

TOTAL AREA

469,090 sq.ft.
10.77 Acres

ROADS: 1.98 Acres
OPEN SPACE/COMMUNITY LOTS: 5
TOTAL LOTS=88
TOTAL BUILDING LOTS=83

Zoning

Zoning Shown on Official Map

Date:
By:

AREA DEDICATED TO PUBLIC
RIGHT-OF-WAY - 184 SQ.FT.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L6.

CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Rows C1 through C39.

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/Knox County Street Naming and Addressing Ordinance...

Signed:
Date



GRAPHIC SCALE



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

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...

Utility Provider:
Date:
Authorized Signature for Utility

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...

Utility Provider:
Date:
Authorized Signature for Utility

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...

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...

Signed:
Date:
Dept:
Title:

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

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans...

Signed:
Date:

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...

Owner(s) Printed Name:
Signature(s):
Date:

THE FOLLOWING VARIANCES AND ALTERNATE DESIGN STANDARDS WERE APPROVED ON 07/14/2022

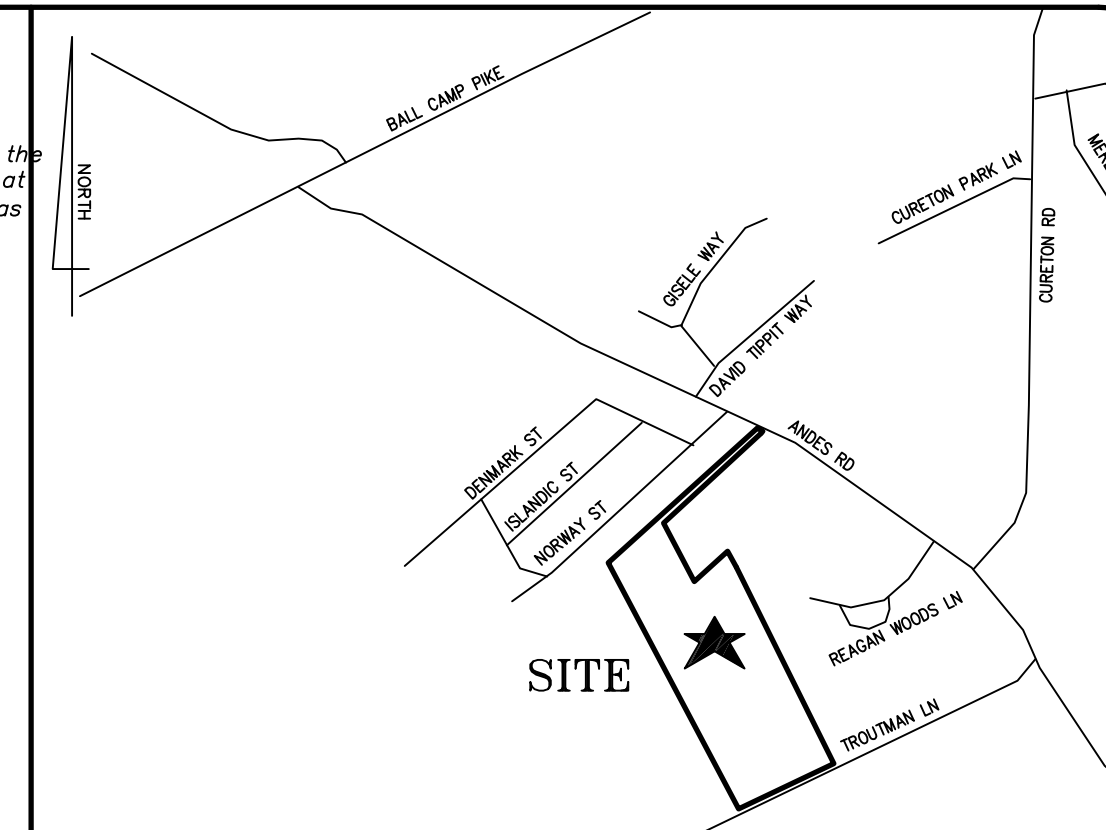
VARIANCES

- 1. Reduce the minimum broken back tangent from 150' to 10' from STA 15+98.24 to 16+08.25
2. Reduce the minimum intersection separation between Road 'A' and Norway Street from 300' to 176'
3. Reduce the minimum intersection right-of-way radius on the north side of Road 'A' at Andes Road from 25' to 0'

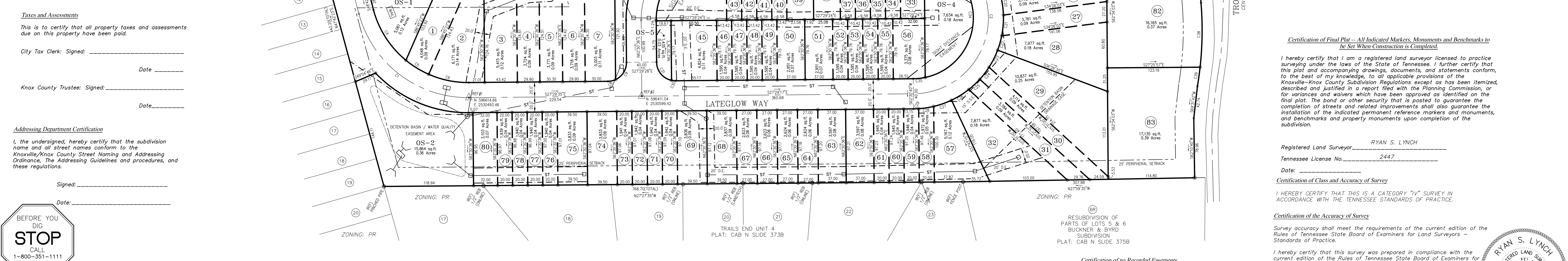
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1. Reduce the minimum private right-of-way width from 50' to 40' from STA 7+00 to the terminus of the road
2. Reduce the minimum pavement width from 26' to 25'
3. Reduce the minimum horizontal curve radius from 250' to 100' on Road 'A' at STA 6+35.70

SYMBOL LEGEND table with columns: SYMBOL, DESCRIPTION. Includes FOUND MONUMENTATION, IRON ROD SET, PERMANENT REFERENCE MARKER, SANITARY SEWER EASEMENT LINE, ZERO SETBACK LINE, DRAINAGE EASEMENT LINE, PERIPHERAL SETBACK, DETENTION BASIN/WATER QUALITY EASEMENT LINE.



- 1. 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".
2. CLT TAX MAP 105A GROUP "A" PARCEL 017.
3. DEED REFERENCES - PARCEL 007 = 202212080033880 PLAT REFERENCES - FINAL PLAT FOR THE RESUBDIVISION OF LOT 13RR, DONALD R. BYRD RESUB AND TRACT 201807020077980



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 and belief to all applicable provisions of the Knoxville-Knox County Subdivision Regulations...

Registered Land Surveyor: RYAN S. LYNCH
Tennessee License No. 2447
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: RYAN S. LYNCH
Tennessee License No. 2447
Date:

Certification of no Recorded Easements

This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor: RYAN S. LYNCH
Tennessee License No. 2447
Date:

SURVEY FOR/OWNER:

Turner Homes, LLC
11543 Kingston Pike
Knoxville, Tennessee 37934
Phone: (865) 777-1700

ANDES HILL

Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
4650-02

REVISIONS table with columns: DRAWN BY, CHECKED BY, APPROVED BY, SCALE, DATE. Rows 1 through 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

