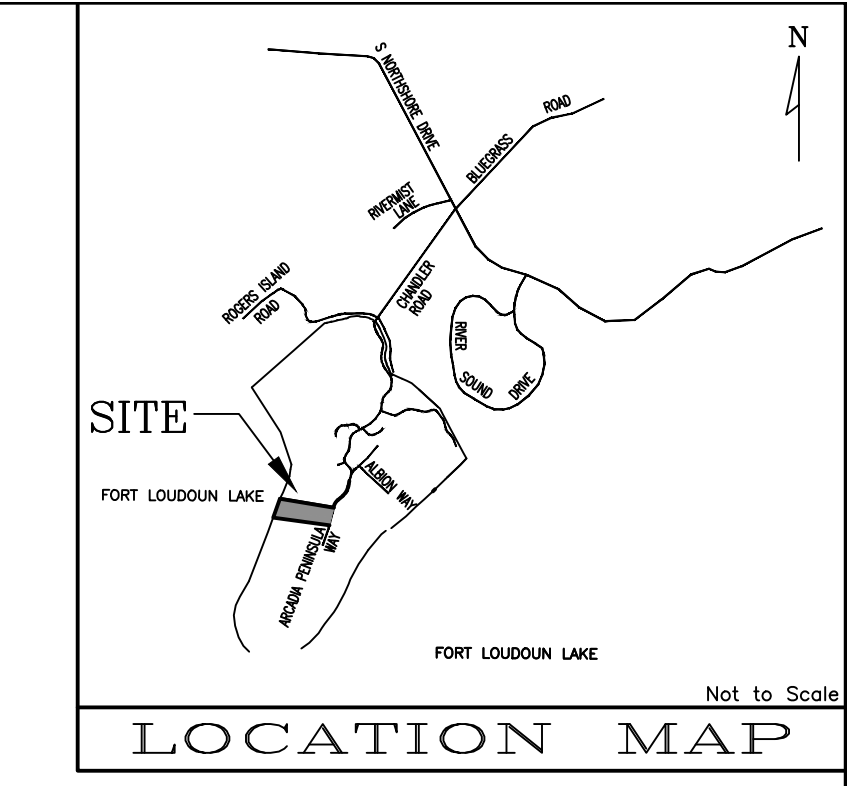
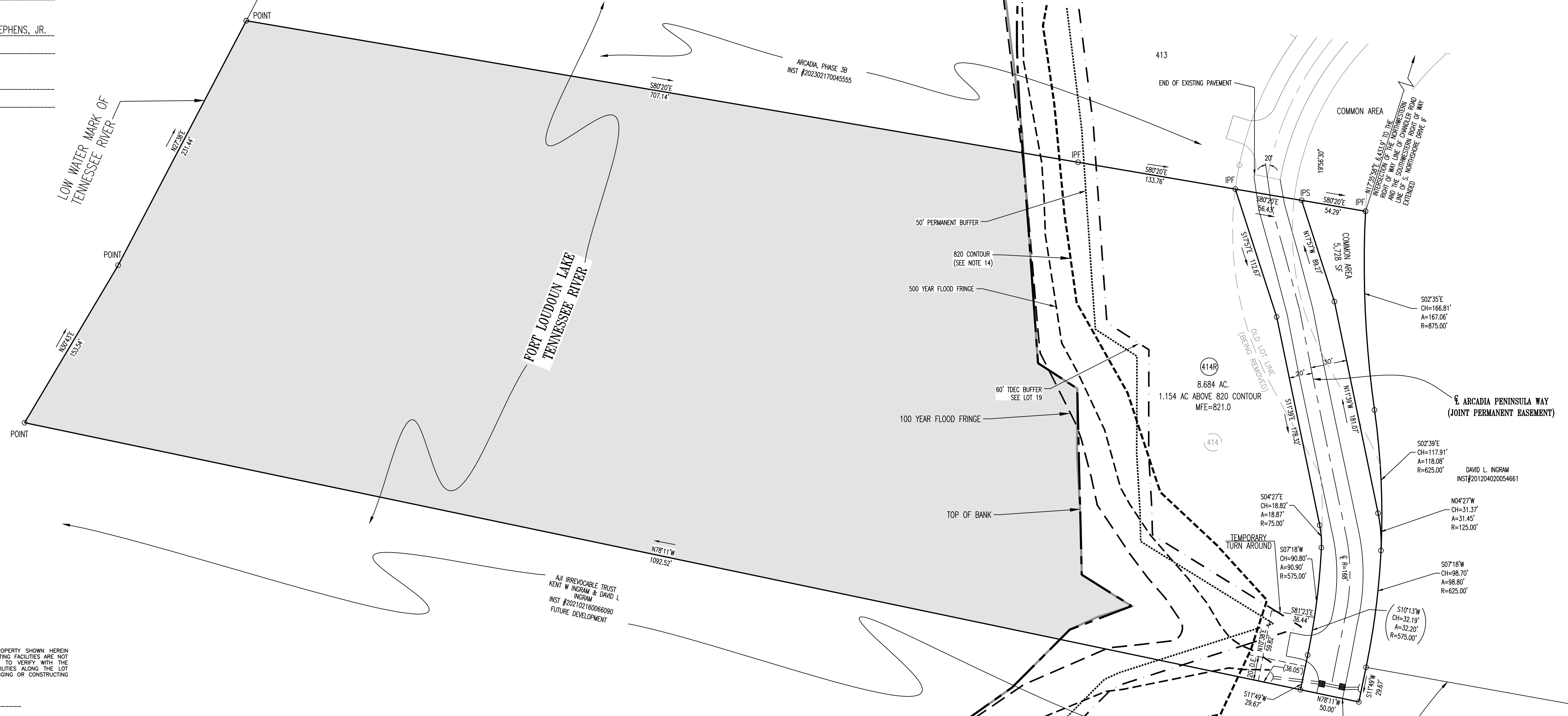


CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.

(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 PLAN.

OWNER(S) PRINTED NAME: BEACON PARK, LLC SIGNATURE(S): DATE: PRINTED NAME: MICHAEL EDWARD STEPHENS, JR. SIGNATURE(S): DATE: PRINTED NAME: JANINE M. STEPHENS SIGNATURE(S): DATE:



- NOTES: 1. IRON PINS FOUND (IPF) SHOWN ON PLAN. ALL OTHERS SET BY BHP&P, UNLESS NOTED OTHERWISE ON PLAN. 2. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL PRIVATE RIGHTS-OF-WAY. 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES. 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE). WATER LINE EASEMENT OF 15', 7.5' EACH SIDE OF WATER LINE AS INSTALLED (WHERE APPLICABLE). 4. QUALITY OF NORTH BASED ON TVA LAND ACQUISITION MAP NO. 10M5421K2 DATED JUNE 1941. 5. THIS PHASE CONTAINS APPROXIMATELY 9.323 ACRES (1,780 ACRES ABOVE THE 820 CONTOUR) OF ONE LOT, ONE COMMON AREA LOT, & JOINT PERMANENT EASEMENT. THE PURPOSE OF THIS PLAN IS TO RELOCATE THE JOINT PERMANENT EASEMENT TO AS-BUILT CONDITIONS. 6. THIS PROPERTY IS ZONED PR. 7. FOR BUILDING SETBACKS SEE CHART ON THIS PLAN. 8. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE ON REVIEW PLAN, REFER TO THE KNOWVILLE/KNOX COUNTY PLANNING FILES 3-SB-23-C & 3-A-23-DR. 9. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET FORTH IN THE COMMUNITY CHARTER FOR ARCADIA PENINSULA RECORDED AS INSTR. #201504140056440 IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE, AS IT MAY BE SUPPLEMENTED AND AMENDED ("COMMUNITY CHARTER"). 10. THE COMMUNITY CHARTER PROVIDES THAT THE OWNER OF A LOT ON THIS PLAN AND ALL OTHER OWNERS OF THE PROPERTY DESCRIBED IN THE COMMUNITY CHARTER BE MANDATORY MEMBERS OF THE ARCADIA PENINSULA COMMUNITY ASSOCIATION, INC. ("ASSOCIATION"). 11. THE ASSOCIATION'S CORPORATE CHARTER WAS RECORDED AS INSTR. #2015030904785 IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE, AS AMENDED BY INSTR. #201503180049533, AS IT MAY BE FURTHER AMENDED ("CORPORATE CHARTER"). 12. ALL ROADWAYS SHOWN ON THIS PLAN IDENTIFIED AS (PRIVATE) AND ALL ADDITIONAL ROADS WITHIN THE PROPERTY SUBJECT TO THE COMMUNITY CHARTER SHALL BE PRIVATE AND ONCE CONVEYED WILL BE OWNED BY THE ASSOCIATION AS A PART OF THE ASSOCIATION'S "COMMON AREA" AS SUCH TERM IS DEFINED IN THE COMMUNITY CHARTER, AND SHALL NOT BE MAINTAINED BY KNOX COUNTY, TENNESSEE. THE COST OF MAINTAINING THE ROADWAYS AND OTHER COMMON AREAS SHALL BE LEVIED AS ASSESSMENTS BY THE ASSOCIATION AGAINST ALL PROPERTY SUBJECT TO THE COMMUNITY CHARTER. 13. THE ROADWAYS WILL BE A JOINT PERMANENT EASEMENT (PRIVATE RIGHT OF WAY) AND WILL BE A PART OF THE COMMON AREA AND ONCE CONVEYED TO IT, WILL BE OWNED BY THE ASSOCIATION. JOINT PERMANENT EASEMENT (PRIVATE RIGHT OF WAY) WILL ALSO FUNCTION AS A UTILITY EASEMENT. 14. TVA OWNS A FLOWAGE EASEMENT BELOW THE 820 CONTOUR LINE AS SHOWN ON THIS PLAN. NO BUILDING IS ALLOWED BELOW THE 820 CONTOUR. NO FILLING IS ALLOWED BELOW THE 820 CONTOUR WITHOUT PRIOR TVA APPROVAL. 15. ALL SITE WORK, LANDSCAPING, STRUCTURES, IMPROVEMENTS, AND OTHER ITEMS PLACED ON A LOT IN A MANNER OR LOCATION VISIBLE FROM OUTSIDE OF EXISTING STRUCTURES ("IMPROVEMENTS") ARE SUBJECT TO STANDARDS FOR DESIGN, LANDSCAPING AND AESTHETICS ADOPTED PURSUANT TO THE COMMUNITY CHARTER ("DESIGN GUIDELINES") AND THE APPROVAL PROCEDURES SET FORTH IN THE COMMUNITY CHARTER. ALL IMPROVEMENTS TO THE LOTS SHALL BE CONFINED TO THE ALLOWABLE BUILDING AREA ("BUILDING ENVELOPE") WHICH SHALL BE DETERMINED PURSUANT TO THE COMMUNITY CHARTER. 16. THE JOINT PERMANENT EASEMENTS (PRIVATE RIGHT OF WAYS) FOR EACH PHASE ARE ESTABLISHED AND RECORDED AS FOLLOWS: PHASE 1A: INSTR.#201509230019129; PHASE 1B: INSTR.#20170170044358; PHASE 1C: INSTR.#20160300056140; PHASE 2A: INSTR.#202107140003080; PHASE 2B: INSTR.#20210710004368; PHASE 3A: INSTR.#202112100046825; PHASE 3B: INSTR.#202302170045553; PHASE 3C: INSTR.#20230710001624. 17. CONSTRUCTION STORMWATER DISCHARGE IS ALLOWED BY PERMIT TNR135516. 18. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF WATER QUALITY FACILITIES ON THEIR PROPERTY. THE COVENANTS FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTR.#202112080045922. 19. THE 60' TDEC BUFFER EXPIRES UPON COMPLETION OF SUBDIVISION CONSTRUCTION. 20. TEMPORARY TURN-AROUND EXPIRES ONCE ARCADIA PENINSULA WAY IS EXTENDED. 21. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERIOR STREET SYSTEM ONLY. 22. VARIANCES APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING IS AS FOLLOWS: A) DEFLECTION ANGLE ON A ROAD WITHOUT PROVIDING A CURVE FROM 15' TO 20'.

OWNER CERTIFICATION ON RELEASE OF EASEMENT

(I, WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT EASEMENT RIGHTS FOR ANY EXISTING FACILITIES ARE NOT BEING RELEASED AND IT IS OUR RESPONSIBILITY TO VERIFY WITH THE ABOVE PARTIES IF THERE ARE ANY EXISTING FACILITIES ALONG THE LOT LINES BEING ELIMINATED BY THIS PLAN BEFORE DIGGING OR CONSTRUCTING ANY BUILDING OR STRUCTURE.

OWNER(S) PRINTED NAME: BEACON PARK, LLC SIGNATURE(S): DATE: PRINTED NAME: MICHAEL EDWARD STEPHENS, JR. SIGNATURE(S): DATE: PRINTED NAME: JANINE M. STEPHENS SIGNATURE(S): DATE:

COUNTY - RELEASE OF EASEMENTS

EXCEPT AS NOTED OR SHOWN ON THIS PLAN, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS PLAN.

THE FOLLOWING PARTIES DO NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES WITHIN THE PREVIOUSLY ESTABLISHED EASEMENT, WHETHER OR NOT SHOWN ON THIS PLAN. ANY RELOCATION OF EXISTING FACILITIES WILL BE MADE AT THE PROPERTY OWNER'S EXPENSE. IF THE FACILITIES ARE RELOCATED, THE EASEMENT RIGHTS WILL BE RELEASED.

Table with columns for SIGNATURE and DATE for various utility providers: FUD (WATER), FUD (SEWER), LCUB (ELECTRIC), KUB (GAS), BELLSOUTH (TELEPHONE), UTILITIES NAME (CABLE TV).

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISION

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER AUTHORIZED SIGNATURE FOR UTILITY DATE

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER AUTHORIZED SIGNATURE FOR UTILITY DATE

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN 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 PLAN AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION ON 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 PLAN 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 PLAN.

SIGNED: DATE: ENGINEERING DIRECTOR

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: ADDRESSING DEPARTMENT CERTIFICATION

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS

(I, WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND IT IS OUR RESPONSIBILITY TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

OWNER(S) PRINTED NAME: BEACON PARK, LLC SIGNATURE(S): DATE: PRINTED NAME: MICHAEL EDWARD STEPHENS, JR. SIGNATURE(S): DATE: PRINTED NAME: JANINE M. STEPHENS SIGNATURE(S): DATE:

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

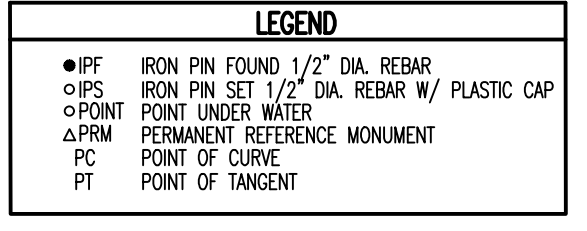
SIGNED: CITY TAX CLERK DATE: SIGNED: KNOX COUNTY TRUSTEE DATE:

ZONING ZONING SHOWN ON OFFICIAL MAP

BY: DATE:

OWNER LOT 414 CPK MCNAIRY HOLDINGS, LLC PO BOX 59 FRIENDSVILLE, TN 37737 DEED REFERENCE: INST#202404030048496 PLAT REFERENCE: INST#202307110001624

OWNER COMMON AREA BEACON PARK LLC 150 MAJOR REYNOLDS PLACE KNOXVILLE, TN 37919 PHONE: (865) 637-2674 DEED REFERENCE: INST#202202090061844 PLAT REFERENCE: INST#202307110001624



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

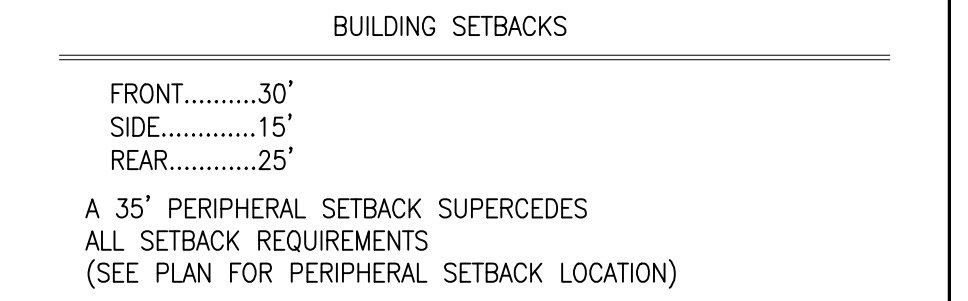
REGISTERED LAND SURVEYOR TENNESSEE LICENSE NO. DATE:

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.

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 PLAN 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 IDENTIFIED, 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 INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY

MONUMENTS WERE IN PLACE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REGISTERED LAND SURVEYOR TENNESSEE LICENSE NO. DATE:



FINAL PLAT OF RESUBDIVISION OF LOT 414 ARCADIA PENINSULA- PHASE 3C TAX MAP 163 PARCEL 28.74 DISTRICT 6, KNOX COUNTY, TENNESSEE SCALE: 1" = 50' DATE: APRIL 26, 2024

BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE (865) 588-6472 FAX (865) 588-6473 email@bhn-p.com