

CERTIFICATE OF OWNERSHIP
AND GENERAL DEDICATION

HIGHLAND RIDGE DEVELOPMENT LLC, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAN.

DOUG CLIFTON

OWNER (PRINTED NAME)

DOUG CLIFTON

12/6/22

SIGNATURE DATE

CERTIFICATE OF FINAL PLAT - ALL INDICATED
MARKERS, MONUMENTS, AND BENCHMARKS 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 PLAN 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 TITIMIZED, 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, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

Trer

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NUMBER: 2116
DATE: 11/10/22

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.

Trer

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NUMBER: 2116
DATE: 11/10/22

IN THE CITY OF KNOXVILLE AND SEWERED
AREAS OF KNOX COUNTY

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.

KNOX CHAPMAN UTILITY DISTRICT

KNOX CHAPMAN UTILITY DISTRICT

12/06/2022

AUTHORIZED SIGNATURE FOR UTILITY DATE

PUBLIC WATER SYSTEM

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM -
MAJOR SUBDIVISION

THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

KNOX CHAPMAN UTILITY DISTRICT

KNOX CHAPMAN UTILITY DISTRICT

12/06/2022

AUTHORIZED SIGNATURE FOR UTILITY DATE

ZONING

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE PLANNING COMMISSION AS FOLLOWS:

PR < 1.47 DU/AC

ZONING SHOWN ON OFFICIAL MAP:

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 _____ OF _____, 2022.

Amanda Purkey

12/21/2022

SIGNATURE DATE

DEPT: EPW TITLE: Engineer

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.

Donna Hill

12/21/2022

SIGNATURE DATE

PLANNING STAFF CERTIFICATION OF APPROVAL
RECORDING-FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM 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 PLAN, 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 PLAN 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.

Amanda Purkey

12/21/2022 EK

SIGNATURE DATE

TAXES AND ASSESSMENTS

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

Justin Tapp

12/07/2022

SIGNATURE DATE

KNOX COUNTY DEPARTMENT OF ENGINEERING
AND PUBLIC WORKS

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAN ON THIS THE _____ DAY OF _____, 2022.

Amanda Purkey for Jim Snowden

12/21/2022

ENGINEERING DIRECTOR 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: Amanda Purkey

12/21/2022

DEPT: EPW TITLE: Engineer

NOTES

- IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROD CAPPED WITH "ROMANS 2116"
- THIS PROPERTY IS ZONED FOR PR 1.47DU/AC.
- PHASE 3 OF THIS SUBDIVISION CONTAINS 13.40 ACRES AND IS SUBDIVIDED INTO 41 LOTS.
- BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT=20'
SIDES=5'
REAR=15' (35' PERIPHERAL SETBACK WHERE APPLICABLE)
- THE HOME OWNERS ASSOCIATION IS RECORDED IN INSTRUMENT #20211050037671
- ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
- AVERAGE LOTS ARE 0.13 ACRES (5,500 SQ. FT.)
- REFER TO LOCAL ZONING REGULATIONS FOR REQUIRED SETBACKS.
- THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR KNOX COUNTY TENNESSEE AND FOUND THAT HERON DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
- BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITIES.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF CONCEPT PLAN AND USE ON REVIEW, REFER TO THE KNOXVILLE-KNOX PLANNING'S FILES FILE #4-SB-19-C AND11-J-08-UR.
- ALL PERMANENT REFERENCE MARKERS WILL BE SET AFTER THE TOP PAVEMENT COAT IS COMPLETED FOR THE STREETS.
- ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202212070033539

THE DEVELOPER HAS USED REASONABLE MEANS TO NOTIFY THE OPERATOR OF THE PIPELINE TO VERIFY THE LOCATION OF THE PIPELINE AND THE PIPELINE EASEMENT. THE DEVELOPER HAS REVIEWED, OR ATTEMPTED TO REVIEW, PRELIMINARY INFORMATION ABOUT THE PROPOSED DEVELOPMENT WITH THE PIPELINE OPERATOR.

PREVIOUSLY APPROVED VARIANCES/WAIVER (4-SB-19-C, MEETING DATE 5/9/19).
1. TO REDUCE PAVEMENT WIDTH FROM 26' TO 22' WHEN SIDEWALKS ARE PROVIDED.

STANDARD UTILITY AND DRAINAGE EASEMENTS
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.

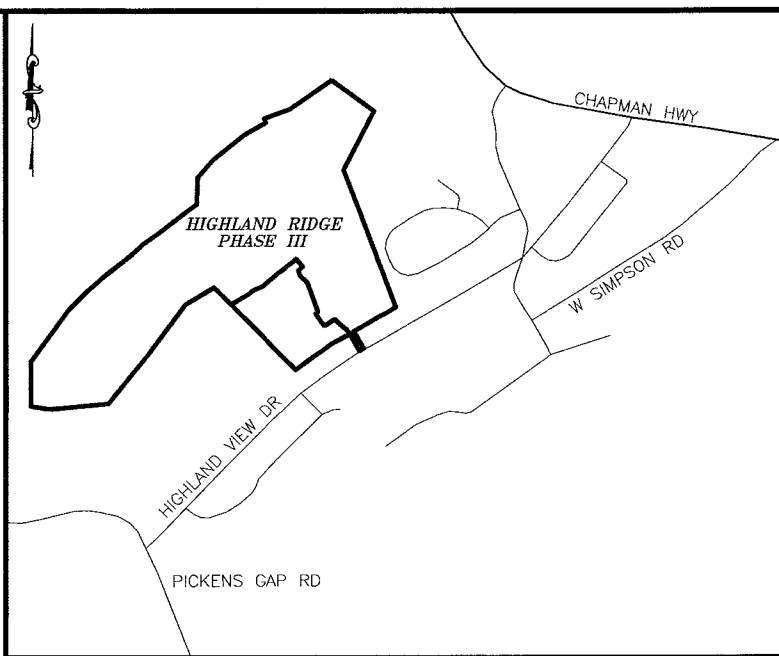
ALL LOTS IN PHASE I AND II WILL BE SUBJECT TO THE MAINTENANCE AGREEMENT THAT WILL BE RECORDED IN PHASE III.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	21.26'	21.24'	S 48°10'58" W	9°44'44"
C2	75.00'	32.70'	32.44'	S 63°48'02" W	24°58'52"
C3	75.00'	15.56'	15.53'	S 82°14'07" W	11°53'20"
C4	50.00'	43.90'	42.50'	S 63°01'42" W	50°18'11"
C5	50.00'	33.44'	32.82'	S 18°43'06" W	38°19'00"
C6	50.00'	33.38'	32.76'	S 19°33'54" E	38°15'01"
C7	50.00'	35.37'	34.63'	S 58°57'13" E	42°51'37"
C8	50.00'	46.64'	44.96'	N 74°03'43" E	53°26'32"
C9	50.00'	28.71'	28.32'	N 30°53'25" E	32°54'03"
C10	75.00'	48.26'	47.43'	N 32°22'30" E	36°52'12"
C11	75.00'	32.19'	31.94'	S 68°44'43" W	24°35'19"
C12	75.00'	16.08'	16.05'	S 87°10'49" W	12°16'53"
C13	50.00'	64.35'	60.00'	S 56°27'04" W	73°44'23"
C14	75.00'	48.26'	47.43'	S 38°00'58" W	36°52'12"
C15	75.00'	48.26'	47.43'	N 74°53'10" E	36°52'12"
C16	50.00'	64.35'	60.00'	N 56°27'04" E	73°44'23"
C17	75.00'	24.20'	24.10'	N 28°49'32" E	18°29'20"
C18	75.00'	23.96'	23.86'	N 47°15'38" E	18°22'52"
C19	25.00'	37.64'	34.19'	S 80°24'50" E	86°16'11"
C20	225.00'	59.86'	59.69'	S 44°54'04" E	15°14'39"
C21	175.00'	69.68'	69.22'	S 41°06'49" E	22°48'49"
C22	25.00'	39.27'	35.36'	S 11°27'04" W	90°00'00"

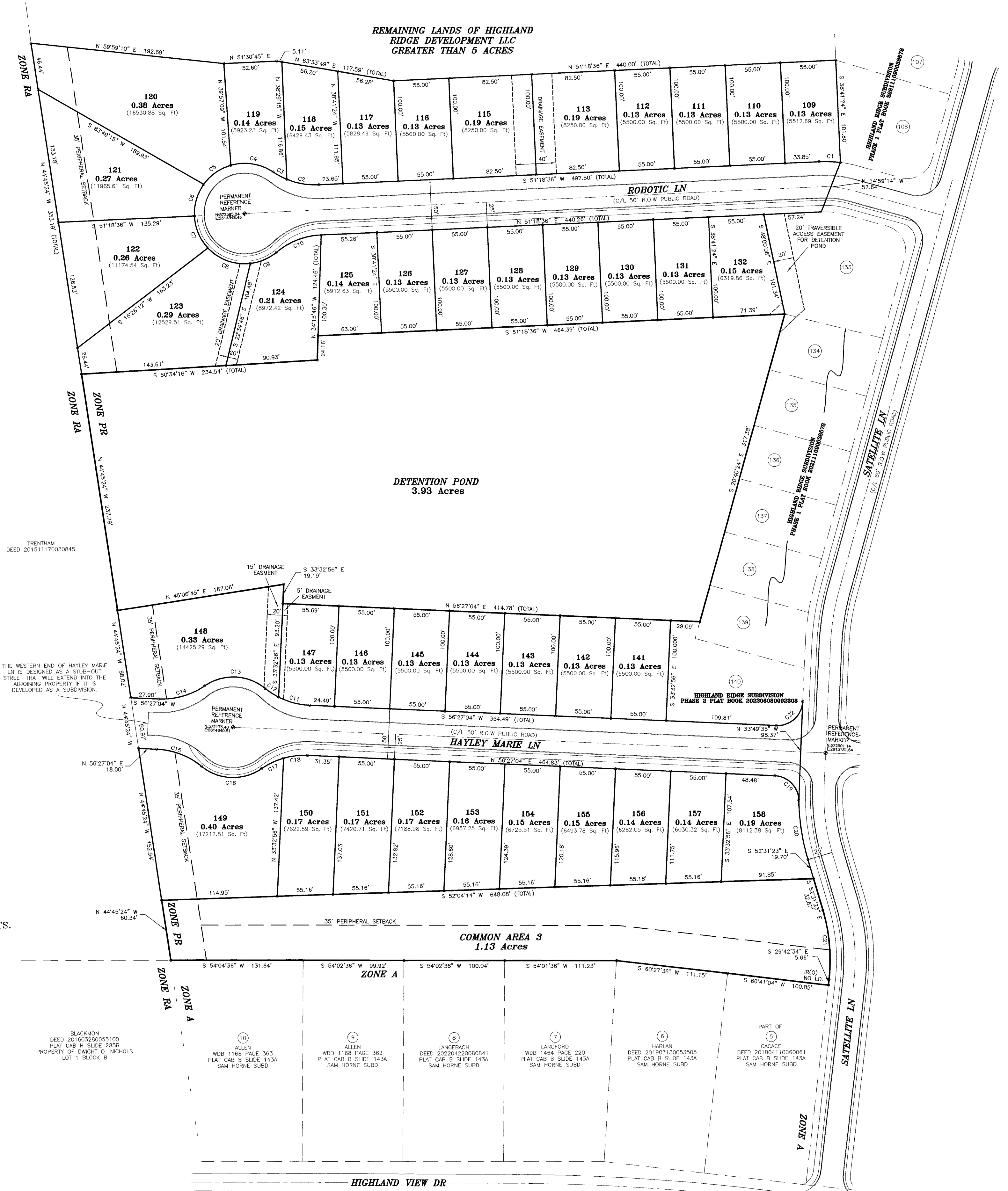
LEGEND

IR(O) ○ IRON ROD OLD
LINE NOT SURVEYED

0 60 120 180
SCALE: 1 INCH = 60 FEET



VICINITY MAP
NOT TO SCALE



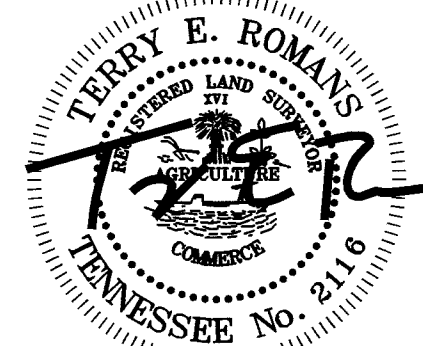
COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR

DEC 21 2022

BY JOHN R. WHITEHEAD

PROPERTY OWNERS:
HIGHLAND RIDGE DEVELOPMENT LLC
307 BLUE PEACOCK WAY
SEYMOUR, TN 37865

11-W-22



ROMANS
Engineering

1923 Hopewell Road
Knoxville, TN 37920
Phone (865) 679-5736
romansengineering@gmail.com

REVISED 12/5/22
11/10/22

FINAL PLAT OF PHASE III
HIGHLAND RIDGE SUBDIVISION
SURVEY TITLE
ADDRESS HIGHLAND VIEW DR.
CITY KNOXVILLE STATE TN ZIP CODE 37920
DISTRICT 9th COUNTY KNOX ZONE PR
TAX MAP 150 INSERT GROUP SCALE 1"=60'
DEED BK. 202102010061909 DATE 11/10/22
MAP BOOK PAGE DRAWN BY MLR
MAP CAB. SLIDE SHEET 1 OF 1
LOT NO. DWG NO. 19-17-1
SUBDIVISION NAME