

NOTES:

- IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROAD WITH SOUTHLAND CAP (#2306).
- THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5') IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. 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 C2 DU/AC.
- THIS SUBDIVISION CONTAINS 14.41 ACRES AND IS SUBDIVIDED INTO 58 SINGLE FAMILY LOTS, COMMON AREA AND PUBLIC RIGHT-OF-WAY.
- BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 20' (B.L.)
SIDES: 5'
REAR: SETBACK: 15' (UNLESS CONTROLLED BY PERIPHERAL SETBACK: 35').
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF CONCEPT PLAN AND USE ON REVIEW, REFER TO THE KNOX COUNTY COMMISSIONER'S FILES # 2-SB-22-C, 2-D-22-UR.
- THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION.
- THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #20230230051347.
- ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
- VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
- MIN. FLOOR ELEVATION FOR LOT 13 THROUGH 18 AND 99 THROUGH 105 SHALL BE 1 FOOT HIGHER THAN THE BERM.
- "ALTERNATIVE DESIGN STANDARDS"
 - INTERSECTION GRADE ON ROAD "A", AT STA 17+50 FROM 1% TO 3.0%.
 - INTERSECTION GRADE ON ROAD "C", AT STA 0+50.00 FROM 1% TO 2.0%.
- NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SIGHT DISTANCE EASEMENT AREA.
- ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
- LOT 130 IS AMENITY, COMMON AREA, DETENTION BASIN AND DRAINAGE EASEMENT.
- 5' WIDE SIDEWALK ALONG TAZEWELL PIKE AND ROAD "A" TO ROAD "C" INTERSECTION.
- THIS SUBDIVISION WILL HAVE HOME OWNERS ASSOCIATION.
- THE MAXIMUM NUMBER OF RESIDENTIAL LOTS DOES NOT EXCEED THE MAXIMUM ALLOWED BY THE PR UP TO 2 DU/AC. ZONING FOR THE DEVELOPMENT AS A WHOLE.
- GPS TOPCON EQUIPMENT GR-3, SF 388-0328, SF 388-0337, AND P/N 010-050901-01 WAS USED.

Zoning

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map **PR 2 DU/AC**

Date: **5/19/2023**

By: **J.H. 728**

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee: Signed Date: **5-19-23**

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: **5-19-2023**

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plan on this the **19th** day of **May**, 20**23**

Carrie

Engineering Director

Planning Staff Certification of Approval for Recording - Final Plat

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 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 subdivision shown on this plat or other ground upon the plat.

Signed: **5/19/2023**

Date: **5/19/2023**

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: **5/19/2023**

Dept: **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 **11** day of **Jul**, 20**22**

Signed: **5/19/2023**

Dept: **EPW**

Title: **Engineer**

Certificate of Ownership and General Dedication.

(I, Josh Sanderson of Primos Land Company, LLC, 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: **Josh Sanderson** Signature(s): **JS**

Date: **5-18-23**

Certification of Approval of Public Water System - Major Subdivisions

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Hauspaul-Powell Utility District

Utility Provider

5/19/23

Authorized Signature for Utility

Date

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.

Hauspaul-Powell Utility District

Utility Provider

5/19/23

Authorized Signature for Utility

Date

GPS SURVEY NOTE:

ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER:

TOPCON GR-3 NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83 (NSRS2007) VERTICAL DATUM IS NADVD88, GEOID09. PRECISION OF THE GPS NETWORK 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 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 Wanis Ali Rghebi

Tennessee License No. **2306**

Date: **5-12-23**

APPROVED PERMITS:

1. NOC: TNR136733

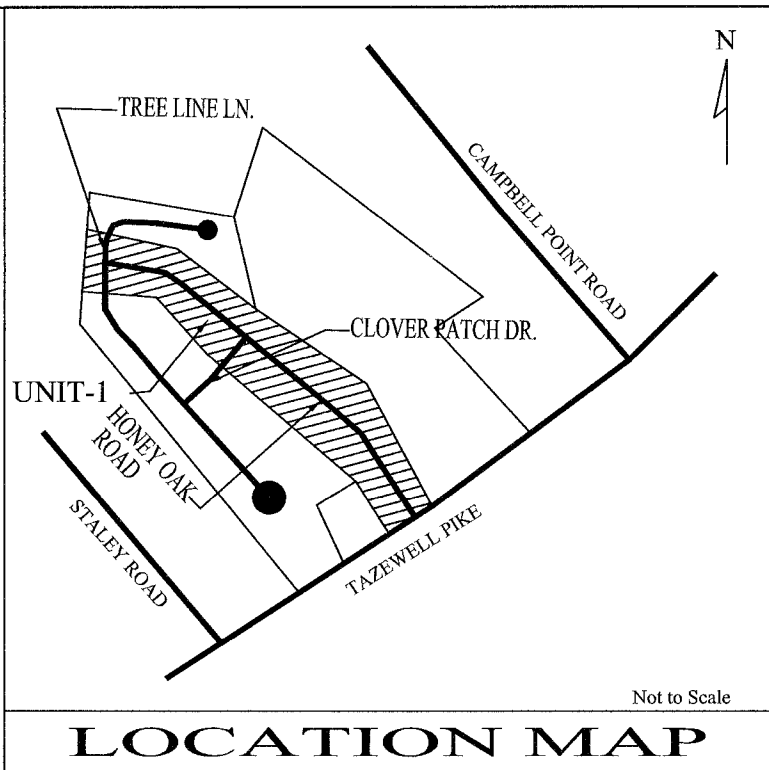
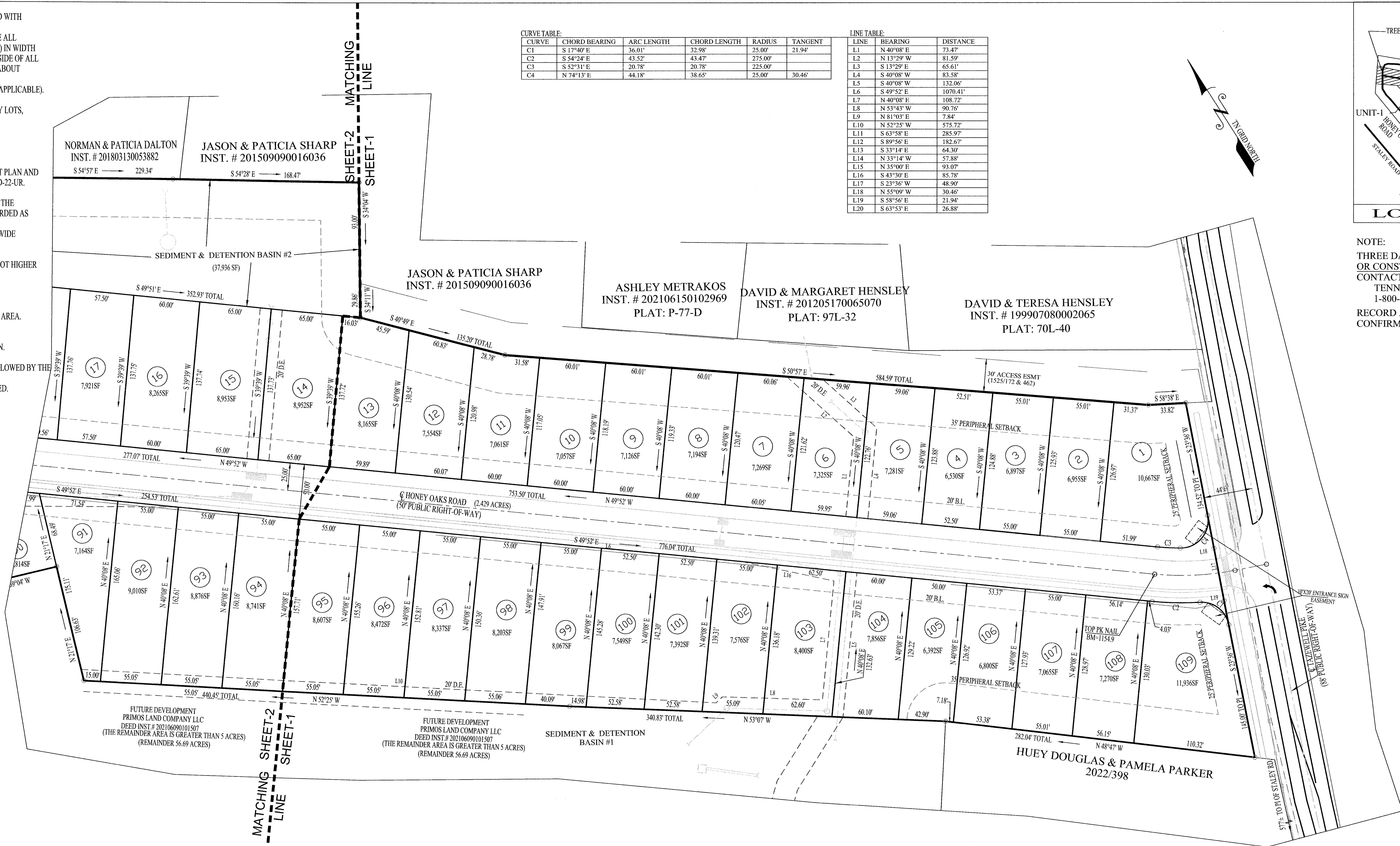
2. ARAP: NR2203.113

CURVE TABLE:

CURVE	CHORD BEARING	ARC LENGTH	CHORD LENGTH	RADIUS	TANGENT
C1	S 17°40' E	36.01'	32.98'	25.00'	21.94'
C2	S 54°24' E	43.52'	43.47'	275.00'	
C3	S 52°31' E	20.78'	20.78'	225.00'	
C4	N 74°13' E	44.18'	38.65'	25.00'	30.46'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 40°08' E	73.47'
L2	N 13°29' W	81.59'
L3	S 13°29' E	65.61'
L4	S 40°08' W	83.58'
L5	S 40°08' W	132.06'
L6	S 49°52' E	1070.41'
L7	N 40°08' E	108.72'
L8	N 53°43' W	90.76'
L9	N 81°03' E	7.84'
L10	N 52°25' W	575.72'
L11	S 63°58' E	285.97'
L12	S 89°56' E	182.67'
L13	S 33°14' E	64.30'
L14	N 33°14' W	57.88'
L15	N 35°00' E	93.07'
L16	S 43°30' E	85.78'
L17	S 23°36' W	48.90'
L18	N 55°09' W	30.46'
L19	S 58°56' E	21.94'
L20	S 63°53' E	26.88'



NOTE:

THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:

TENNESSEE ONE-CALL
1-800-351-1111

RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

LEGEND

- IF — IRON PIN FOUND
- IF — IRON PIN SET
- STORM SEWER
- FORCE MAIN SEWER
- EASEMENT
- POWER POLE
- OVERHEAD UTILITIES
- CENTERLINE
- PROPERTY LINE
- — CENTRIE MONUMENTS (PK NAILS SET)

Nick McBride
Register of Deeds
Knox County

202305190062104

OWNER:

PRIMOS LAND COMPANY, LLC
JOSH SANDERSON
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
FAX (865) 693-9699
EMAIL: josh@rhcso.com

Knox County Property Assessor

Signed: _____

Date: _____

3-W-23

COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR

MAY 19 2023

BY: **John R. Hester**

Registered Land Surveyor: wanis Ali Rghebi

Tennessee License No. 2306

Date: 5-12-23

DEED REFERENCES:

DEED INST. # 202106090101507



SCALE

HORIZONTAL: 1" = 50'

DATE

03-13-2023

SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699 E-MAIL: wrghc@seengconsultants.com www.southlandengineeringusa.com	DESIGNED	WAR	APPROVED	ENGINEER	NO.	DATE	REVISION	APPR.	SCALE	DATE	DEED REFERENCES:	FINAL PLAT FOR HONEY OAKS SUBDIVISION, UNIT-1 CLT MAP 013, PART OF PARCEL 115.01 DISTRICT 8, KNOX COUNTY, TENNESSEE	SHEET 1 OF 2 SHEETS
	DRAWN		ENGINEER										
	CHECKED												

1" = 50'

COPYRIGHT 2023

NOTES:

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- THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
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- THIS PROPERTY IS ZONED PR (2 DU/AC).
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FRONT...20' (B.L.)
SIDES.....5'
REAR SETBACK.....15' (UNLESS CONTROLLED BY PERIPHERAL SETBACK.....35')
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- "ALTERNATIVE DESIGN STANDARDS"
 - INTERSECTION GRADE ON ROAD "A", AT STA 17+50 FROM 1% TO 3.0%.
 - INTERSECTION GRADE ON ROAD "C", AT STA 0+50.00 FROM 1% TO 2.0%.
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- GPS TOPCON EQUIPMENT GR-3, S# 388-0328, S# 388-0337, AND P/N 010-050901-01 WAS USED.

Zoning

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map **PR 2 DU/AC**

Date: **5/19/2023**

By: **[Signature]**

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee: Signed Date: **5-19-23**

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: **[Signature]**

Date: **5-19-2023**

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the **19th** day of **May**, 20**23**

Engineering Director

Planning Staff Certification of Approval for Recording - Final Plat

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 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: **[Signature]**

Date: **5/19/2023**

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: **[Signature]**

Date: **5/19/2023**

Dept: **GPW**

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 **11** day of **Jul**, 20**22**

Signed: **[Signature]**

Date: **5/19/2023**

Dept: **GPW**

Title: **Engineer**

Certificate of Ownership and General Dedication.

(I, Josh Sanderson of Primos Land Company, LLC, 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): **Josh Sanderson** Signatures(s): **[Signature]**

Date: **5-18-23**

Certification of Approval of Public Water System - Major Subdivisions

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Northwest Knoxville Utility

Utility Provider

[Signature] 5-19-23

Authorized Signature for Utility

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.

Knoxville-Powell Utility District

Utility Provider

[Signature] 5/19/23

Authorized Signature for Utility

GPS SURVEY NOTE:

ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER:

TOPCON GR-3 NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOF GNSS NETWORK NAD83 (NSRS2007) VERTICAL DATUM IS NADVD88, GEOID09. PRECISION OF THE GPS NETWORK 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 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: **Wanis Ali Rghebi**

Tennessee License No. **2306**

Date: **5-12-23**

APPROVED PERMITS:

1. NOC: TNR136733

2. ARAP : NR2203.113

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 as shown on the Federal Insurance Rate Map Panel 47093C0142F, Knox County Community Number 475433, effective date MAY 2, 2007.

Date: **5/18/23**

Signature: **[Signature]**

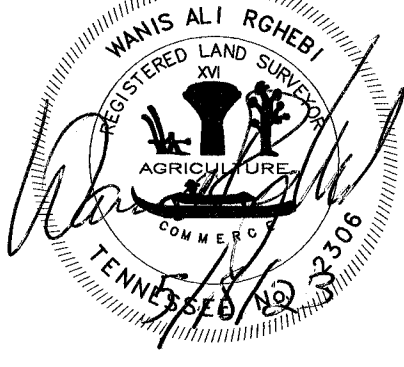
Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.

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 itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for 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.

Registered Land Surveyor Wanis Ali Rghebi

Tennessee License No. **2306**

Date: **5-12-23**



LEGEND	
● IFF	IRON PIN FOUND
○ IFS	IRON PIN SET
---	STORM SEWER
---	FORCE MAIN SEWER
---	EASEMENT
---	POWER POLE
---	OVERHEAD UTILITIES
---	CENTERLINE
---	PROPERTY LINE
○	CENTERLINE MONUMENTS (PK NAILS SET)

Knox County Property Assessor

Signed: _____

Date: _____

COUNTERSIGNED

KNOX COUNTY PROPERTY ASSESSOR

MAY 19 2023

BY: **[Signature]**

OWNER:

PRIMOS LAND COMPANY, LLC

JOSH SANDERSON

4909 BALL ROAD

KNOXVILLE, TENNESSEE 37931

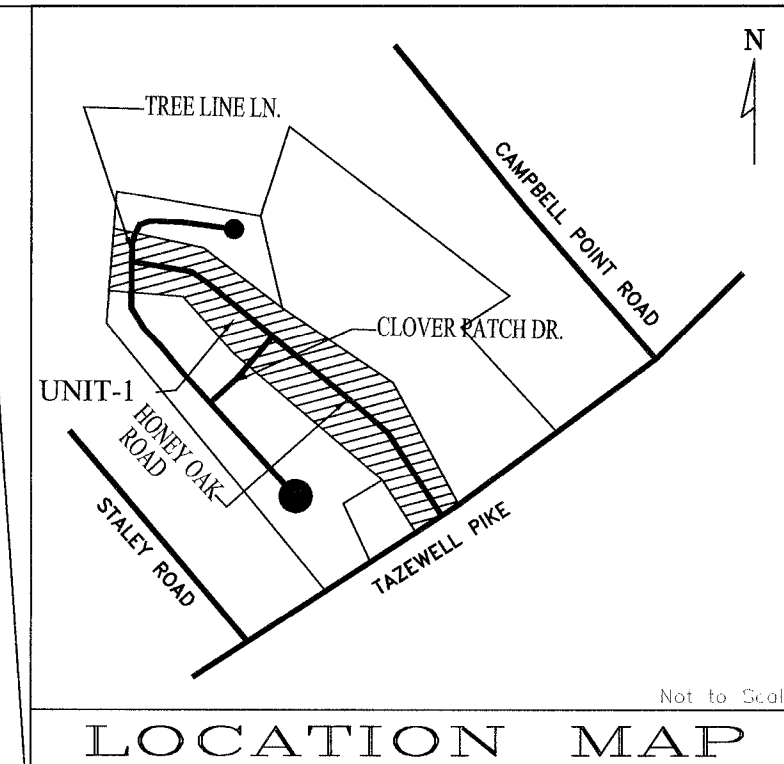
PHONE (865) 694-7756

FAX (865) 693-9699

EMAIL: josh@rhscoc.com

FINAL PLAT FOR
HONEY OAKS SUBDIVISION, UNIT-1
CLT MAP 013, PART OF PARCEL 115.01
DISTRICT 8, KNOX COUNTY, TENNESSEE

HOS-03-13-23-U-1-FP
SHEET 2
OF
2 SHEETS



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghc@seengconsultants.com
www.southlandengineeringusa.com

DESIGNED
DRAWN
CHECKED

WAR
WAR
WAR

APPROVED
ENGINEER

NO
DATE
REVISION
APPR.

SCALE
HORIZONTAL: 1"= 50'

DATE
03-13-2023

DEED REFERENCES:
DEED INST. # 202106090101507

50 0 50 100
SCALE IN FEET

FINAL PLAT FOR
HONEY OAKS SUBDIVISION, UNIT-1
CLT MAP 013, PART OF PARCEL 115.01
DISTRICT 8, KNOX COUNTY, TENNESSEE

HOS-03-13-23-U-1-FP
SHEET 2
OF
2 SHEETS

1"=50'
COPYRIGHT 2023