

TOTAL AREA
37.90 Acres
1,651,095 sq. ft.
INCLUDES COMMON AREA AND R.O.W.

TOTAL HOUSE LOTS = 156

Certification of the Approval of Road Names and Property Numbers E-911

Certificate of Approval of Road Names and Property Numbers E-911 I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

Date _____
Signature _____
Position _____
E-911 Authority _____

Certification of the Approval of Utilities (Water)

I hereby certify that the water improvements have been installed in an acceptable manner and according to the specifications of the Blount County Subdivision Regulations, except as noted herein; or proper provisions have been made for their installation.

Date _____
Signature _____
Position _____

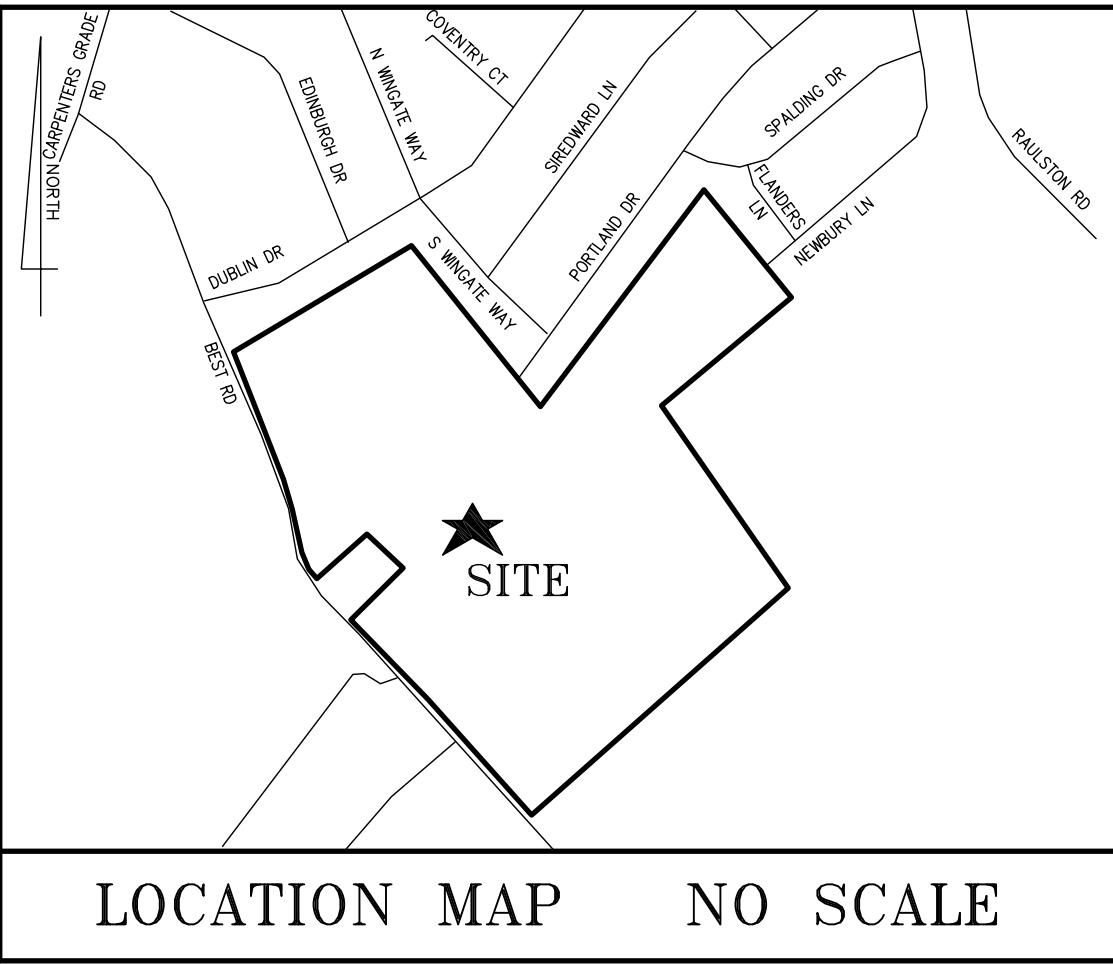
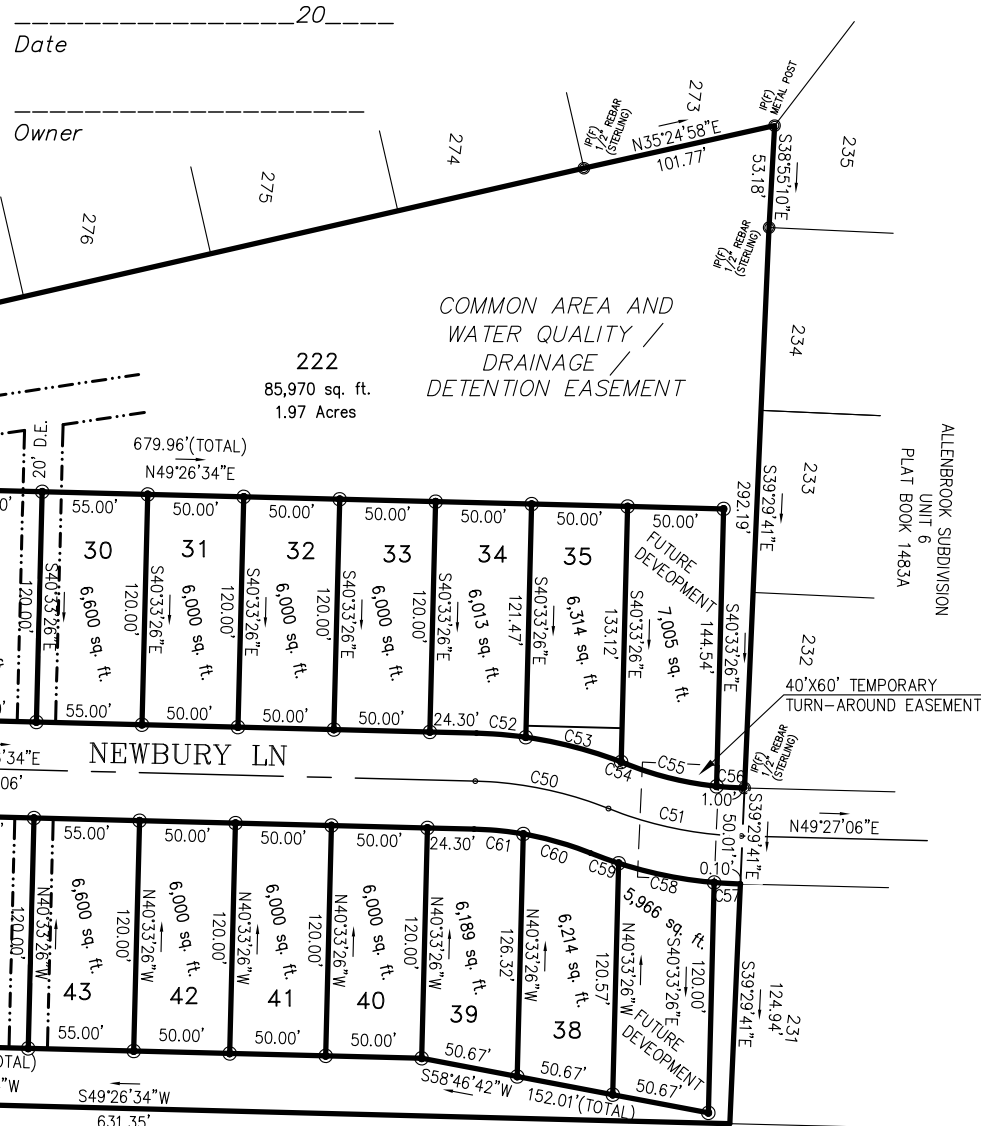
Certification of the Approval of Streets

I hereby certify that the streets and other related improvements shown have been installed according to county specifications; and according to the specifications of the Blount County Planning Commission's Subdivision Regulations, except as noted herein or proper provisions have been made for their installation.

Date _____
County Highway Superintendent _____

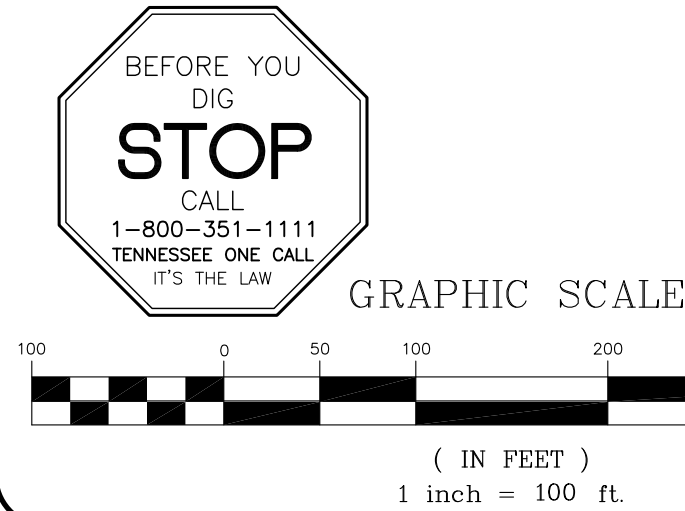
Certification of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.



CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N41°38'36"E	17.82	100.00	17.84
C2	S41°08'58"W	22.93	100.00	22.98
C3	S04°42'02"W	141.42	100.00	157.08
C4	S42°29'57"W	72.54	300.00	72.71
C5	N45°23'51"W	31.45	100.00	31.58
C6	N05°41'06"E	133.92	100.00	146.73
C7	N86°38'36"E	46.04	30.00	52.48
C8	S03°21'24"E	38.48	30.00	41.77
C9	S87°02'35"W	38.63	25.00	44.15
C10	S02°52'25"E	31.74	25.00	34.39
C11	S40°17'48"W	16.42	125.00	16.43
C12	S46°52'52"W	12.30	125.00	12.30
C13	S42°46'03"W	16.29	75.00	16.32
C14	S49°21'07"W	0.91	75.00	0.91
C15	N04°42'02"E	35.36	25.00	39.27
C16	N85°17'58"W	35.36	25.00	39.27
C17	S21°18'44"E	81.34	125.00	82.85
C18	N10°38'09"W	56.07	125.00	56.55
C19	S35°30'08"W	51.58	125.00	51.95
C20	S48°33'15"W	5.00	125.00	5.00
C21A	S38°23'18"E	5.00	75.00	5.00
C21	S08°36'42"W	102.47	75.00	112.81
C22	N04°42'02"E	35.36	25.00	39.27
C23	N85°17'58"W	35.36	25.00	39.27
C24	N87°37'41"E	39.44	25.00	45.44
C25	S02°22'19"E	30.73	25.00	33.10
C26	S84°38'17"W	37.78	25.00	42.83
C27	N41°18'53"W	12.98	75.00	13.00
C28	S08°05'16"E	34.51	25.00	38.09
C29	N44°02'27"W	33.45	125.00	33.55
C30	S39°28'32"W	44.44	325.00	44.47
C31	S46°25'08"W	34.29	325.00	34.30
C32	S38°55'23"W	32.31	275.00	32.33
C33	S45°52'00"W	34.31	275.00	34.33
C34	N35°52'11"W	6.49	75.00	6.49
C35	N08°09'57"E	95.52	75.00	103.55
C36	N33°26'46"W	12.67	125.00	12.67
C37	N21°18'02"W	40.15	125.00	40.32
C38	N02°49'05"W	40.15	125.00	40.32
C39	N15°39'53"E	40.15	125.00	40.32
C40	N34°08'50"E	40.15	125.00	40.32
C41	N45°33'16"E	9.45	125.00	9.45
C42	S87°16'46"E	35.36	25.00	39.27
C43	N02°43'14"E	35.36	25.00	39.27
C44	S87°16'46"E	35.36	25.00	39.27
C45	N02°43'14"E	35.36	25.00	39.27
C46	S87°16'46"E	35.36	25.00	39.27
C47	N02°43'14"E	35.36	25.00	39.27
C48	S02°14'16"W	42.78	30.00	47.63
C49	S87°45'44"E	42.07	30.00	46.62

LABEL LEGEND
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
LINE TYPE LEGEND
DRAINAGE EASEMENT
SANITARY SEWER EASEMENT



Approval for Recording

I hereby certify that the subdivision plat hereon has been found to comply with the Subdivision Regulations for the Blount County Planning Region, with the exception of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved by that body for recording in the office of the county register.

Date _____
Secretary, Planning Commission _____
Date _____
Secretary, Planning Commission _____

Certification of the Approval of Utilities (Sewer)

I hereby certify that the sewer improvements have been installed in an acceptable manner and according to the specifications of the Blount County Subdivision Regulations, except as noted herein; or proper provisions have been made for their installation.

Date _____
Signature _____
Position _____

Certification of Electrical Utility Service

The property shown on this subdivision plat is

within the service area of the _____ The following condition(s) apply:

Lots _____ are served by existing powerlines;

or Lots _____ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of the utility company.

Date _____
Signature _____
Title _____

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(NRS2007) 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.

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 Accuracy

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Blount County Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Subdivision Regulations.

AUGUST 31 2023
DATE
RYAN S. LYNCH
Registered Surveyor



Masana Investments
1920 Ebenezer Road
Knoxville, Tennessee 37922
Phone 865-693-3356

Best Farms Subdivision
Phase 1
Tax ID: 079 139.00
District 7, Blount County, Tennessee

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

PROJECT NO.	
4321-02	
REVISIONS	
1	
2	
3	
4	
5	
6	