

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 up to 4 du/ac
 Date: 5/5/2022
 By: *Wanda Blair*

Taxes and Assessments
 This is to certify that all property taxes and assessments due on this property have been paid.
 Knox County Trustee: Signed: *Colman*, Date: 05/05/2022

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: *Wanda Blair*
 Date: 5/5/2022

Knox County Department of Engineering and Public Works
 The Knox County Department of Engineering and Public Works hereby approves this plan on this 5th day of May, 2022
 Signed: *John Sanderson*
 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: *Wanda Blair*
 Date: 5/5/2022 - MMP

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.

West Knox Utility District
 Utility Provider: *Christina Kuhl*, Date: 5/5/22
 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.

West Knox Utility District
 Utility Provider: *Christina Kuhl*, Date: 5/5/22
 Authorized Signature for Utility

Inspection of Completed Stormwater Facilities
 I, the undersigned, hereby certify this subdivision has been inspected and the stormwater facilities have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and are fully substituted and have been officially accepted as built by the appropriate official(s).
 Signed: *Dennis Swann*, Date: 05-05-2022
 Dept: Engineering & Public Works Title: Inspector

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: *Dennis Swann*, Date: 05-05-2022
 Dept: Engineering & Public Works Title: Inspector

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 other easements as shown on this plat.
 Owner(s) Printed Name: *Joshua B Sanderson*
 Signature: *Joshua B Sanderson*
 Date: 5/4/22

- 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 (3 DU/AC) AND F.
 - THIS SUBDIVISION CONTAINS 23.65 ACRES AND IS SUBDIVIDED INTO 88 SINGLE FAMILY LOTS, PUBLIC RIGHT-OF-WAY AND COMMON AREAS, LOT 18 IS AMENITY AND IS NON-BUILDABLE LOT.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT...20' (B.L.)
 SIDES...5'
 REAR SETBACK...15' (ALL INTERIOR LOTS)
 PERIPHERAL SETBACK...35' EXCEPT FOR LOTS 1 AND 30, SEE NOTE 11-(c)
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF CONCEPT PLAN AND USE ON REVIEW, REFER TO THE KNOXVILLE/KNOX COUNTY PLANNING FILES # 12-SC-20-02 AND 12-E-20-UR.
 - THIS SUBDIVISION WILL HAVE HOME OWNERS 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 #202202160663821.
 - VARIANCE REQUESTED:
 a. EMORY ORCHARD LANE, REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 0+13 TO 0+87.0 FROM K=25.00 TO K=24.67 BECAUSE OF THE TOPOGRAPHY.
 b. EMORY ORCHARD LANE, REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 4+90 TO 7+60 FROM K=25.00 TO K=18.35 BECAUSE OF TOPOGRAPHY.
 c. REQUEST REDUCTION IN TANGENT REVERSE CURVE, EMORY ORCHARD LANE FROM 150' TO 9' BECAUSE OF THE REQUIRED HORIZONTAL CURVES.
 d. "ALTERNATIVE DESIGN STANDARDS"
 e. EMORY ORCHARD LANE, APPROVED REDUCTION OF HORIZONTAL CURVE FROM STATIONS 0+61 TO 135.94, FROM RADIUS 250' TO RADIUS 145.38 TO 2+92.78 AND 12+79.32 TO 14+22.57, FROM RADIUS 250' TO RADIUS 200' BECAUSE OF NARROW BOUNDARY AND TOPOGRAPHY.
 f. REQUEST REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 25' ON THE BACK OF LOT 1, AND LOT 30 ALONG BLACKS FERRY ROAD.
 g. HONEYCRISP ROAD, APPROVED REDUCTION OF HORIZONTAL CURVE FROM STATIONS 1+52 TO 3+07 AND FROM STATION 8+82 TO 10+39, FROM RADIUS 250' TO 200' BECAUSE OF NARROW BOUNDARY AND TOPOGRAPHY.
 h. LOTS 1 AND 67 SHALL HAVE MIN. DRIVEWAY DEPTH OF 30 FEET.
 - 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 EXCEPT LOT 30 WILL HAVE ACCESS THROUGH BLACKS FERRY ROAD.
 - FLOOD WAYS AND FLOOD FRINGS ARE SCALE FROM GIS.MAP.
 - ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
 - 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.
 - FOR LOTS 42, 43, 47, 48 AND 61-62, THERE IS A 25' EXCLUSIVE PERMANENT (ACCESS STRIP) EASEMENT FOR INGRESS AND EGRESS AND UTILITY EASEMENTS RECORDED IN THE KNOX COUNTY REGISTER OF DEED IN INST # 202205020083237.
 - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
 - LOT 18 IS NON-BUILDABLE LOT (AMENITY AND COMMON AREA) AND WILL NOT BE AN EXTENSION OF PATRIOT WAY RIGHT-OF-WAY.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - LOT NO. 52 IS REMOVED FROM THE COMMON AREA.
 - FOR LOTS 47, 48, 51 & 53, THE FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE TOP OF THE BERM.
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREA, THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INST. #

CURVE	CHORD BEARING	ARC LENGTH	CHORD LENGTH	RADIUS	TANGENT
C1	S 14°55' W	37.08	33.78	25.00	22.90'
C2	S 10°13' E	80.13	78.96	138.00	138.00'
C3	S 10°30' E	103.46	101.96	175.00	175.00'
C4	S 31°37' E	25.52	25.50	175.00	175.00'
C5	S 31°55' E	30.43	30.41	225.00	225.00'
C6	S 21°36' E	50.62	50.51	225.00	225.00'
C7	S 08°43' E	50.62	50.51	225.00	225.00'
C8	S 04°11' W	50.62	50.51	225.00	225.00'
C9	S 17°04' W	50.62	50.51	225.00	225.00'
C10	S 29°57' W	50.62	50.51	225.00	225.00'
C11	S 42°51' W	50.62	50.51	225.00	225.00'
C12	S 55°28' W	50.62	50.51	225.00	225.00'
C13	S 68°07' W	9.73	9.73	50.00	50.00'
C14	N 83°10' W	40.37	39.29	50.00	50.00'
C15	N 36°54' W	40.37	39.29	50.00	50.00'
C16	N 09°22' E	40.37	39.29	50.00	50.00'
C17	N 55°38' E	40.37	39.29	50.00	50.00'
C18	S 82°47' E	32.20	31.68	50.00	50.00'
C19	S 75°02' E	28.00	27.84	75.00	75.00'
C20	N 78°28' E	41.37	40.85	75.00	75.00'
C21	N 56°59' E	33.35	33.30	175.00	175.00'
C22	N 25°28' E	159.14	153.71	175.00	175.00'
C23	N 14°42' E	86.50	85.43	175.00	175.00'
C24	N 32°19' W	21.28	21.27	175.00	175.00'
C25	N 80°08' W	38.69	34.95	25.00	24.43'
C26	S 60°33' W	39.54	39.49	225.00	225.00'
C27	S 71°37' W	47.36	47.22	225.00	225.00'
C28	S 83°48' W	48.31	48.21	225.00	225.00'
C29	N 83°54' W	48.31	48.21	225.00	225.00'
C30	N 74°30' W	25.50	25.49	225.00	225.00'
C31	N 64°38' W	52.24	52.13	225.00	225.00'
C32	N 51°30' W	50.62	50.51	225.00	225.00'
C33	N 40°28' W	36.37	36.33	225.00	225.00'
C34	N 32°30' W	25.91	25.89	225.00	225.00'
C35	N 22°53' W	49.56	49.46	225.00	225.00'
C36	N 10°08' W	50.62	50.51	225.00	225.00'
C37	N 02°45' E	50.62	50.51	225.00	225.00'
C38	N 15°39' E	50.62	50.51	225.00	225.00'
C39	N 25°17' E	25.05	25.04	225.00	225.00'
C40	N 34°00' E	43.47	43.40	225.00	225.00'
C41	N 46°52' E	57.59	57.43	225.00	225.00'
C42	N 09°12' E	39.27	38.36	25.00	25.00'
C43	N 33°53' W	15.00	15.00	225.00	225.00'
C44	N 25°52' W	47.99	47.90	225.00	225.00'
C45	N 13°33' W	48.77	48.67	225.00	225.00'
C46	N 00°27' W	54.06	53.93	225.00	225.00'
C47	N 06°21' W	37.91	37.59	85.00	85.00'
C48	N 70°51' W	45.15	39.26	25.00	31.69'
C49	N 80°48' W	39.27	35.36	25.00	25.00'
C50	N 09°52' E	39.85	35.76	25.00	25.58'
C51	N 67°33' E	73.48	72.94	175.00	175.00'
C52	S 76°02' E	148.99	144.53	175.00	175.00'
C53	S 43°43' E	48.39	48.23	225.00	225.00'
C54	S 33°47' E	12.31	12.31	175.00	175.00'
C55	S 13°44' E	110.16	108.35	175.00	175.00'
C56	S 21°02' W	102.25	100.80	175.00	175.00'
C57	S 45°59' W	50.17	49.59	175.00	175.00'
C58	S 14°07' E	80.02	79.49	199.08	199.08'
C59	S 02°18' W	33.75	33.70	199.08	199.08'
C60	S 01°39' E	80.65	80.34	263.37	263.37'
C61	S 20°30' E	92.66	92.18	263.37	263.37'
C62	S 35°09' E	41.90	41.86	263.37	263.37'
C63	N 13°05' W	74.91	74.47	110.02	38.97'
C64	N 14°41' W	147.40	144.09	200.00	77.23'
C65	N 13°22' E	343.25	302.85	200.00	231.43'
C66	S 80°08' E	309.55	279.56	200.00	195.44'
C67	S 09°12' W	314.16	282.84	200.00	200.00'
C68	S 09°18' E	128.06	128.06	224.08	85.83'
C69	S 16°17' E	194.79	189.41	238.37	103.20'

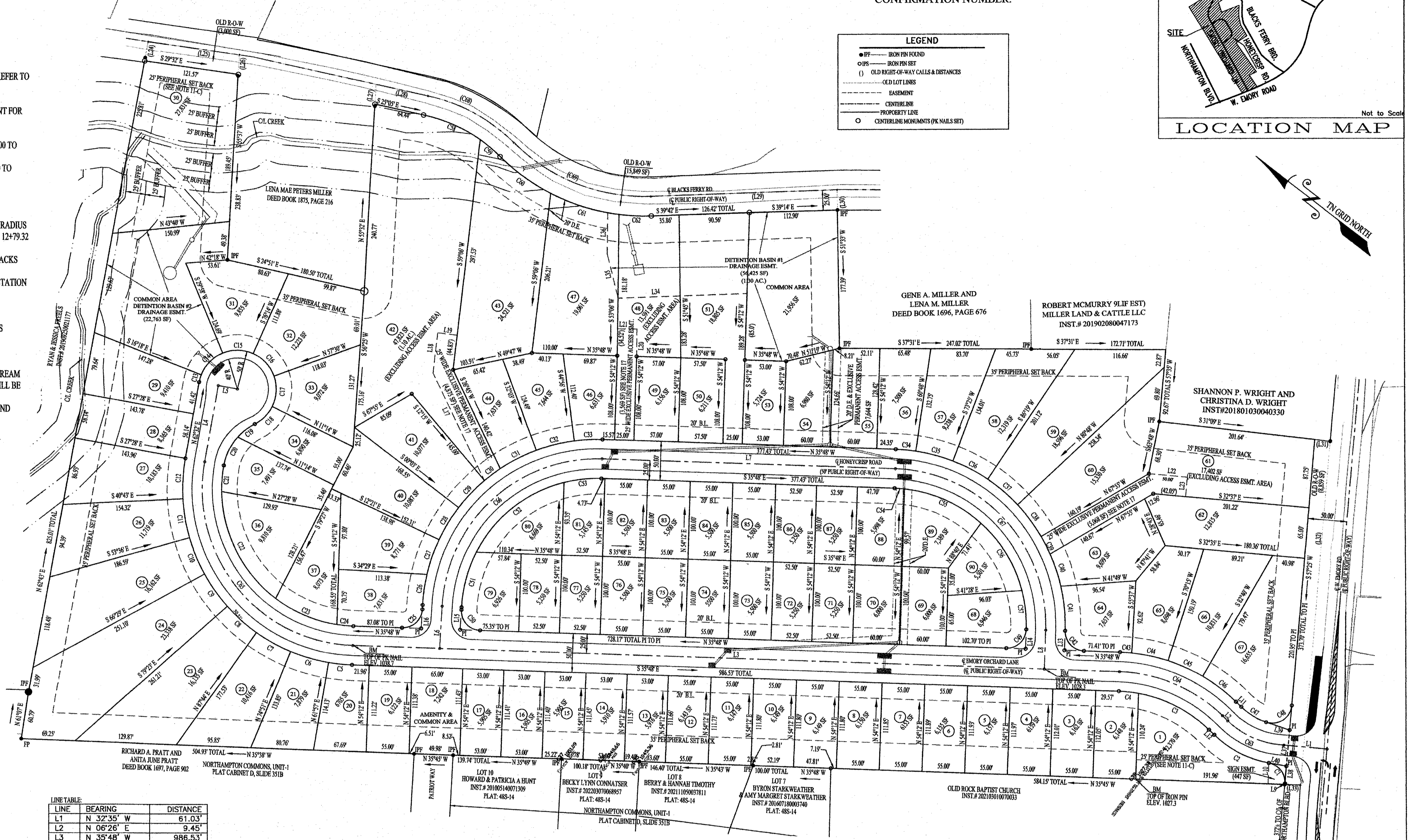
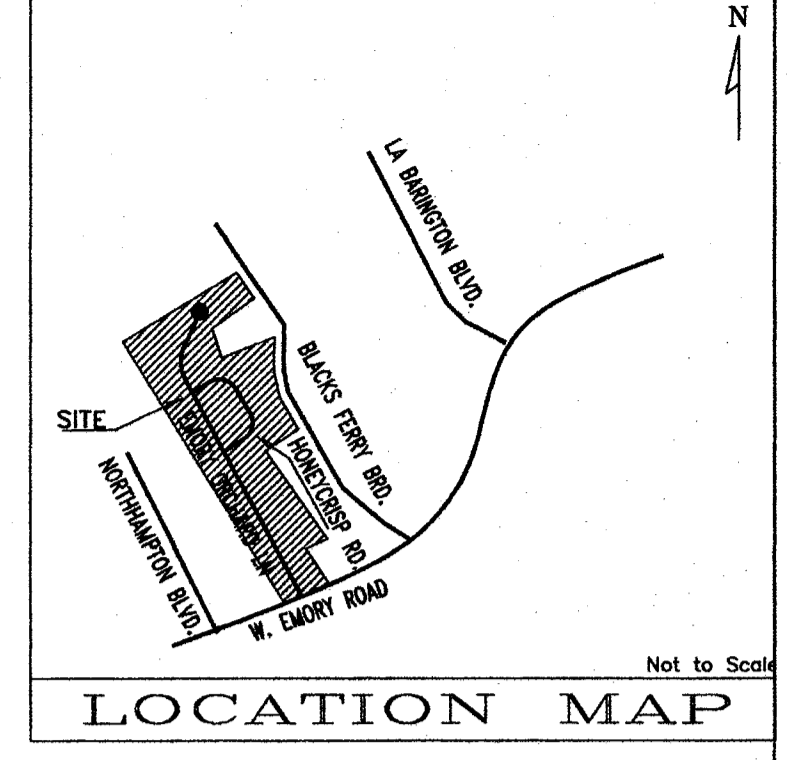
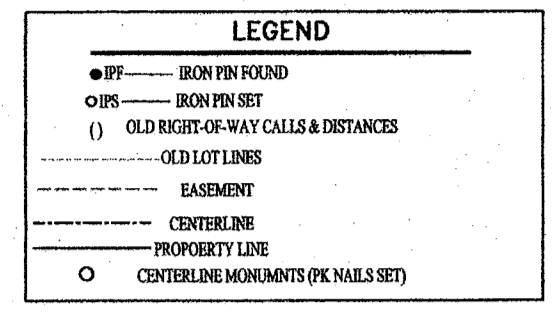
LINE	BEARING	DISTANCE
L1	N 32°35' W	61.03
L2	N 06°26' E	9.45
L3	N 35°48' W	986.53
L4	N 62°32' E	99.56
L5	S 27°28' E	25.00
L6	N 55°31' E	54.62
L7	S 35°48' E	377.43
L8	N 54°12' W	50.00
L9	N 57°25' E	0.69
L10	N 54°15' E	26.81
L11	N 06°26' E	9.45
L12	N 06°26' W	9.45
L13	N 58°40' W	52.19
L14	N 54°12' E	25.00
L15	N 55°31' E	29.04
L16	S 55°31' W	30.19
L17	N 26°44' E	152.57
L18	N 58°40' W	52.19
L19	S 30°48' E	25.23
L20	N 53°06' E	35.00
L21	N 36°54' W	25.00
L22	S 32°37' E	50.00
L23	S 57°25' W	23.59
L24	N 62°43' E	25.02
L25	S 29°32' E	118.47
L26	S 55°37' W	25.01
L27	N 55°37' E	25.34
L28	S 25°05' E	48.37
L29	S 39°42' E	239.88
L30	S 55°37' W	25.1
L31	S 31°09' E	20.01
L32	S 57°25' W	442.13
L33	N 35°48' W	20.03
L34	N 39°41' W	166.31
L35	N 38°37' E	58.75
L36	N 52°06' E	52.60
L37	S 57°25' W	46.44
L38	S 57°25' W	23.59
L39	S 19°07' E	31.69
L40	S 27°35' E	22.90

Nick McBride
 Register of Deeds
 Knox County

20220505084447

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 IOT GNSS NETWORK NAD83 (NRSR2007) VERTICAL DATUM IS NAVD83, 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.

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.



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: *Wanda Blair*
 Tennessee License No. 2206
 Date: 5-4-22

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: *Wanda Blair*
 Tennessee License No. 2206
 Date: 5-4-22

Knox County Property Assessor
 Signed: *Joshua McGee*
 Date: 05/05/2022

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

NOC: TNR136358

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

DESIGNED	WAR	APPROVED	ENGINEER
DRAWN	WAR		
CHECKED	WAR		

2	5-4-22	REVISED PER KCP COMMENTS	
1	4-28-22	REVISED PER KCP COMMENTS	
NO.	DATE	REVISION	APPR.

SCALE HORIZONTAL: 1" = 80'
 DATE: 04-05-2022
 SCALE IN FEET: 80 0 80 160

DEED REFERENCES:
 INST. # 20224250081475

FINAL PLAT FOR
 EMORY ORCHARD SUBDIVISION
 CLT MAP 078, PARCEL C08
 DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-04-05-22-PP
 SHEET 1 OF 1 SHEET

1"=80'
 COPYRIGHT 2022