

TOTAL AREA = 7.86 ACRES

INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS = 50 BUILDABLE LOTS = 47

COMMON AREA/OPEN SPACE LOTS = 3

GPS SURVEY NOTE: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR 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, GEOD09. 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.

SYMBOL LEGEND table with columns for symbols and descriptions like IRON ROD (SIZE&TYPE), SANITARY MANHOLE, GAS VALVE, PERMANENT REFERENCE MARKER, SET MONUMENTATION, WATER VALVE, UTILITY POLE.

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

CURVE TABLE and LINE TABLE with columns for CURVE, BEARING, CHORD, RADIUS, LENGTH and LINE, LENGTH, BEARING.

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____.

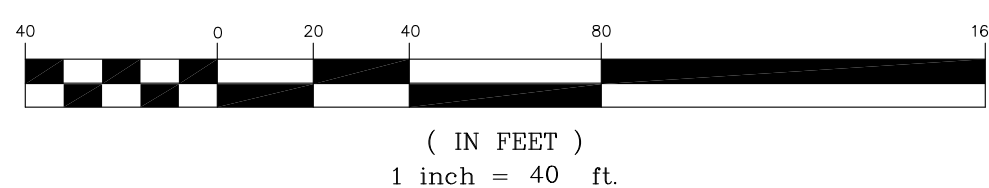
Taxes and Assessments

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: _____



GRAPHIC SCALE



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.

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 and the public water system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider: _____ Date: _____ Authorized Signature for Utility: _____

Inspection of Completed Streets and Related Improvements

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).

Signed: _____ Date: _____ Dept: _____ Title: _____

Inspection of Completed Stormwater Facilities

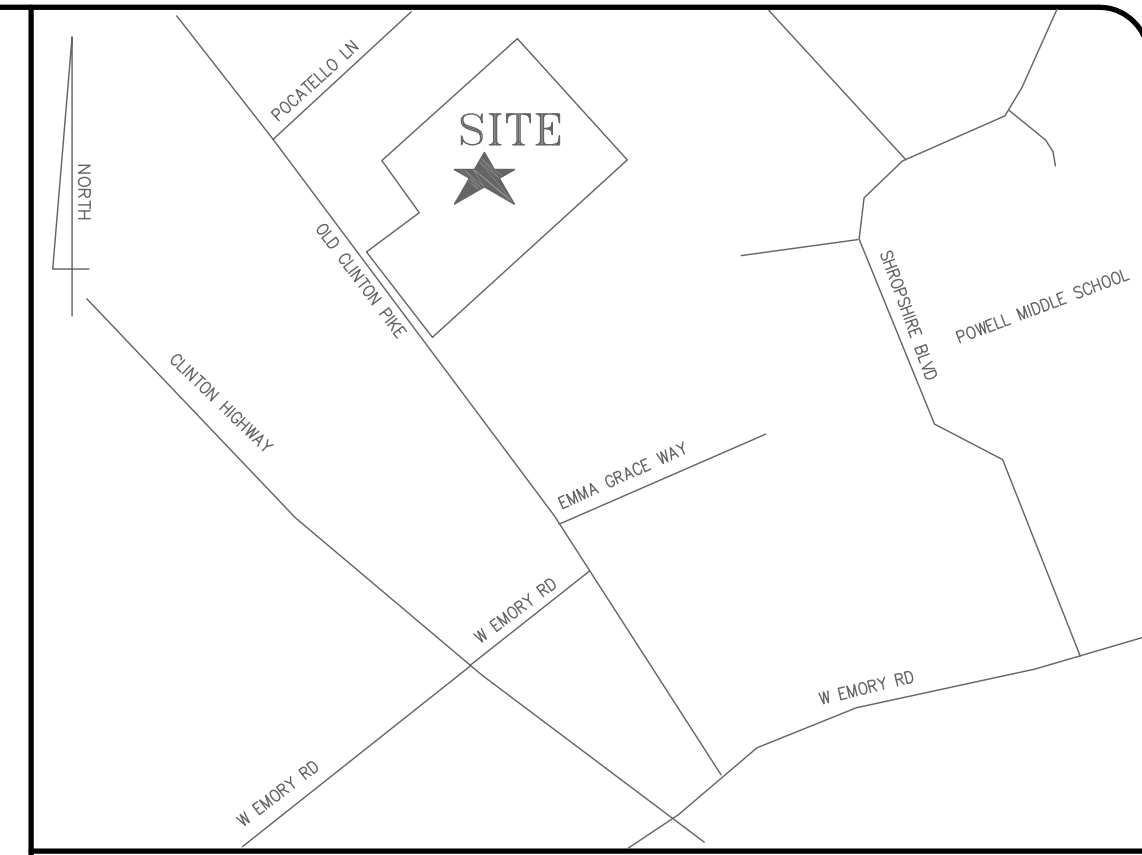
I, the undersigned, hereby certify this subdivision has been inspected and the stormwater facilities have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and are fully stabilized and have been officially accepted as built by the appropriate official(s).

Signed: _____ Date: _____ Dept: _____ Title: _____

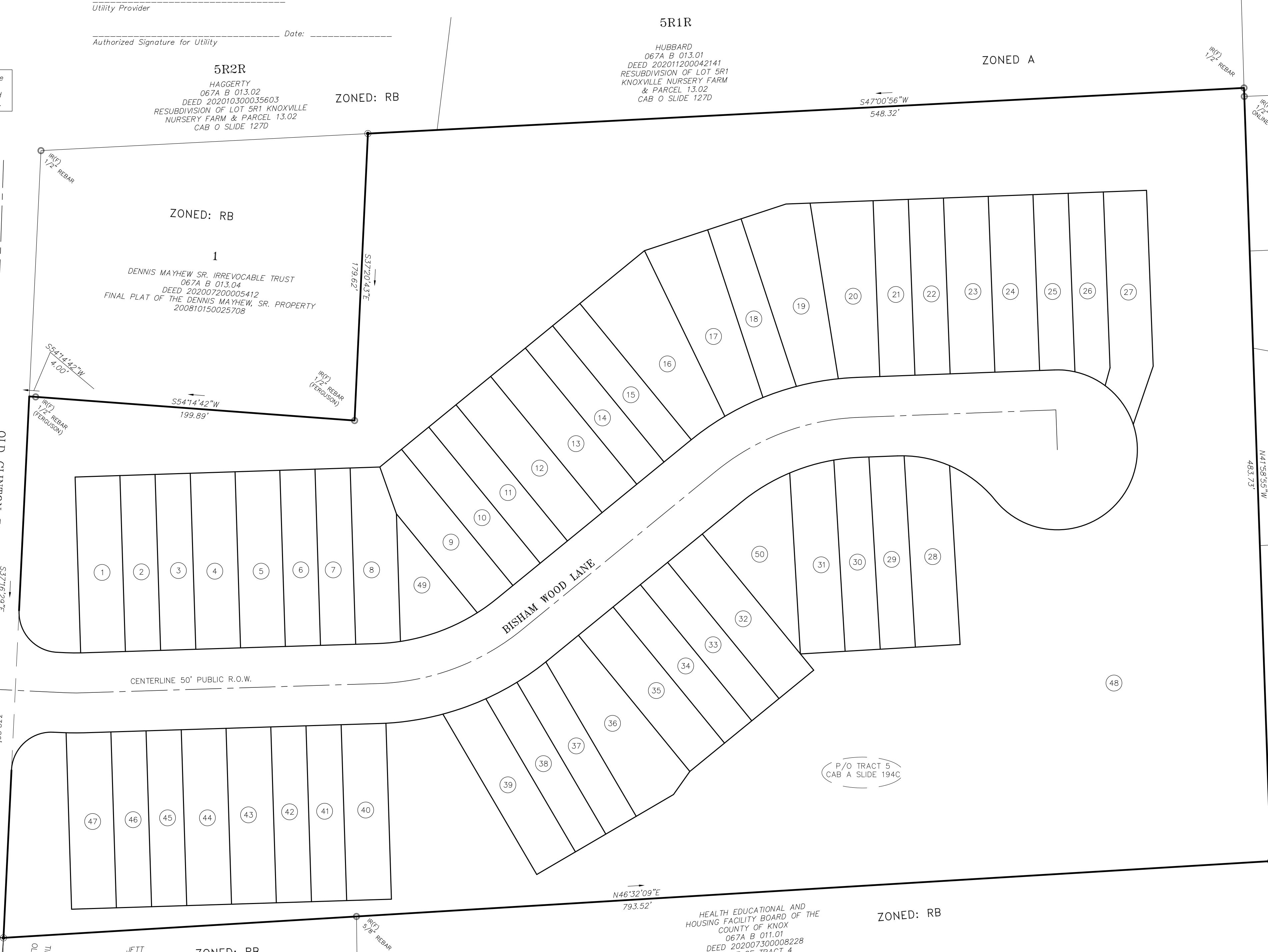
Certificate of Ownership and General Dedication

(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: _____



- NOTES: 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".



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 13-1-405 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: _____

Zoning

Zoning Shown on Official Map: _____ Date: _____ By: _____

6-SE-24-F

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 "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: _____



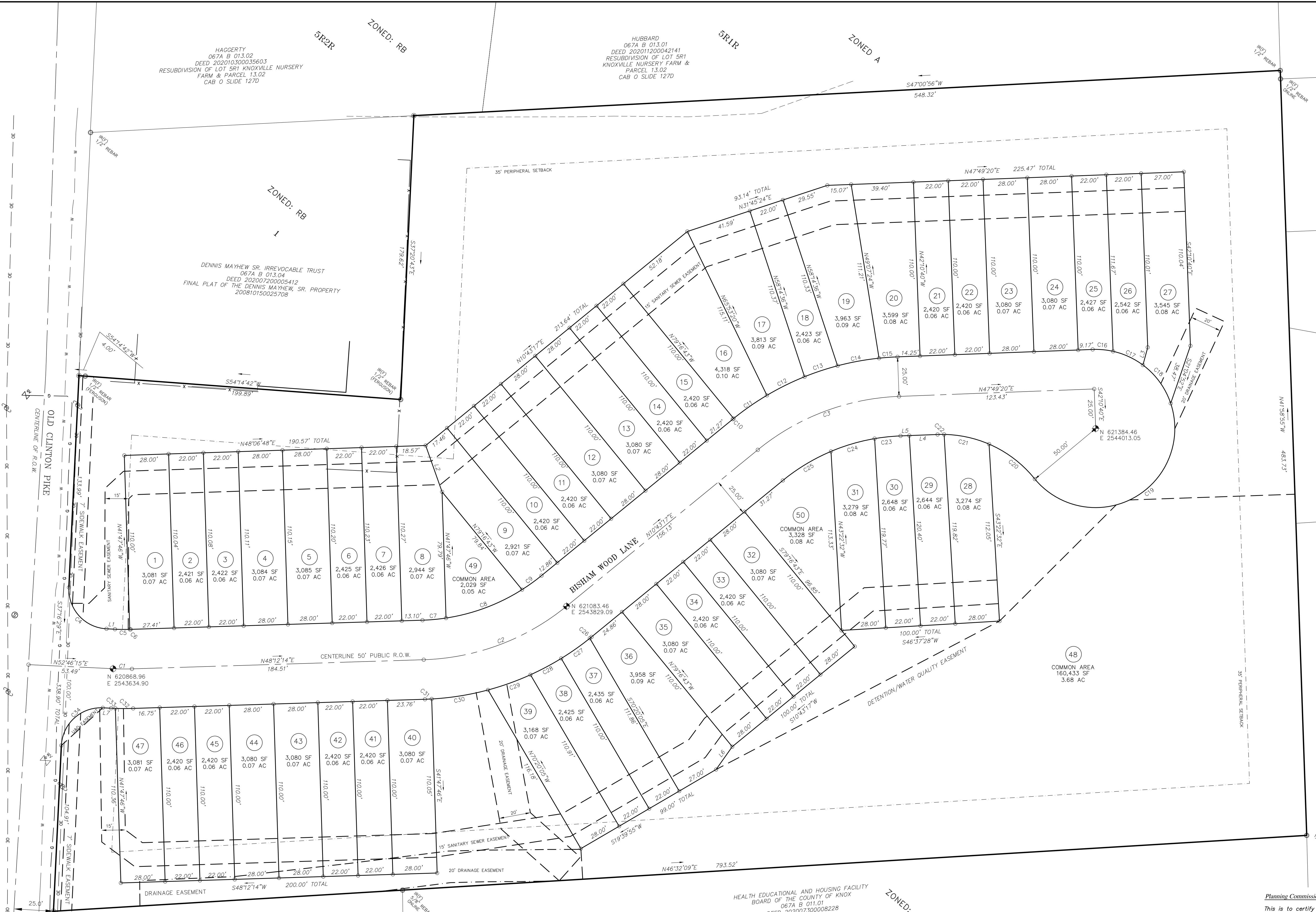
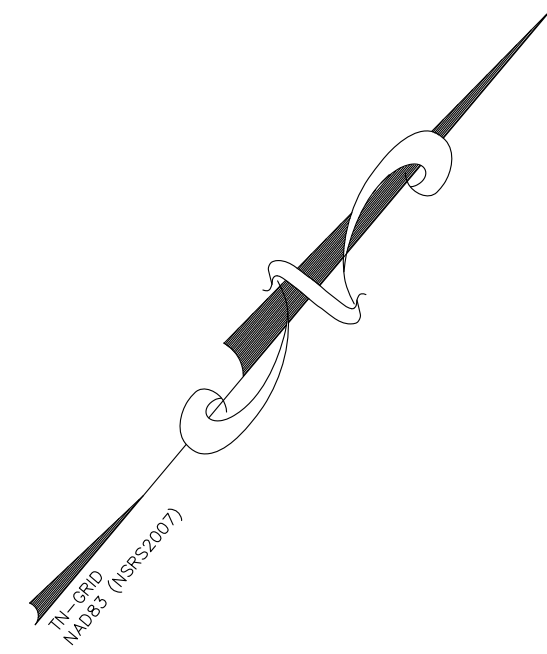
REVISIONS table with columns for DRAWN BY, CHECKED BY, APPROVED BY, SCALE, DATE and REVISIONS.

OWNER/SURVEY FOR: Homestead Land Holdings 122 Perimeter Park Road Knoxville, Tennessee 37922 Phone: (865) 690-3200

FINAL PLAT OF: Saint Marc's Subdivision Old Clinton Pike District 6, Knox County, Tennessee

PROJECT NO. 4759-1 SHEET 1 OF 2

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



6-SE-24-F

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

OWNER/SURVEY FOR: Homestead Land Holdings
 122 Perimeter Park Road
 Knoxville, Tennessee 37922
 Phone: (865) 690-3200

FINAL PLAT OF: Saint Marc's Subdivision
 Old Clinton Pike
 District 6, Knox County, Tennessee

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

Planning Commission Certification of Approval for Recording -- Final Plat

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Signed: _____
 Date: _____

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

REVISIONS	
DRAWN BY: C. VITKUS	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=30'	4
DATE: 06/28/2023	5
	6

OWNER/SURVEY FOR: Homestead Land Holdings
 122 Perimeter Park Road
 Knoxville, Tennessee 37922
 Phone: (865) 690-3200

FINAL PLAT OF: Saint Marc's Subdivision
 Old Clinton Pike
 District 6, Knox County, Tennessee

PROJECT NO. 4759-1
 SHEET 2 OF 2