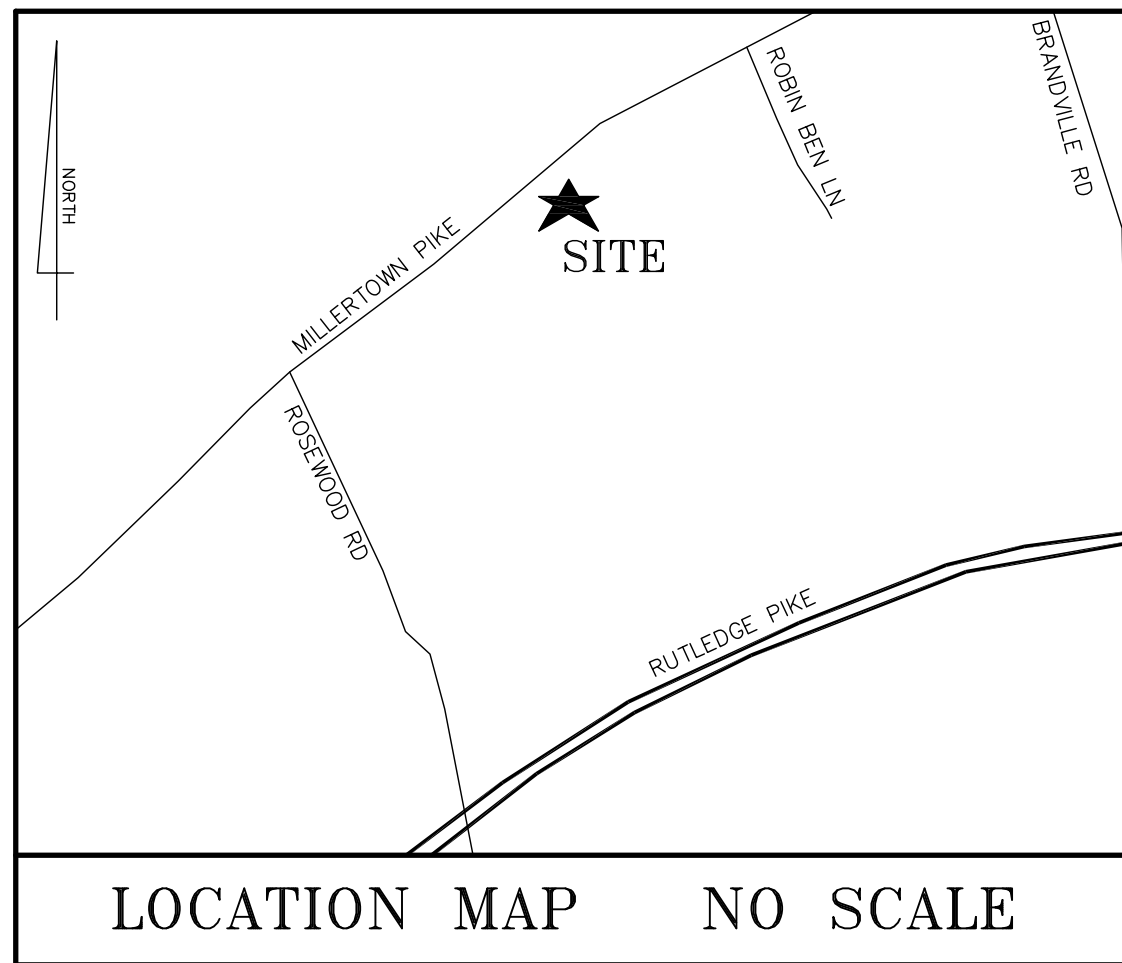
Date: _____

SMITH THEADORE P & BETTY RUTH
050 199
DEED BOOK 1779 PAGE 986

| SYMBOL LEGEND | |
|---|--|
| <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-right: 5px;"> <div style="border: 1px solid black; border-radius: 50%; width: 10px; height: 10px; margin: 2px;"></div> </div> <div> FOUND MONUMENT W/ SIZE & TYPE IRON ROD SET SEE NOTE 1 </div> </div> | <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-right: 5px;"> <div style="border: 1px solid black; border-radius: 50%; width: 10px; height: 10px; margin: 2px;"></div> </div> <div>POWER/TELE. POLE</div> </div> |
| D.E. = DRAINAGE EASEMENT | R(F) = FOUND MONUMENT |
| S.S.E. = SANITARY SEWER EASEMENT | |
| W.E. = WATER LINE EASEMENT | |

| LINE LEGEND | |
|--|--|
| <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> </div> <div style="margin-right: 10px;"> </div> <div style="margin-right: 10px;"> </div> <div>FENCE</div> </div> | |
| <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> </div> <div>OE</div> <div style="margin-left: 10px;">POWER/TELE. LINE</div> </div> | |
| <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> </div> <div>ZERO SETBACK LINE</div> </div> | |
| <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> </div> <div>ACCESS & UTILITY EASE. TO BE REMOVED</div> </div> | |

| | |
|--|-----------------------------|
|  REF #1 | N 633178.78 E 2611104.03 |
|  REF #2 | N 632875.35 E 2611266.50 |
|  REF #3 | N 632744.53 E 2611927.28 |



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.

| CURVE | CURVE TABLE | | | |
|-------|-------------|--------|--------|--------|
| | BEARING | CHORD | RADIUS | LENGTH |
| C2 | S83°32'10"W | 46.79 | 250.00 | 46.86 |
| C1 | S69°20'16"E | 197.49 | 150.00 | 215.57 |
| C3 | N84°52'34"W | 36.87 | 250.00 | 41.46 |
| C4 | N34°43'44"W | 70.75 | 225.00 | 20.78 |
| C5 | S30°20'16"E | 102.00 | 150.00 | 102.00 |
| C6 | S20°20'16"E | 34.29 | 25.00 | 37.79 |
| C7 | S33°34'24"E | 52.36 | 275.00 | 52.44 |
| C8 | S74°53'36"E | 34.48 | 25.00 | 38.04 |
| C9 | S18°12'24"E | 36.21 | 25.00 | 40.50 |
| C10 | S28°16'44"E | 0.64 | 175.00 | 0.64 |
| C11 | S33°30'40"E | 28.29 | 175.00 | 28.32 |
| C12 | S44°15'04"E | 22.00 | 175.00 | 22.01 |
| C13 | S49°07'04"E | 22.00 | 175.00 | 22.01 |
| C14 | S53°59'04"E | 26.40 | 175.00 | 26.42 |
| C15 | S63°50'04"E | 22.00 | 175.00 | 22.01 |
| C16 | S73°42'45"E | 27.30 | 175.00 | 27.33 |
| C17 | S82°59'36"E | 27.30 | 175.00 | 27.33 |
| C18 | N89°15'41"E | 22.00 | 175.00 | 22.01 |
| C19 | N81°10'40"E | 27.34 | 175.00 | 27.37 |
| C20 | N73°05'40"E | 22.00 | 175.00 | 22.01 |
| C21 | S59°26'25"E | 126.03 | 125.00 | 132.09 |
| C22 | N64°13'33"E | 126.03 | 125.00 | 132.09 |
| C23 | N63°53'36"E | 17.46 | 125.00 | 17.47 |
| C24 | S85°35'36"E | 63.19 | 75.00 | 65.23 |
| C25 | N50°01'43"W | 4.32 | 75.00 | 4.32 |
| C26 | S72°53'55"E | 5.98 | 50.00 | 5.98 |
| C27 | S44°52'32"E | 30.84 | 50.00 | 31.36 |
| C28 | N55°35'22"E | 21.05 | 50.00 | 21.21 |
| C29 | N31°43'58"E | 20.28 | 50.00 | 20.43 |
| C30 | N03°54'14"E | 18.86 | 50.00 | 19.00 |
| C31 | N12°40'46"E | 18.86 | 50.00 | 19.00 |
| C32 | N12°40'46"E | 18.86 | 50.00 | 19.00 |
| C33 | N60°10'37"E | 19.87 | 50.00 | 20.00 |
| C34 | N82°25'18"E | 43.04 | 50.00 | 44.49 |

4-SB-25-F



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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 TDO
GNSS NETWORK NAD83(NRSR2007) VERTICAL DATUM IS NAVD83, GEOID09. PRECISION OF
THE GPS WORK PRA: 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 | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N69°57'39"E | 8.84 |
| L2 | N86°02'00"E | 21.22 |
| L3 | S64°12'12"E | 20.00 |
| L4 | S41°17'07"E | 20.00 |
| L5 | S76°40'37"E | 10.34 |

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

ZONING: A

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 Tennessee Subdivision Regulations and that no error 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 completion of the Subdivision Regulations and the marking of monuments, and benchmarks and property monuments upon completion of the subdivision.

Tennessee License No. _____

Classification of Class and Accuracy of Survey

BY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN
ORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE

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

by certify that this survey was prepared in compliance with the
t edition of the Rules of Tennessee State Board of Examiners
nd Surveyors - Standards of Practice.

Issue License No. _____

FINAL PLAT OF:

SURVEY FOR:

The Reserve at Three Ridges Phase 1

District 8, Knox County, Tennessee

STYRENE MONY

SUBDIVISIONS | AS-BUILTS | SITE DESIGN
44405 COTTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

REVISIONS

& PARKING

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

PROJECT NC

CONFIDENTIAL

COMMENTS
INFORMATION

SHEET NO.
2 of 2