

TOTAL AREA

(THIS PHASE)

950,660 sq. ft.
21.82 Acres
INCLUDING ROADS (3.03 Acres)
&
OPEN SPACE LOTS-3 (6.55 Acres)
TOTAL BUILDING LOTS THIS PHASE = 70

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202307210003795.

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: _____

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: _____

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: _____

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 insure 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: _____

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: _____

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: _____

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

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: _____

Zoning

Zoning Shown on Official Map _____
By: _____

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.

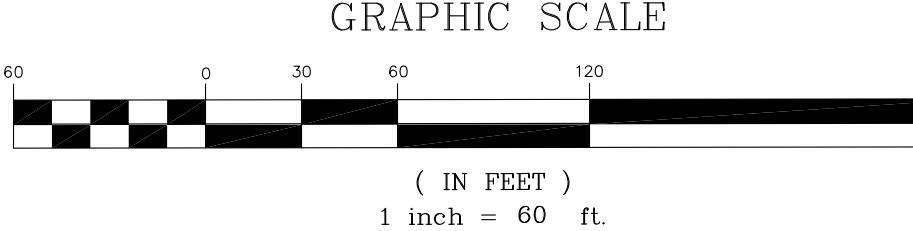


Table with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Lists curve data for C1 through C32.

Table with columns: LINE, BEARING, DISTANCE. Lists line data for L1 through L10.

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Table with columns: SYMBOL, DESCRIPTION. Lists symbols for FOUND MONUMENTATION, DRAINAGE EASEMENT, etc.

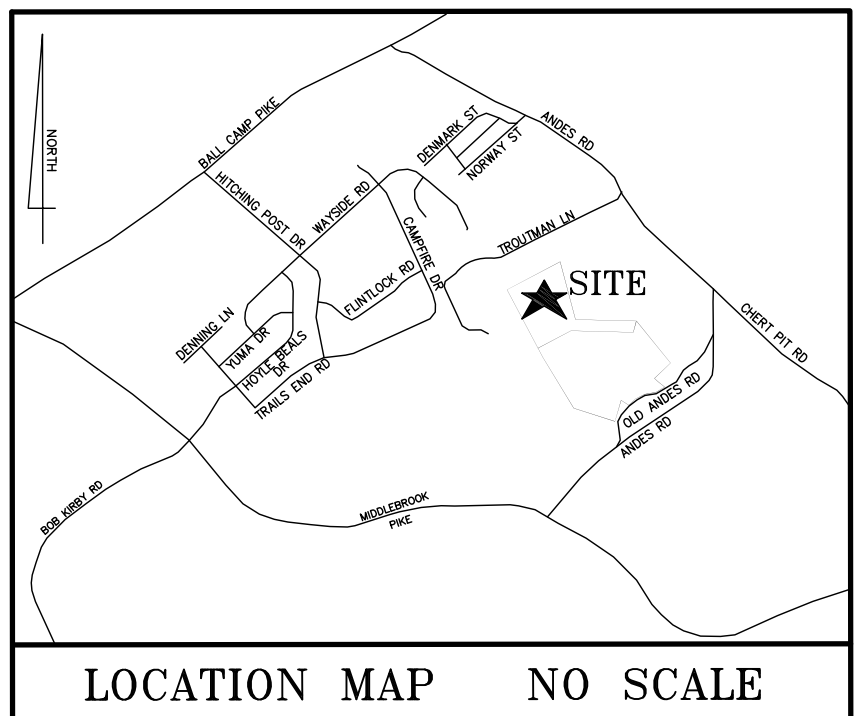
Table with columns: SYMBOL, DESCRIPTION. Lists symbols for SIGHT DISTANCE EASEMENT, PERMANENT MONUMENT, etc.

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: _____

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 NAVD83, GEOID09. PRECISION OF THE GPS WORK PPA: 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.



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: (W.K.U.D.)
Signed: _____ Date: _____
Sewer: (W.K.U.D.)
Signed: _____ Date: _____
Electric: (L.C.U.B.)
Signed: _____ Date: _____
Gas: (K.U.B.)
Signed: _____ Date: _____
Telephone: (A&I)
Signed: _____ Date: _____
Cable Television: (COMCAST)
Signed: _____ 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 digging or constructing any building or structure.

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

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: _____



BYRD 105 026 202108260016448
BACA 105 039.03 202304050033781
LOT 2
FINAL PLAT
JAMES B & BARBARA E DUNAWAY
CAB L SLIDE 252A

8-S-G-23-F SURVEY FOR/OWNER:

BALL HOMES, LLC
1914 PINNACLE POINTE WAY
Knoxville, Tennessee 37922
Phone 865-862-4774

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

The Grange - Unit 2
And Resubdivision of lot OS-4 Unit 1
Knoxville, Tennessee
District 6, Knox County, Tennessee

SHEET NO. 1 of 2
PROJECT NO. 4226
REVISIONS: 1 07/12/2023 PS COMMENTS, 2 07/13/2023 Change Road Name, 3 07/13/2023 ENGINEERING COMMENTS, 4, 5, 6

**TOTAL AREA
(THIS PHASE)**

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950,660 sq.ft.
21.82 Acres
INCLUDING ROADS (3.03 Acres)
&
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Utility Provider _____
Date: _____

Authorized Signature for Utility

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

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Knox County Department of Engineering and Public Works

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Engineering Director _____

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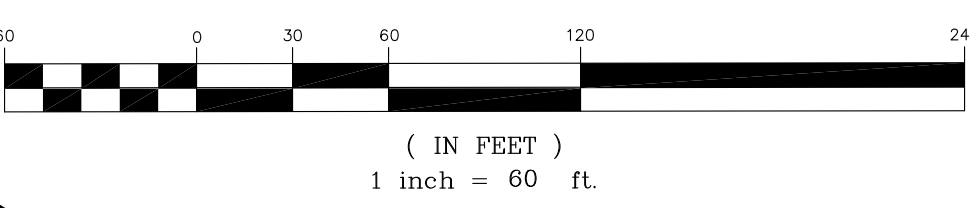
Zoning

Zoning Shown on Official Map _____

Date: _____
By: _____



GRAPHIC SCALE



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 TDOOT 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.

- 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 105 PARCEL 025.04 and MAP 105H GROUP F PARCEL 098.00
- DEED REFERENCES - 105 025.04: 20210729-0007872
105H098: 20200615-0083742
PLAT REFERENCE - SURVEY FOR ROY C. BYRD CAB J SLIDE 255B THE LANDS OF CHARLES, JOHN & GREGORY BYRD 202107290007870 THE GRANGE - UNIT 1 20221006-0021837
- ZONING: PR <3 DU/AC
SETBACKS:
FRONT: 20' SIDE: 5' REAR: 15'
PERIPHERAL: 35' (15' ALONG LOTS 128-130 - AS SHOWN)
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0253G EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 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 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.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES B-SD-20-C AND B-F-20-UR.
- MINIMUM OF 30' DRIVEWAY DEPTH FOR ALL DRIVEWAYS THAT CONNECT TO OLD ANDES ROAD.
- ALL LOTS SHALL HAVE ACCESS TO INTERIOR STREET SYSTEMS ONLY
- HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT NUMBER: 202204120078311.

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Signed: _____ Date: _____
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Signed: _____ Date: _____
Gas: (K.U.B.)

Signed: _____ Date: _____
Telephone: (A&T)

Signed: _____ Date: _____
Cable Television: (COMCAST)

Signed: _____ Date: _____

Signed: _____ Date: _____

Signed: _____ Date: _____

Signed: _____ Date: _____

Owner Certification on Release of Easement

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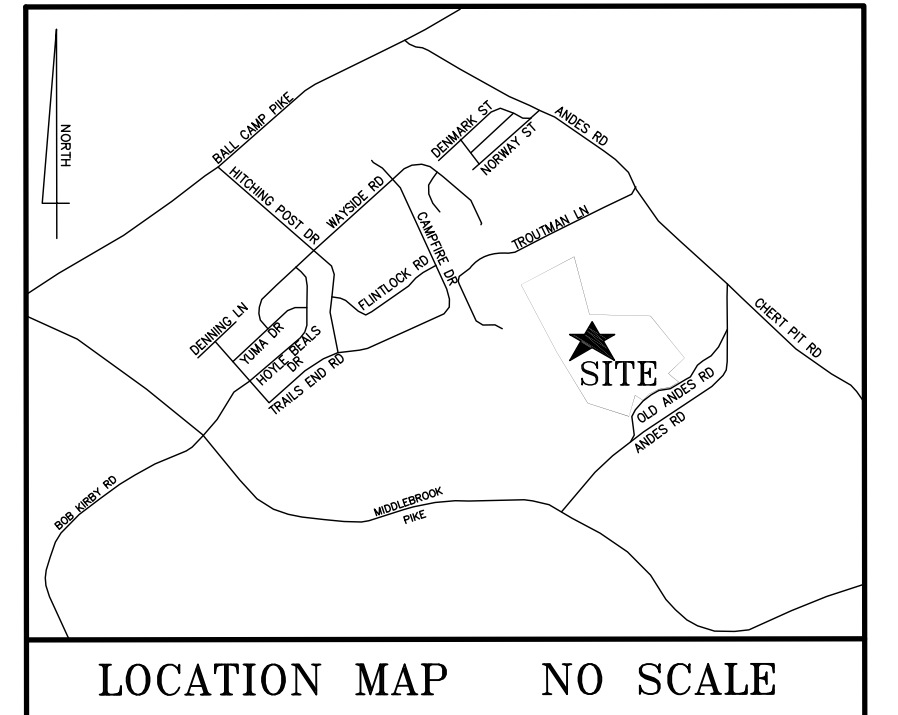
Signature(s): _____
Date: _____

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 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

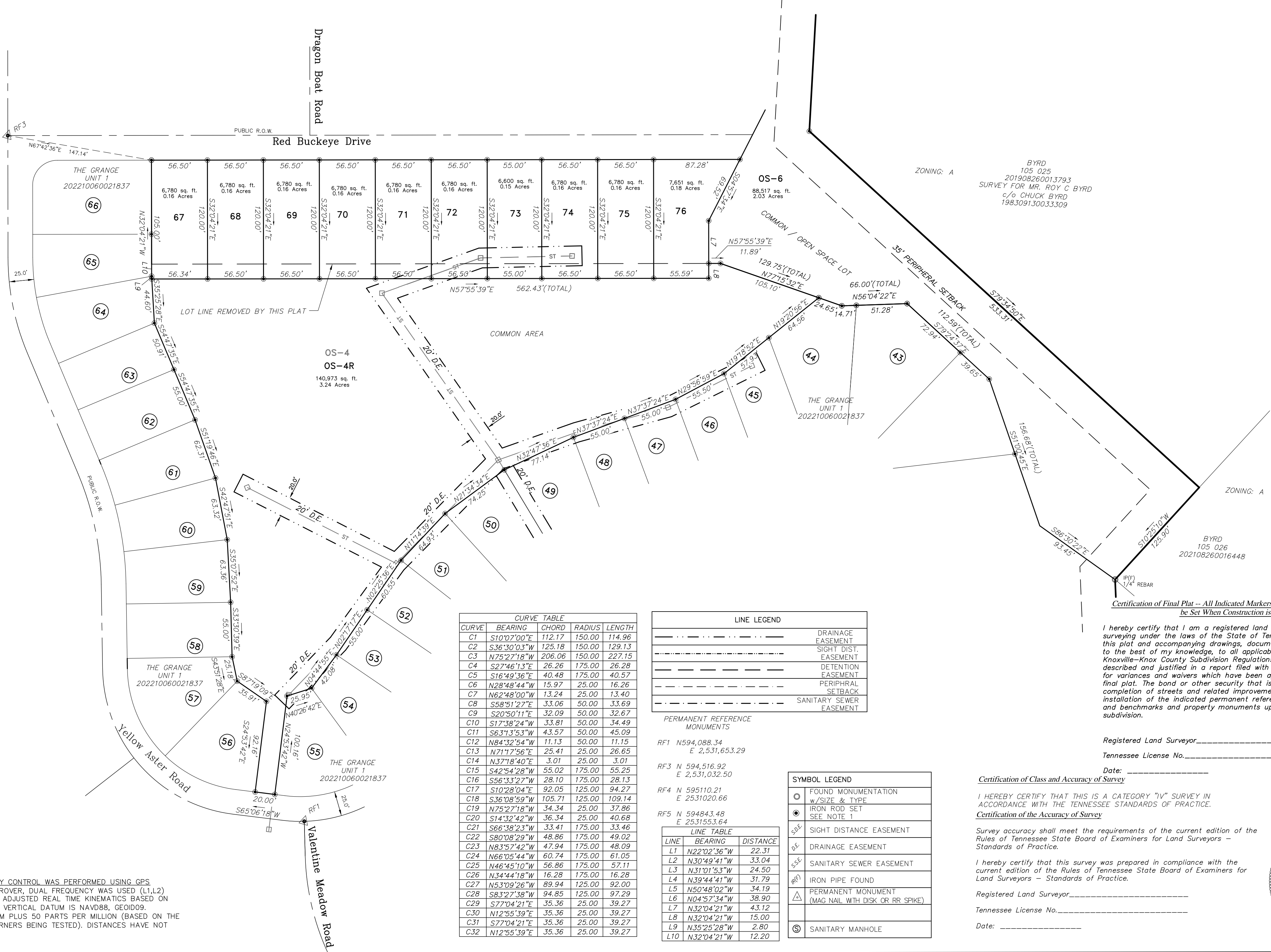
Owner(s) Printed Name: _____

Signature(s): _____
Date: _____



LEGEND

	FOUND MONUMENTATION WITH SIZE & TYPE
	SET MONUMENTATION (SEE NOTE 1)
	PERMANENT MONUMENT (MAG NAIL WITH DISK)



CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S10°07'00"E	112.17	150.00	114.96
C2	S36°30'03"W	125.18	150.00	129.13
C3	N75°27'18"W	206.06	150.00	227.15
C4	S27°46'13"E	26.26	175.00	26.28
C5	S16°49'36"E	40.48	175.00	40.57
C6	N29°48'44"W	15.97	25.00	16.26
C7	N62°48'00"W	13.24	25.00	13.40
C8	S58°51'22"E	33.06	50.00	33.69
C9	S20°50'11"E	32.09	50.00	32.67
C10	S17°38'24"W	33.81	50.00	34.49
C11	S63°13'53"W	43.57	50.00	45.09
C12	N84°32'54"W	11.13	50.00	11.15
C13	N71°17'56"E	25.41	25.00	26.65
C14	N37°18'40"E	33.41	25.00	33.01
C15	S42°54'28"W	55.02	175.00	55.25
C16	S56°33'27"W	28.10	175.00	28.13
C17	S10°28'04"E	92.05	125.00	94.27
C18	S36°08'59"W	105.71	125.00	109.14
C19	N75°27'18"W	34.34	25.00	37.86
C20	S14°32'42"W	36.34	25.00	40.68
C21	S68°38'23"W	33.41	175.00	33.46
C22	S80°38'29"W	48.86	175.00	49.02
C23	N83°57'42"W	47.94	175.00	48.09
C24	N66°05'44"W	60.74	175.00	61.05
C25	N46°45'10"W	56.86	175.00	57.11
C26	N34°44'18"W	16.28	175.00	16.28
C27	N53°09'26"W	89.94	125.00	92.00
C28	S83°27'38"W	94.85	125.00	97.29
C29	S77°04'21"E	35.36	25.00	39.27
C30	N12°55'39"E	35.36	25.00	39.27
C31	S77°04'21"E	35.36	25.00	39.27
C32	N12°55'39"E	35.36	25.00	39.27

LINE LEGEND

	DRAINAGE EASEMENT
	SIGHT DIST. EASEMENT
	DETENTION EASEMENT
	PERIPHERAL SETBACK
	SANITARY SEWER EASEMENT

PERMANENT REFERENCE MONUMENTS

RF1	N594,088.34 E 2,531,653.29
RF3	N 594,516.92 E 2,531,032.50
RF4	N 595,110.21 E 2,531,020.66
RF5	N 594,843.48 E 2,531,553.64

LINE TABLE

LINE	BEARING	DISTANCE
L1	N22°02'36"W	22.31
L2	N30°49'41"W	33.04
L3	N31°01'53"W	24.50
L4	N39°44'41"W	31.79
L5	N50°48'02"W	34.19
L6	N04°57'34"W	38.90
L7	N32°04'21"W	43.12
L8	N32°04'21"W	15.00
L9	N35°25'28"W	2.80
L10	N32°04'21"W	12.20

SYMBOL LEGEND

	FOUND MONUMENTATION w/ SIZE & TYPE
	IRON ROD SET SEE NOTE 1
	SIGHT DISTANCE EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	IRON PIPE FOUND
	PERMANENT MONUMENT (MAG NAIL WITH DISK OR RR SPIKE)
	SANITARY MANHOLE

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: _____



SURVEY FOR OWNER: **B-S-G-23-F**

FINAL PLAT OF:
**The Grange - Unit 2
And Resubdivision of lot OS-4 Unit 1
Knoxville, Tennessee
District 6, Knox County, Tennessee**

SURVEY FOR/OWNER:
**BALL HOMES, LLC
1914 PINNACLE POINTE WAY
Knoxville, Tennessee 37922
Phone 865-862-4774**

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

1	07/12/2023	PS COMMENTS
2	07/13/2023	Changed Road Name
3	07/13/2023	ENGINEERING COMMENTS
4		
5		
6		

SHEET NO. **2 of 2**
PROJECT NO. **4226**