

**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 \_\_\_\_\_  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_

**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: \_\_\_\_\_

**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: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Planning Commission 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 in the minutes of the Knoxville/Knox County Planning Commission, on this the 11th day of January, 2024 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: \_\_\_\_\_  
 Date: \_\_\_\_\_

**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.  
 NEKUD \_\_\_\_\_  
 Utility Provider  
 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.  
 KUB \_\_\_\_\_  
 Utility Provider  
 Authorized Signature for Utility \_\_\_\_\_ 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: \_\_\_\_\_ Date: \_\_\_\_\_  
 Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**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: \_\_\_\_\_ Date: \_\_\_\_\_  
 Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**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 \_\_\_\_\_, 20\_\_\_\_.  
 Engineering Director \_\_\_\_\_

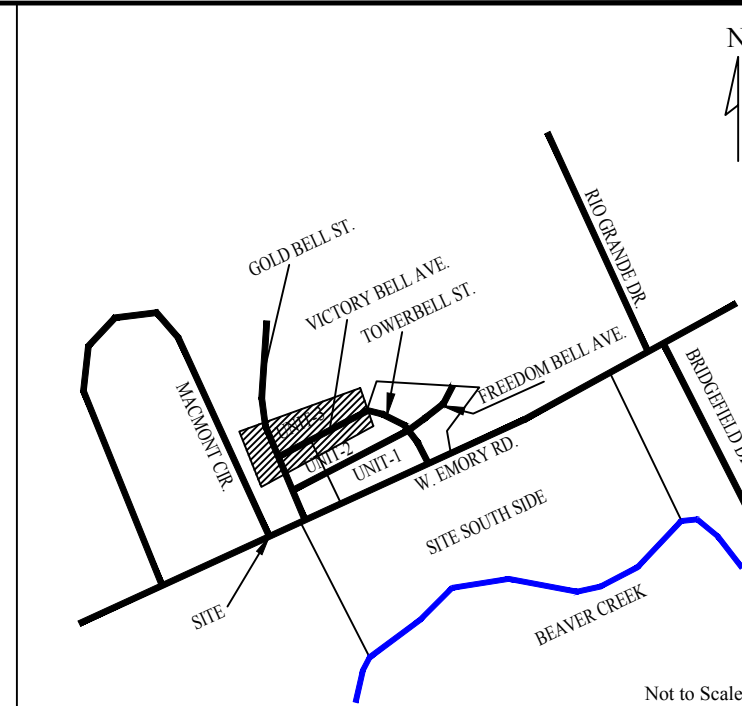
**CURVE TABLE:**

CURVE	CHORD BEARING	ARC LENGTH	CHORD LENGTH	RADIUS	TANGENT
C1	S 76°44' E	33.98	33.97	525.00	
C2	N 60°49' E	15.52	14.01	10.00	9.81
C3	N 74°35' W	63.63	63.59	475.00	
C4	S 63°13' W	33.47	31.02	25.00	19.78
C5	S 38°42' W	132.70	131.42	275.00	
C6	N 24°55' E	38.56	34.85	25.00	24.30
C7	N 64°16' E	46.47	46.42	275.00	
C8	N 55°58' E	33.12	33.10	275.00	
C9	S 23°20' E	48.08	41.01	25.00	35.83
C10	S 42°09' W	81.52	81.08	225.00	
C11	S 60°35' W	63.29	63.08	225.00	
C12	N 66°00' W	39.58	35.57	25.00	25.31

**LINE TABLE:**

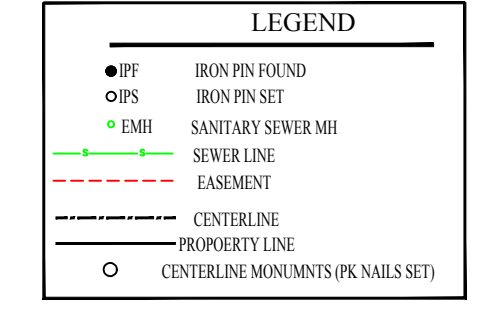
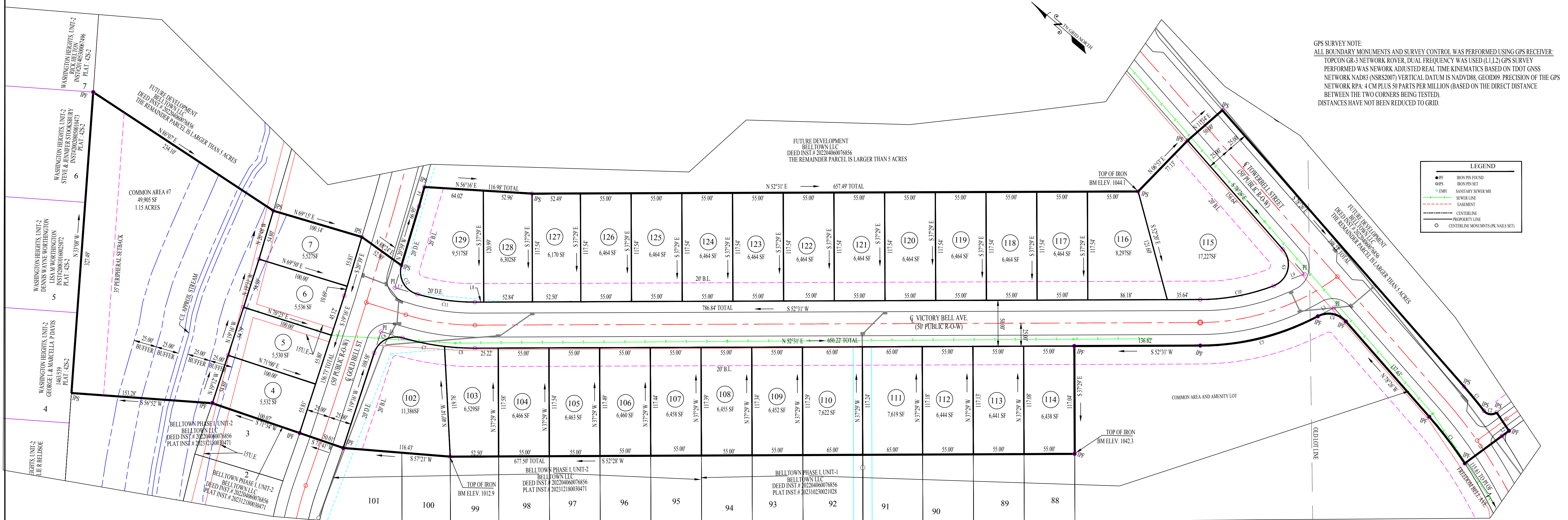
LINE	BEARING	DISTANCE
L1	S 71°17' E	24.02
L2	S 16°21' W	9.38
L3	S 16°21' W	50.14
L4	N 21°51' W	21.79
L5	S 24°53' W	19.78
L6	N 69°06' E	24.30
L7	N 68°38' E	25.31
L8	S 52°31' W	9.68
L9	N 51°46' E	35.83

- NOTES:**
- IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROAD WITH SOUTHLAND CAP (#206).
  - 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 A WITH 32' D.U.C. FOR P.D.
  - THIS SUBDIVISION CONTAINS 8.29+ ACRES AND IS SUBDIVIDED INTO 32 SINGLE FAMILY LOTS, PUBLIC RIGHT-OF-WAYS AND ONE COMMON AREA.
  - BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
 FRONT: 20' (B.L.)  
 SIDES: 5'  
 REAR: 15' AND 35' PERIPHERAL SETBACK ALONG THE OUTSIDE BOUNDARY.
  - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND PLANNED DEVELOPMENT, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSIONER'S FILES # 5-SD-23-C AND 11-A-22-PD. ALL OF THE DESIGN GUIDELINES FOR THE SINGLE-FAMILY DESIGNATED AREA OF THE BELLTOWN PRELIMINARY PLAN, AS REVISED ON 4/18/2023, ARE AS SHOWN IN SECTION 8.1. FOR THE MOST UP TO DATE VERSION OF THE PRELIMINARY PLAN CONTACT KNOXVILLE-KNOX COUNTY PLANNING.
  - THIS SUBDIVISION WILL PART OF BELLTOWN OVERALL DEVELOPMENT AND IT WILL HAVE HOMEOWNERS ASSOCIATION RECORDED IN THE KNOX COUNTY REGISTER OF DEED IN INST # 20231209028434.
  - THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE COVENANT FOR MAINTENANCE OF STORM WATER FACILITIES IS RECORDED AS INSTRUMENT #20231209028355.
  - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
  - GPS TOPCON EQUIPMENT GR-3, SF 388-0328, SF 388-0337, AND PIN 01045901-01 WAS USED.
  - ALL ROAD INTERSECTIONS HAVE MORE THAN ADEQUATE SIGHT DISTANCE ALL ROAD INTERSECTIONS HAVE MORE THAN ADEQUATE SIGHT DISTANCE.
  - EACH STREET SHALL HAVE AT LEAST ONE SIDE WALK EXCEPTION OF THE ESTATE LOTS.
  - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT FREEDOM BELL AVE. AND 29' WIDE PAVEMENT FOR TOWERBELL STREET.
  - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
  - THE SIGHT DISTANCE AT THE INTERSECTIONS ARE MORE THAN ADEQUATE.



**LOCATION MAP**  
 NOT TO SCALE  
**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.

**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 GNS NETWORK NAD83 (NSRS2007) VERTICAL DATUM IS NAVD83. GROUND 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 Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.**

**Certificate of Ownership and General Dedication.**  
 (I, Josh Sanderson of Belltown 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 grant easement as shown on this plat  
 Owner(s) Printed Name: Josh Sanderson, Signature(s): \_\_\_\_\_  
 Date: \_\_\_\_\_

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 47093C0115F, Knox County Community Number 475433 effective date May 2, 2007.  
 Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**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: 7-31-2023



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 Planning Commission, or for variances for which have been approved as identified on the final plat. The bond and 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: 11-06-2023

**Knox County Property Assessor**  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_

**OWNER:**  
 BELLTOWN LLC  
 JOSH SANDERSON  
 4909 BALL ROAD  
 KNOXVILLE, TENNESSEE 37931  
 PHONE (865) 694-7756  
 FAX (865) 693-9699  
 EMAIL: rocky@rhscoco.com

**APPROVED PERMITS:**  
 1. NOC: TNR137100  
 2. ARAP: NR2303.055 & .056

1-SA-24-F

SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699 E-MAIL: wrghel@seconsultants.com www.southlandengineeringusa.com	DESIGNED	WAR	APPROVED			SCALE HORIZONTAL: 1"= 50'	DEED REFERENCES: DEED INST.# 202309150014410	DATE 11-6-2023	50 0 50 100 SCALE IN FEET	FINAL PLAT OF BELLTOWN, PHASE I, UNIT-3 ON W. EMORY ROAD CLT MAP 066, PART OF PARCEL 121 CLT MAP 066, PART OF PARCEL 122 DISTRICT 6, KNOX COUNTY, TENNESSEE	BT-11-06-23-FP-U-3
	DRAWN	WAR	ENGINEER								
	CHECKED	WAR									

RECORDED IN INST. #

1"=50'  
 COPYRIGHT 2023