

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

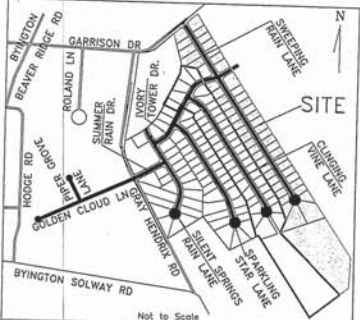
ZONING SHOWN ON OFFICIAL MAP _____ DATE: _____ BY: _____

SIGNED: _____ DATE: _____
CITY TAX CLERK
SIGNED: _____ DATE: _____
KNOX COUNTY TRUSTEE

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF SANITARY SEWERS AND TREATMENT FACILITIES AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

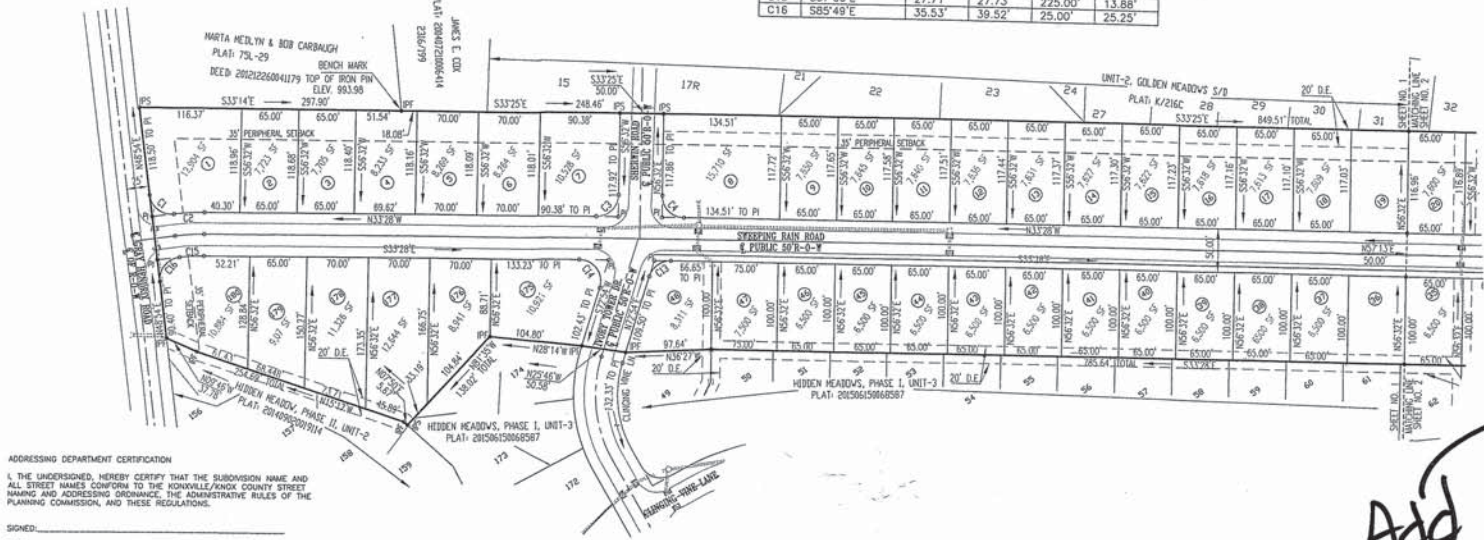
DATE: _____ KNOX COUNTY HEALTH DEPARTMENT

CHORD BEARING	CHORD	ARC	RADIUS	TANGENT	
C1	N04°05'E	35.24'	39.10'	25.00'	24.83'
C2	N37°06'W	34.78'	34.80'	275.00'	17.42'
C3	N78°28'W	35.36'	39.27'	25.00'	25.00'
C4	N11°32'E	35.36'	39.27'	25.00'	25.00'
C5	N49°54'W	42.43'	43.01'	75.00'	22.12'
C6	N60°13'W	10.65'	10.67'	50.00'	5.36'
C7	N25°17'W	48.20'	48.57'	50.00'	25.11'
C8	N30°13'E	44.80'	45.57'	50.00'	25.13'
C9	N83°34'E	44.87'	46.53'	50.00'	25.11'
C10	S40°56'E	48.23'	50.32'	50.00'	27.53'
C11	S02°31'E	16.65'	16.73'	50.00'	8.44'
C12	S13°12'E	51.96'	53.06'	75.00'	27.70'
C13	S70°17'E	29.88'	32.13'	25.00'	18.71'
C14	S19°43'W	40.03'	46.81'	25.00'	33.40'
C15	S37°00'E	27.71'	27.73'	225.00'	13.88'
C16	S85°49'E	35.53'	39.52'	25.00'	25.25'



LOCATION MAP

- NOTES:
- IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN.
 - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS SHOWN. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
 - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY IS ZONED PR (4 DU/AC).
 - THIS SUBDIVISION CONTAINS 18.21 ACRES AND IS SUBDIVIDED INTO 54 SINGLE FAMILY LOTS, AND PUBLIC RIGHT-OF-WAY (37 LOTS SHEET-1 AND 17 LOTS SHEET-2).
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 20'
SIDES: 5'
REAR: 15' (35' PERIPHERAL SETBACK WHERE APPLICABLE)
 - THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE CONDITIONS ARE RECORDED IN INSTRUMENT # 20167777.
 - FOR APPROVAL OF CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSION'S FILES B-SA-13-C AND B-A-13-UR.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - HOME OWNERS ASSOCIATION IS RECORDED IN INSTRUMENT # 201312050034988.



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 APPROVAL FOR RECORDING
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 THE EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND STIPULATIONS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 2016, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: _____ DATE: _____

GUARANTEE OF COMPLETION OF DRAINAGE SYSTEMS.
I, THE UNDERSIGNED, HEREBY CERTIFY BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION AND STABILIZATION OF ALL DRAINAGE SYSTEMS AS SHOWN ON DRAINAGE PLANS WHICH WERE APPROVED THE _____ DAY OF _____, 2016, WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL.

SIGNED: _____ DATE: _____
DEPARTMENT: _____ TITLE: _____

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS. I, THE UNDERSIGNED, HEREBY CERTIFY BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MONUMENTS, BENCHMARKS, AND IRON PINS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL OF THE FINAL PLAT.

SIGNED: _____ DATE: _____
DEPARTMENT: _____ TITLE: _____

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
(A. WE, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS (MY, OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT IF ALL THE ARC) 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.

SIGNATURE(S): _____

8-SC-16-F
TNQ0500015



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:110,000
Wanis A. Fajl
REGISTERED LAND SURVEYOR
TENNESSEE REG. NO. 2206



8-2-16

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, AND FOUND THAT THE ABOVE DESCRIBED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
8-2-16 *Wanis A. Fajl*
DATE SIGNATURE

CERTIFICATION OF FINAL PLAT - CONSTRUCTION IN COMPLIANCE
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 PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS METROPOLITAN PLANNING COMMISSION, OR FOR VARIANCES FOR WHICH APPLICATION HAS BEEN FILED. BOND HAS BEEN POSTED TO GUARANTEE INSTALLATION OF THE INDICATED MONUMENTS AND BENCHMARK UPON COMPLETION OF THE SUBDIVISION.
Wanis A. Fajl
REGISTERED LAND SURVEYOR
TENNESSEE CERTIFICATE NO. 2206

OWNER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

FINAL PLAT OF UNIT-4
PHASE II, HIDDEN MEADOWS SUBDIVISION
C-L-T MAP 090, PARCEL 171.03
DISTRICT 6, KNOX COUNTY, TN.
SCALE: 1" = 100' JUNE 06, 2016
SHEET 1 OF 2
SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYING
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
FAX (865) 693-9699
E-MAIL: wrgh@seengconsultants.com
www.southlandengineeringus.com

DEED REFERENCES: INST. # 201305100074032
PLAT RECORDED IN INSTR. #

HMS-06-06-16-U-4-FP
1"=100'
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Revised 8/2/16

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

ZONING SHOWN ON OFFICIAL MAP _____

SIGNED: _____ DATE: _____ BY: _____

SIGNED: _____ DATE: _____

SIGNED: _____ DATE: _____

KNOX COUNTY TRUSTEE

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF SANITARY SEWERS AND TREATMENT FACILITIES AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

DATE: _____ KNOX COUNTY HEALTH DEPARTMENT

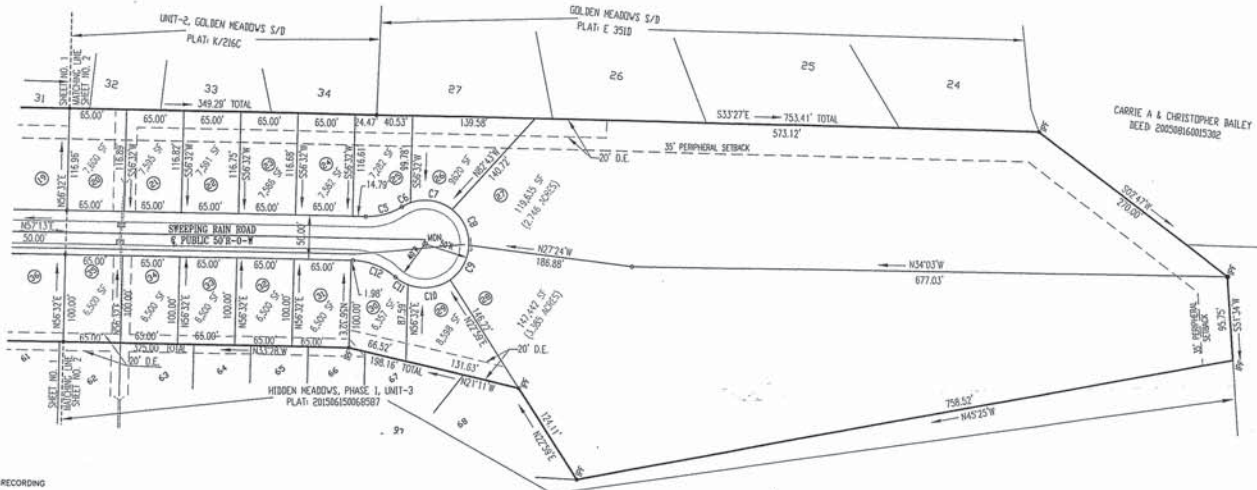
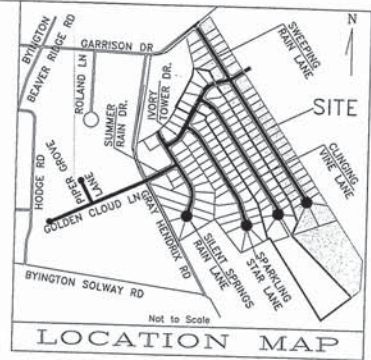
ADDRESSING DEPARTMENT CERTIFICATION

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: _____

CURVE TABLE

C	CHORD BEARING	CHORD	ARC	RADIUS	TANGENT
C1	N04°05'E	35.24'	39.10'	25.00'	24.83'
C2	N37°06'W	34.78'	34.80'	275.00'	17.42'
C3	N78°28'W	35.36'	39.27'	25.00'	25.00'
C4	N11°32'E	35.36'	39.27'	25.00'	25.00'
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C7	N25°17'W	48.20'	50.30'	50.00'	27.51'
C8	N30°13'E	44.90'	46.57'	50.00'	25.13'
C9	N83°34'E	44.87'	46.53'	50.00'	25.11'
C10	S40°56'E	48.23'	50.32'	50.00'	27.53'
C11	S02°31'E	16.65'	16.73'	50.00'	8.44'
C12	S13°12'E	51.96'	53.06'	75.00'	27.70'
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C14	S19°43'W	40.03'	46.41'	25.00'	33.40'
C15	S37°00'E	27.71'	27.73'	25.00'	13.88'
C16	S85°49'E	35.53'	39.52'	25.00'	25.25'



- NOTES:**
1. IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN.
 2. 10' UTILITY DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS. 5' UTILITY DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS SHOWN. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 4. THIS PROPERTY IS ZONED PR (4 DU/AC).
 5. THIS SUBDIVISION CONTAINS 18.21 ACRES AND IS SUBDIVIDED INTO 54 SINGLE FAMILY LOTS, AND PUBLIC RIGHT-OF-WAY (37 LOTS SHEET-1 AND 17 LOTS SHEET-2).
 6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...20'
SIDES...5'
REAR...15' (35 PERIPHERAL SETBACK WHERE APPLICABLE)
 7. THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE COVENANTS ARE RECORDED IN INSTRUMENT # 201807777.
 8. FOR APPROVAL OF CONCEPT PLAN AND USE-GH-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSION'S FILES 8-24-13-C AND 8-44-13-UR.
 9. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 10. HOME OWNERS ASSOCIATION IS RECORDED IN INSTRUMENT # 20131205004999.

CERTIFICATE OF APPROVAL FOR RECORDING

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 THE EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND STIPULATIONS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN 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.

SIGNED: _____ DATE: _____

GUARANTEE OF COMPLETION OF DRAINAGE SYSTEMS.

I, THE UNDERSIGNED, HEREBY CERTIFY BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION AND STABILIZATION OF ALL DRAINAGE SYSTEMS AS SHOWN ON DRAINAGE PLANS WHICH WERE APPROVED THE _____ DAY OF _____, 20____, WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL.

SIGNED: _____ DATE: _____

DEPARTMENT: _____ TITLE: _____

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.

I, THE UNDERSIGNED, HEREBY CERTIFY BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INDICATED HEREON. REFERENCE MONUMENTS, BENCHMARKS, AND IRON PINS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL OF THE FINAL PLAT.

SIGNED: _____ DATE: _____

DEPARTMENT: _____ TITLE: _____

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, (WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON, 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.

SIGNATURE(S): _____

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000

Wanda A. R. Knebel
REGISTERED LAND SURVEYOR
TENNESSEE REG. NO. 2706

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, AND FOUND THAT THE ABOVE DESCRIBED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

8-2-16
DATE: _____
SIGNATURE: _____



CERTIFICATION OF FINAL PLAT - CONSTRUCTION INCOMPLETE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I DO HEREBY CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INDICATED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION OR FOR VARIANCES FOR WHICH APPLICATION HAS BEEN FILED. BOND HAS BEEN POSTED TO GUARANTEE INSTALLATION OF THE INDICATED MONUMENTS AND BENCHMARK UPON COMPLETION OF THE SUBDIVISION.

Wanda A. R. Knebel
REGISTERED LAND SURVEYOR
TENNESSEE CERTIFICATE NO. 2706

FINAL PLAT OF UNIT-4
PHASE II, HIDDEN MEADOWS SUBDIVISION
C-L-T MAP 090, PARCEL 171.03
DISTRICT 6, KNOX COUNTY, TN.
SCALE: 1" = 100' JUNE 06, 2016
SHEET 2 OF 2
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4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghabi@sengconsultants.com
www:southlandengineeringusa.com



DEED REFERENCES: INST. # 201305100074032
PLAT RECORDED IN INSTR. #

HMS-06-06-16-U-4-FP
1"=100'
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Rev 8/2/16