

TOTAL AREA
67.20 ACRES
2,927,917 sq.ft.
TOTAL LOTS = 5

PROPERTY ASSESSOR _____ 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, the Administrative Rules of the Planning Commission, and these regulations.

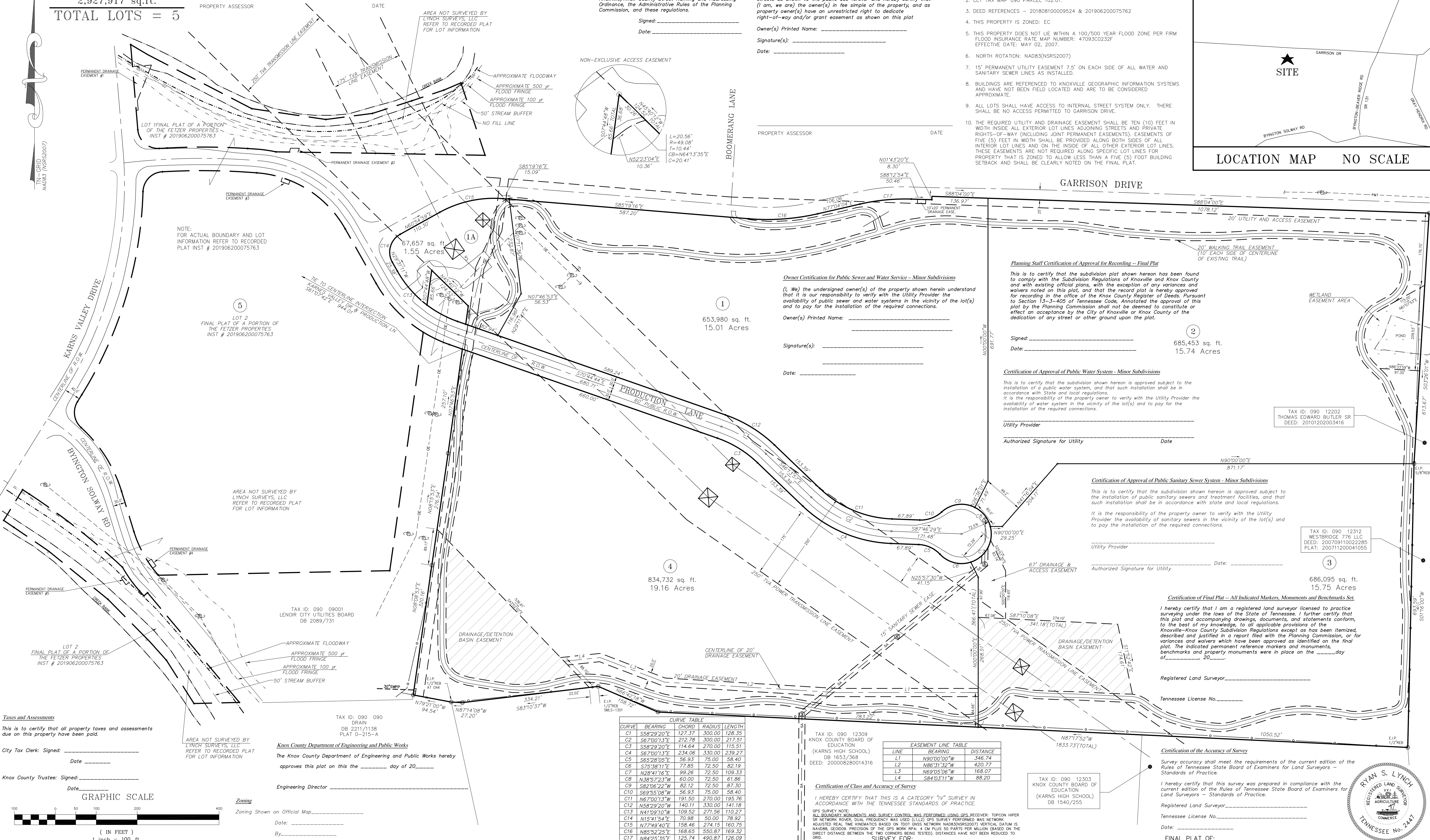
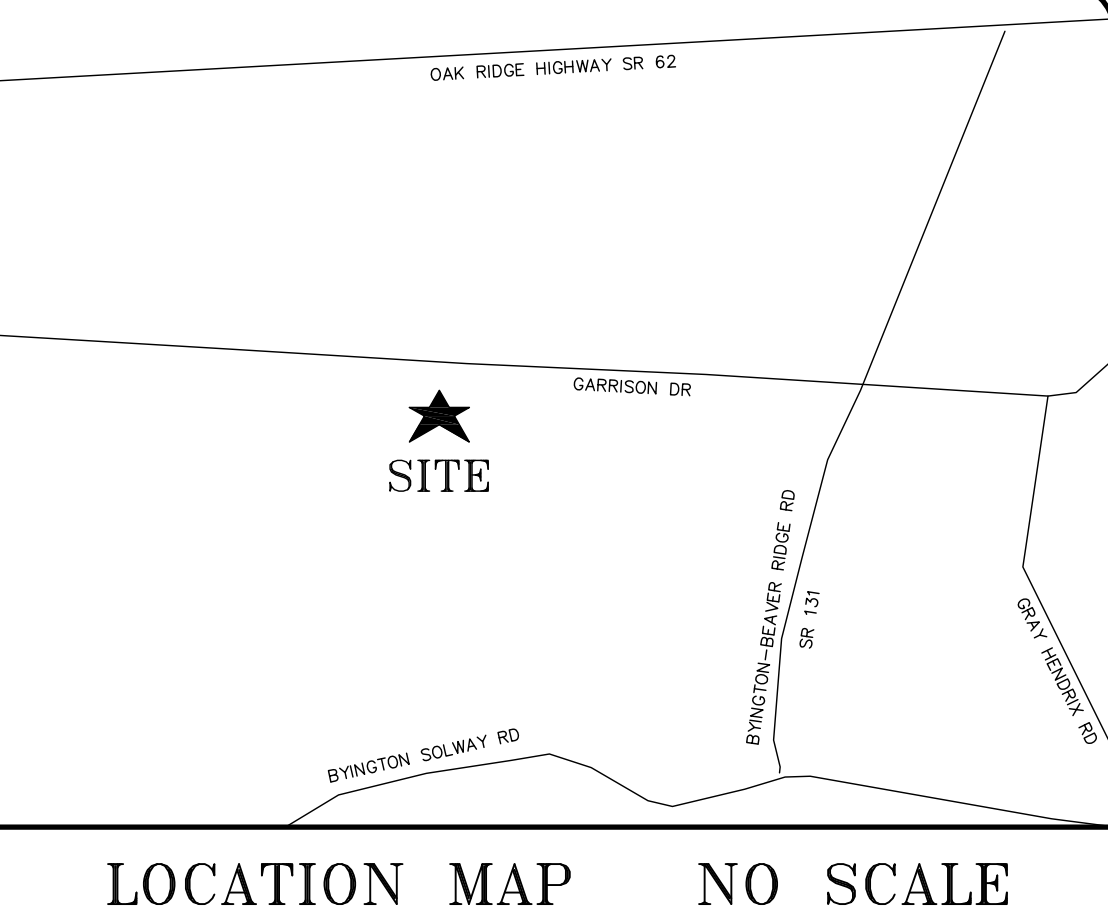
Signed: _____
Date: _____

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 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: _____

- 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 090 PARCEL 102.01.
- DEED REFERENCES - 2018010009524 & 20190620075762
- THIS PROPERTY IS ZONED: EC
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0232F EFFECTIVE DATE: MAY 02, 2007.
- NORTH ROTATION: NAD83(NSRS2007)
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- BUILDINGS ARE REFERENCED TO KNOXVILLE GEOGRAPHIC INFORMATION SYSTEMS AND HAVE NOT BEEN FIELD LOCATED AND ARE TO BE CONSIDERED APPROXIMATE.
- ALL LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY. THERE SHALL BE NO ACCESS PERMITTED TO GARRISON DRIVE.
- 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 THE INSIDE OF ALL EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.



NOTE: FOR ACTUAL BOUNDARY AND LOT INFORMATION REFER TO RECORDED PLAT INST # 20190620075763

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AREA NOT SURVEYED BY LYNCH SURVEYS, LLC REFER TO RECORDED PLAT FOR LOT INFORMATION

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Owner Certification for Public Sewer and Water Service - Minor Subdivisions

I, We, the undersigned owner(s) of the property shown herein understand that 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: _____
Signature(s): _____
Date: _____

Planning Staff 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, with the exception of any variances and waivers noted on this plat, 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 Water System - Minor Subdivisions

This is to certify that the subdivision shown herein 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 herein 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 the installation of the required connections.

Utility Provider _____
Authorized Signature for Utility _____ 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 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 indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____, 20____.

Registered Land Surveyor _____
Tennessee License No. _____

Certification of the Accuracy of Survey

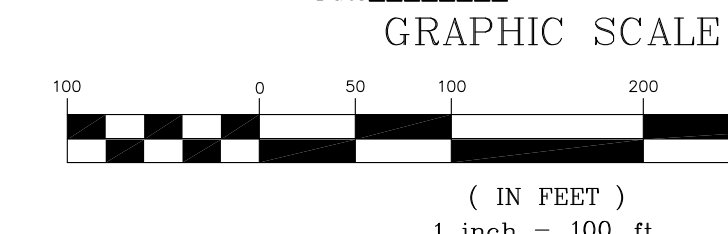
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

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: _____
FINAL PLAT OF: _____

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 _____



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

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 _____

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S58°29'20"E	127.37	300.00	128.35
C2	S67°30'13"E	212.78	300.00	217.51
C3	S58°29'20"E	114.64	270.00	115.51
C4	S67°00'13"E	234.06	330.00	239.27
C5	S63°28'08"E	56.93	75.00	58.40
C6	S25°58'11"E	77.85	72.50	82.19
C7	N38°41'16"E	99.26	72.50	109.33
C8	N38°57'23"W	60.00	72.50	61.86
C9	S82°06'22"W	82.12	72.50	87.30
C10	S69°55'08"W	56.93	75.00	58.40
C11	N67°00'13"W	191.90	270.00	195.78
C12	N58°29'20"W	140.11	330.00	141.18
C13	N41°09'10"W	109.52	271.56	110.27
C14	N15°41'54"E	70.98	50.00	78.92
C15	N77°49'40"E	158.46	274.15	160.75
C16	N85°52'25"E	168.65	550.87	169.32
C17	N84°25'35"E	125.74	490.87	126.09

TAX ID: 090 12309
KNOX COUNTY BOARD OF EDUCATION
(KARNS HIGH SCHOOL)
DB 1653/368
DEED: 200008280014316

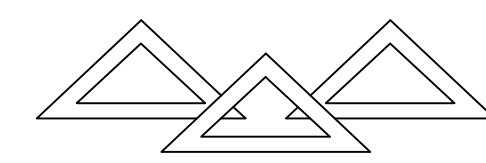
Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.
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 TMD GNS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83. GEODIN. PRECISION OF THE GPS WORK W/PA: 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	BEARING	DISTANCE
L1	N90°00'00"W	346.74
L2	N86°31'32"W	420.77
L3	N69°05'06"W	168.07
L4	S84°03'11"W	88.20

TAX ID: 090 12303
KNOX COUNTY BOARD OF EDUCATION
(KARNS HIGH SCHOOL)
DB 1540/255

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-622-2021 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: R. LYNCH	1 CLIENT REVISIONS 2/2/2021
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=100'	4
DATE: 10/27/2020	5
	6

The Development
Corporation of Knox County
17 Market Square, #201
Knoxville, Tennessee 37902

Karns Valley Business Park
FMR: The Butler Farm
Tax ID: 090 102.01
District 6, Knox County, Tennessee

PROJECT NO.
3481-4

