

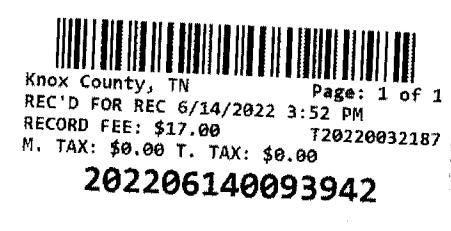
Zoning
 Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
 Zoning Shown on Official Map: DR
 Date: 6/14/22
 By: [Signature]

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: 6/14/22

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: 6-14-2022

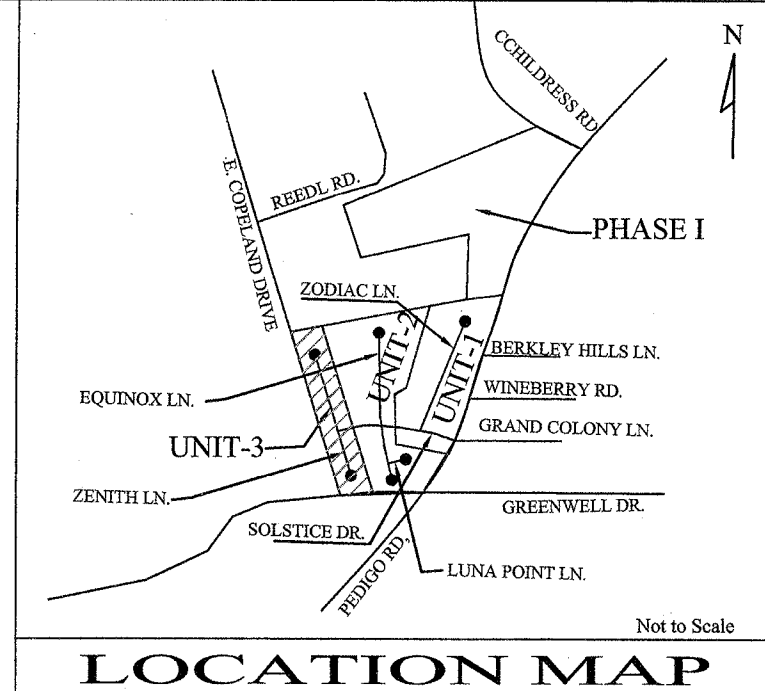
Knox County Department of Engineering and Public Works
 The Knox County Department of Engineering and Public Works hereby approves this plat on this the 14th day of June, 2022.
[Signature]
 Engineering Director

- 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 ADDING 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 5' - 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY IS ZONED PR (D) UOAC.
 - THIS SUBDIVISION CONTAINS 18.06 ACRES AND IS SUBDIVIDED INTO 53 SINGLE FAMILY LOTS, PUBLIC RIGHT-OF-WAYS AND COMMON AREA.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT - 20' (B.L.)
 SIDES - 5'
 REAR SETBACK - 15' (ALL INTERIOR LOTS)
 PERIPHERAL SETBACK - 35'
 REDUCTION APPROVED IN PERIPHERAL SETBACK FROM 35' TO 25' ALONG GREENWELL DRIVE AND E. COPELAND DRIVE (LOTS 79-101).
 - UTILITIES:
 WATER: HALLSDALE POWELL UTILITY DISTRICT
 SEWER: HALLSDALE POWELL UTILITY DISTRICT
 ELECTRIC: KNOXVILLE UTILITIES BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: FRONTIER
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF CONCEPT PLAN AND USE ON REVIEW, REFER TO THE KNOX COUNTY PLANNING FILES # 12-84-19-C, 12-84-19-D.
 - GPS TOPCON EQUIPMENT GR-3, S# 388-0328, S# 388-0337, AND PN 010-059901-01 WAS USED.
 - THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT # 202204280682370.
 - 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.
 - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE. STREAM DETERMINATION STUDY WILL DEFINE THE START OF THE STREAM. WHEN THE REPORT BECOMES AVAILABLE, IT WILL BE SUBMITTED TO TDEC AND THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
 - THERE WILL BE NO PRIVATE FENCE INSIDE THE 15' WIDE LANDSCAPE EASEMENT AREA (LOTS 10-19). THE LANDSCAPE EASEMENT SHALL HAVE THE FOLLOWING: 2 EVERGREEN TREES, 2 DECIDUOUS TREES, AND 8 SHRUBS PER 100 FEET WITHIN THE 15' WIDE LANDSCAPE EASEMENT.
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION RECORDED IN KNOX COUNTY REGISTER OF DEED IN INST # 2019051400666666.
 - FOR LOTS 73 AND 74, THERE IS A 25' EXCLUSIVE PERMANENT ACCESS EASEMENT (PEE) FOR INGRESS AND EGRESS AND UTILITY EASEMENTS RECORDED IN THE KNOX COUNTY REGISTER OF DEED IN INST # 2019051400666666.
 - LOTS 103 AND 104 SHALL HAVE A MINIMUM FLOOR ELEVATION OF ONE (1) FOOT ABOVE THE TOP OF THE BERM.
 - THE TOTAL ACREAGE FOR ROAD DEDICATION IS 0.338 ACRES.



Nick McBride
 Register of Deeds
 Knox County

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.



Platting 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 an effect of acceptance by the City of Knoxville or Knox County of the subdivision or of any other ground upon the plat.
 Signed: [Signature]
 Date: 6/14/22 CT For MP
 Engineering Director

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: 6-14-22
 Dept. ETW Title: Plan Reviewer

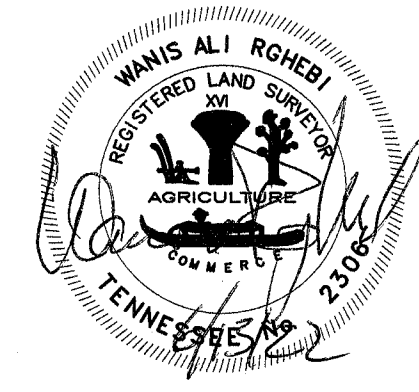
Guarantee of Completion of Stormwater Facilities.
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the 14th day of June, 2022.
 Signed: [Signature] Date: 6-14-22
 Dept. ETW Title: Plan Reviewer

Certification 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 (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: [Signature] Signature(s): [Signature]
 Date: 6/13/22

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.

Knox County Property Assessor
 Signed: _____
 Date: _____

COUNTERSIGNED
 KNOX COUNTY PROPERTY ASSESSOR
 JUN 14 2022
 BY: [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: [Signature]
 Tennessee License No. 2306
 Date: 6-13-22

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

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

DESIGNED	WAR	APPROVED
		ENGINEER
DRAWN	WAR	
CHECKED	WAR	

NO.	DATE	REVISION	APPR.
3	6-8-22	REVISED PER KNOX COUNTY PLANNING COMMENTS	
2	5-18-22	REVISED PER KNOX COUNTY PLANNING COMMENTS	
1	5-10-22	REVISED PER KNOX COUNTY PLANNING COMMENTS	

SCALE
 HORIZONTAL: 1" = 80'
DATE
 04-21-2022

DEED REFERENCES:
 DEED INST. # 201806110073297
 SCALE IN FEET
 0 80 160

FINAL PLAT FOR
 THE HIGHLANDS AT COPELAND, UNIT-3
 CLT MAP 037, 025
 DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-04-21-22-U-3-FP
 SHEET 1 OF 1 SHEET
 COPYRIGHT 2021

CURVE TABLE:

CURVE	CHORD BEARING	ARC LENGTH	CHORD LENGTH	RADIUS	TANGENT
C1	N 43°41' W	60.51'	60.33'	225.00'	
C2	N 40°59' W	48.07'	48.01'	275.00'	
C3	N 42°04' W	10.28'	10.27'	75.00'	
C4	N 24°36' W	35.44'	35.11'	75.00'	
C5	N 33°47' W	38.64'	38.61'	50.00'	
C6	N 76°13' W	34.44'	33.77'	50.00'	
C7	S 44°42' W	68.66'	63.39'	50.00'	
C8	S 19°28' E	43.34'	41.99'	50.00'	
C9	S 64°27' E	35.18'	34.46'	50.00'	
C10	S 89°09' E	40.50'	40.00'	75.00'	
C11	S 48°36' E	13.31'	13.29'	75.00'	
C12	S 40°21' E	41.96'	41.92'	275.00'	
C13	S 48°03' E	32.00'	31.98'	275.00'	
C14	S 50°17' E	8.56'	8.56'	225.00'	
C15	S 47°23' E	14.22'	14.22'	225.00'	
C16	S 52°16' E	11.66'	11.66'	50.00'	
C17	S 82°06' E	40.37'	39.29'	50.00'	
C18	N 51°39' E	40.37'	39.29'	50.00'	
C19	N 05°23' E	40.37'	39.29'	50.00'	
C20	N 33°19' W	27.16'	26.83'	50.00'	
C21	N 73°48' W	43.48'	42.31'	50.00'	
C22	N 89°24' W	24.39'	24.28'	75.00'	
C23	N 62°50' W	45.16'	44.48'	75.00'	
C24	N 48°29' W	27.85'	27.83'	275.00'	
C25	N 06°23' W	39.27'	35.36'	25.00'	25.00'
C26	N 48°29' W	26.31'	26.30'	250.00'	12.61'
C27	N 43°41' W	67.24'	67.03'	250.00'	33.82'
C28	N 42°03' W	53.00'	52.90'	250.00'	26.60'
C29	S 84°41' W	40.45'	36.18'	25.00'	26.21'
C30	N 48°42' W	13.91'	13.91'	1130.00'	
C31	N 48°27' W	55.08'	55.07'	1130.00'	
C32	N 51°00' W	45.68'	45.68'	1130.00'	
C33	N 47°18' W	50.72'	50.70'	1130.00'	
C34	S 83°37' W	39.27'	35.36'	25.00'	25.00'
C35	S 83°36' W	23.70'	21.31'	15.00'	15.14'
C36	N 47°53' W	37.97'	37.94'	335.00'	19.00'
C37	N 49°15' W	113.15'	113.10'	1115.00'	56.62'
C38	N 47°24' W	50.33'	50.31'	535.00'	25.18'
C39	N 46°48' W	24.17'	24.17'	320.00'	
C40	N 45°06' E	84.42'	82.85'	130.00'	43.76'
C41	N 86°12' E	117.75'	114.75'	150.00'	62.10'
C42	S 81°34' W	19.89'	19.88'	55.00'	
C43	N 89°35' W	51.04'	50.18'	80.00'	
C44	S 86°12' W	98.12'	95.62'	125.00'	51.75'
C45	S 45°06' W	68.19'	67.00'	105.00'	35.35'
C46	N 54°42' E	48.62'	47.88'	80.00'	
C47	S 39°44' E	29.61'	29.59'	225.00'	

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 44°25' W	25.00'
L2	N 45°35' W	303.86'
L3	N 51°23' W	615.94'
L4	N 35°58' W	221.04'
L5	N 48°07' W	62.31'
L6	N 38°37' E	139.00'
L7	S 25°50' E	29.21'
L8	S 37°46' W	9.32'
L9	S 65°00' E	12.82'
L10	S 37°46' W	12.31'
L11	S 39°13' W	79.03'
L12	S 38°20' W	310.61'
L13	N 51°08' W	11.59'
L14	N 44°38' W	223.20'
L15	N 46°21' W	308.51'
L16	N 52°10' W	279.63'
L17	N 52°16' W	118.28'
L18	N 51°09' W	104.21'
L19	N 51°20' W	178.88'
L20	N 52°55' W	99.99'
L21	N 50°19' W	53.09'
L22	N 51°32' W	139.63'
L23	N 52°15' W	113.86'
L24	N 50°06' W	31.01'
L25	N 63°43' E	28.90'
L26	N 71°19' W	85.99'
L27	S 63°43' W	28.90'
L28	S 26°30' W	141.34'
L29	N 52°15' W	29.49'
L30	N 38°25' E	15.11'
L31	N 50°06' W	31.01'
L32	N 35°57' W	117.60'
L33	N 05°33' W	94.56'
L34	S 47°07' E	57.01'
L35	N 42°53' E	20.00'
L36	S 47°07' E	64.60'
L37	S 05°33' E	96.71'
L38	S 35°57' E	122.58'
L39	N 37°18' E	97.86'
L40	N 84°38' E	191.28'
L41	N 84°38' W	182.96'
L42	S 37°18' W	90.16'
L43	N 38°38' E	99.54'
L44	S 52°52' E	404.02'
L45	S 51°10' E	123.08'
L46	S 65°00' E	107.30'
L47	N 65°00' W	122.00'
L48	N 51°10' W	125.21'
L49	N 52°52' W	384.24'
L50	S 38°38' W	80.06'

