

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, WE, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT 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 FULL OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE HEREOF AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

OWNER(S) J. C. Campbell
PRINTED NAME: _____
SIGNATURE(S): _____
DATE: 5-18-2022

TAXES AND ASSESSMENTS

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

SIGNED: _____ CITY TAX CLERK DATE: _____
SIGNED: C. Johnson DATE: 05/06/2022
KNOX COUNTY TRUSTEE

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: Donna Hill
DATE: 5/19/2022

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.

West Knox Utility District
UTILITY PROVIDER: _____
DATE: 5/6/22
AUTHORIZED SIGNATURE FOR UTILITY: _____

ZONING

ZONING SHOWN ON OFFICIAL MAP: PR up to 2 du/ac
BY: Nicole Pover DATE: 5/19/2022

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS DATE: 5/19/2022
ENGINEERING DIRECTOR: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISION

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

West Knox Utility District
UTILITY PROVIDER: _____
DATE: 5/6/22
AUTHORIZED SIGNATURE FOR UTILITY: _____

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN 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 THAT THE RECORDING PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. FURTHERMORE, 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: Angie A. Pierce DATE: 5/19/2022 - MMP

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: Paul Potts DATE: 5/19/2022
DEPARTMENT: EPW TITLE: Engineer

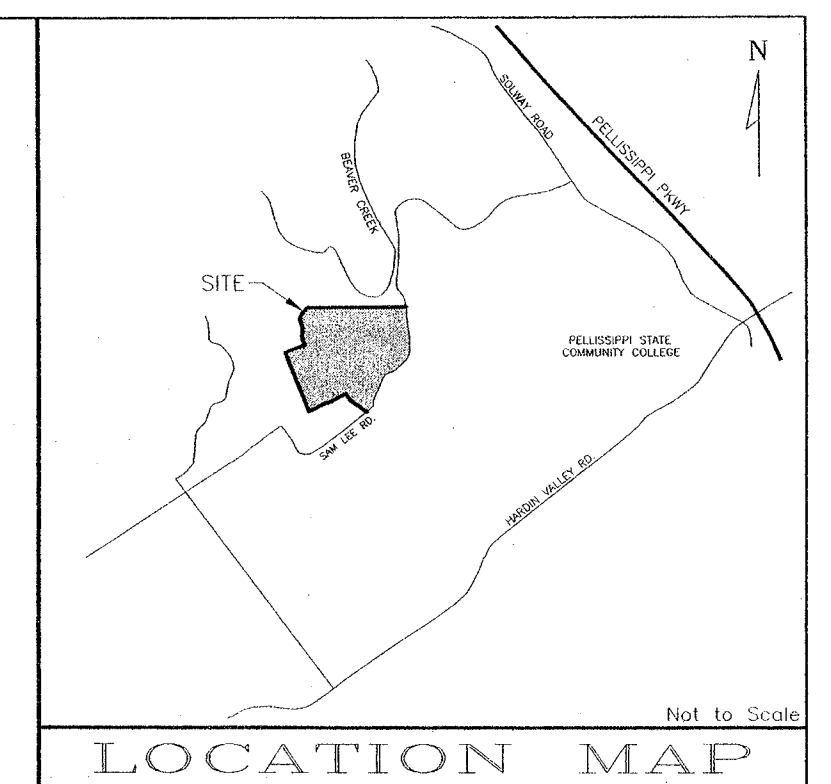
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES

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: Paul Potts DATE: 5/19/2022
DEPARTMENT: EPW TITLE: Engineer

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 REMOVED, 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 THIS SUBDIVISION.
REGISTERED LAND SURVEYOR: David B. Hill
TENNESSEE LICENSE NO. 2895 DATE: 5/15/2022



- NOTES:
1. IRON PINS FOUND (IF) SHOWN ON PLAT ALL OTHERS SET BY BHP&P UNLESS NOTED OTHERWISE ON PLAT.
2. THERE SHALL BE A (10) FEET UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT WITH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAYS. THERE SHALL BE A (5) FEET UTILITY, ORANGE AND CONSTRUCTION EASEMENT IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANTS FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTR. #202205190087660.
5. THIS PROPERTY IS ZONED PR (UP TO 30U/AC).
6. THIS SUBDIVISION CONTAINS 11,702 ACRES AND IS SUBDIVIDED INTO 31 SINGLE FAMILY DETACHED LOTS, 2 COMMON AREA LOTS AND PUBLIC RIGHT-OF-WAY.
7. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 20'
SIDE - 5'
REAR - 15'
THE 30' PERIPHERAL SETBACK SUPERSEDES ALL OTHER SETBACKS (SEE MAP FOR LOCATIONS).
8. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR. #20211190041310.
9. STORMWATER PERMIT DISCHARGE NUMBER FOR THIS SITE IS TN#136166.
10. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE OF REVIEW PLANS, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING FILES 4-58-20-C & 4-D-20-UE.
11. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY.
12. THE GEOTECHNICAL REPORT PREPARED BY GEOSERVICES (PROJECT NO. 21-2234) HAS DETERMINED THAT LIGHT RESIDENTIAL CONSTRUCTION IS SUITABLE WITHIN THE SHOWN BUFFER OF LOTS 15, 32, 138 & 148. PLEASE REFER TO THE STUDY FOR THEIR LIMITATIONS AND RECOMMENDATIONS. KNOX COUNTY ENGINEERING HAS REVIEWED AND APPROVED THIS REPORT.
13. THIS IS A CATEGORY 1 SURVEY AS DEFINED IN SECTION 0202-03-05 "ACCURACY OF SURVEYS" IN THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYS.

Table with 5 columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS, TANGENT. Lists curve data for various points on the plat.

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 SURVEYS - STANDARDS OF PRACTICE.
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYS AND STANDARDS OF PRACTICE.
REGISTERED LAND SURVEYOR: David B. Hill
TENNESSEE LICENSE NO. 2895
DATE: May 5, 2022

Nick McBride
Register of Deeds
Knox County

REC'D FOR REC 5/19/2022 3:04 PM
RECORD FEE: \$17.00
TAX: \$0.00
202205190087649

LEGEND
- PERMANENT REFERENCE MONUMENT
- IRON PIN FOUND
- IRON PIN SET
- POWER POLE
- GUIDE WIRE
- CATCH BASIN
- JUNCTION BOX
- RCP (REINFORCED CONCRETE PIPE)
- FENCE
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC

COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR
MAY 19 2022
JOHN R. WHITEHEAD

OWNER/DEVELOPER:
HARDIN VALLEY FARM
DEVELOPMENT, LLC
C/O DARBY CAMPBELL
308 LETTERMAN RD.
KNOXVILLE, TN 37919
PHONE: (865) 588-0321

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com