

TOTAL AREA  
8.83 Acres  
384,558 sq. ft.  
INCLUDES COMMON AREA AND R.O.W.

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202305310064099.

TOTAL LOTS = 28  
OPEN SPACE/COMMUNITY LOTS: 2  
BUILDING LOTS: 26

HOMESTEAD LAND HOLDINGS LLC  
116.067.01  
20211025-0034072  
TRACT 5  
UNIVERSAL LAND DEVELOPMENT CO., LTD  
CAB F SLIDE 190B

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/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

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

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider \_\_\_\_\_  
Date: \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_

Certification of Approval of Public Water System - Major Subdivisions

This is to certify that the public water system installed, or proposed for installation, is 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: \_\_\_\_\_

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 insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_

Taxes and Assessments  
This is to certify that all property taxes and assessments due on this property have been paid.

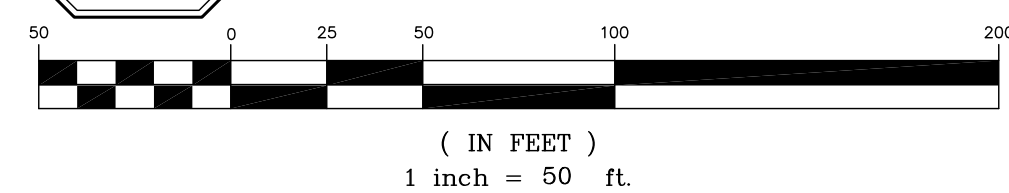
City Tax Clerk: Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Knox County Trustee: Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

LABEL LEGEND  
D.E. = DRAINAGE EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
LINE TYPE LEGEND  
DRAINAGE EASEMENT  
SANITARY SEWER EASEMENT  
35' PERIPHERAL SETBACK



GRAPHIC SCALE



County - Release of Easements

Except as noted or shown on this plat, 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 plat.

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 plat. 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.

Knox County Department of Engineering and Public Works

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

Water: (WKUD)

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

Sewer: (WKUD)

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

Electric: (LQUB)

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

Gas: (KUB)

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

Telephone: (A&T)

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

Cable Television: (COMCAST)

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

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.

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

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

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

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

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

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

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

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

LINE TABLE with columns: LINE, BEARING, DISTANCE. Row 1: L1 N33.02'28"W 41.26

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows 1-5: L1 N67.31'39"E 66.30, L2 S56.11'53"W 17.06, L3 N37.02'21"W 20.03, L4 N56.11'53"E 18.11, L5 S34.03'21"E 20.00

SYMBOL LEGEND with symbols for FOUND MONUMENTATION, SET MONUMENTATION, SANITARY SEWER EASEMENT, DRAINAGE EASEMENT, PERMANENT REFERENCE MARKER, UNMONUMENTED POINT

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: SCOTT SMITH (S&E PROPERTIES LLC)

Signature(s): \_\_\_\_\_

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

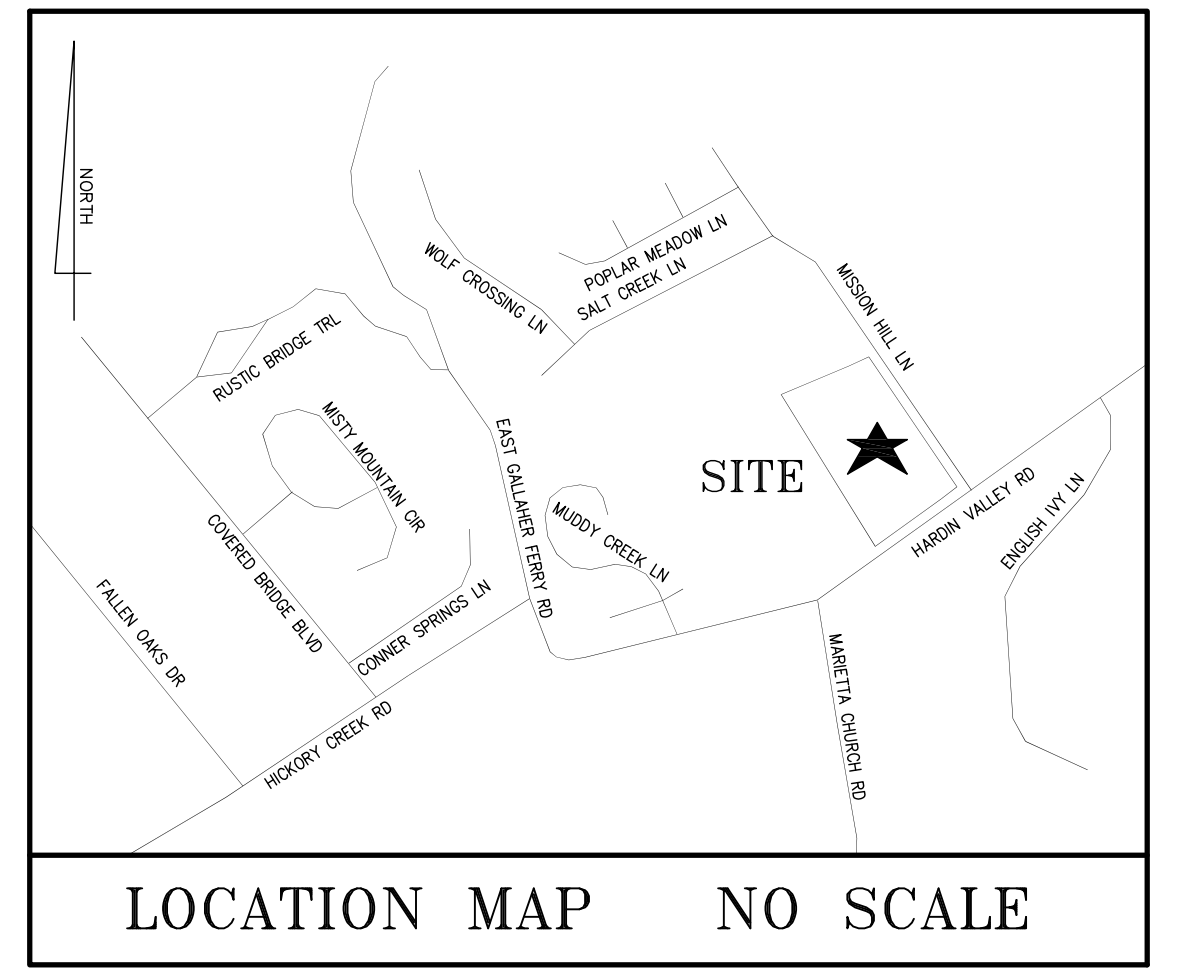
Owner Certification on Release of Easement

(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 plat before signing or constructing any building or structure.

Owner(s) Printed Name: SCOTT SMITH (S&E PROPERTIES LLC)

Signature(s): \_\_\_\_\_

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



- 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 116M GROUP E PARCELS 001-028
- 3. DEED REFERENCES - 202112150047882, 202103090072870 PLAT REFERENCE - UNIVERSAL LAND DEVELOPMENT CO., LTD. CAB F SLIDE 190B
- 4. THIS PROPERTY IS ZONED PR <3 DU/AC SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35' (AS APPLICABLE)
- 5. A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 (1% ACF/0.1% ACF) YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C02753, 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)
- 9. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 10. 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 JOINT PERMANENT EASEMENTS). 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.
- 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 1-G-22-UR AND 1-SB-22-C (APPROVED ON 02/10/2022).
- 12. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 13. LOTS 1-21 SHALL HAVE ACCESS TO INTERNAL SYSTEM SYSTEM ONLY. LOTS 22-26 SHALL HAVE ACCESS TO EITHER MISSION HILL LANE OR THE INTERNAL STREET SYSTEM.
- 14. HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED AS INSTRUMENT NUMBER \_\_\_\_\_
- 15. PER THE CONCEPT PLAN CASE SUMMARY, LOTS 1 & 21 SHALL HAVE DRIVEWAYS AS FAR NORTH ON THE LOTS AS POSSIBLE.
- 16. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.04.J).

REPLAT OF:

8-9-C-23-F

SURVEY FOR/OWNER:

Lantern Park  
Hardin Valley Road  
District 6, Knox County, Tennessee

S&E PROPERTIES LLC  
405 MONTBROOK LN  
KNOXVILLE, TN 37919  
865-454-3727

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

Table with columns: REVISIONS, PROJECT NO. (4457-02), DRAWN BY: M.STRANGE, CHECKED BY: R. LYNCH, APPROVED BY: R.S.L., SCALE: 1"=50', DATE: 03/28/2023

