

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 or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures 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 9th day of January, 2025 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
I hereby certify that the utility provider was contacted by developer or owner of the property to determine the status of public water system and the public water system was installed, or will be installed, 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
I hereby certify that the utility provider was contacted by developer or owner of the property to determine the status of public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

HPUD
Utility Provider
Authorized Signature for Utility _____ Date _____

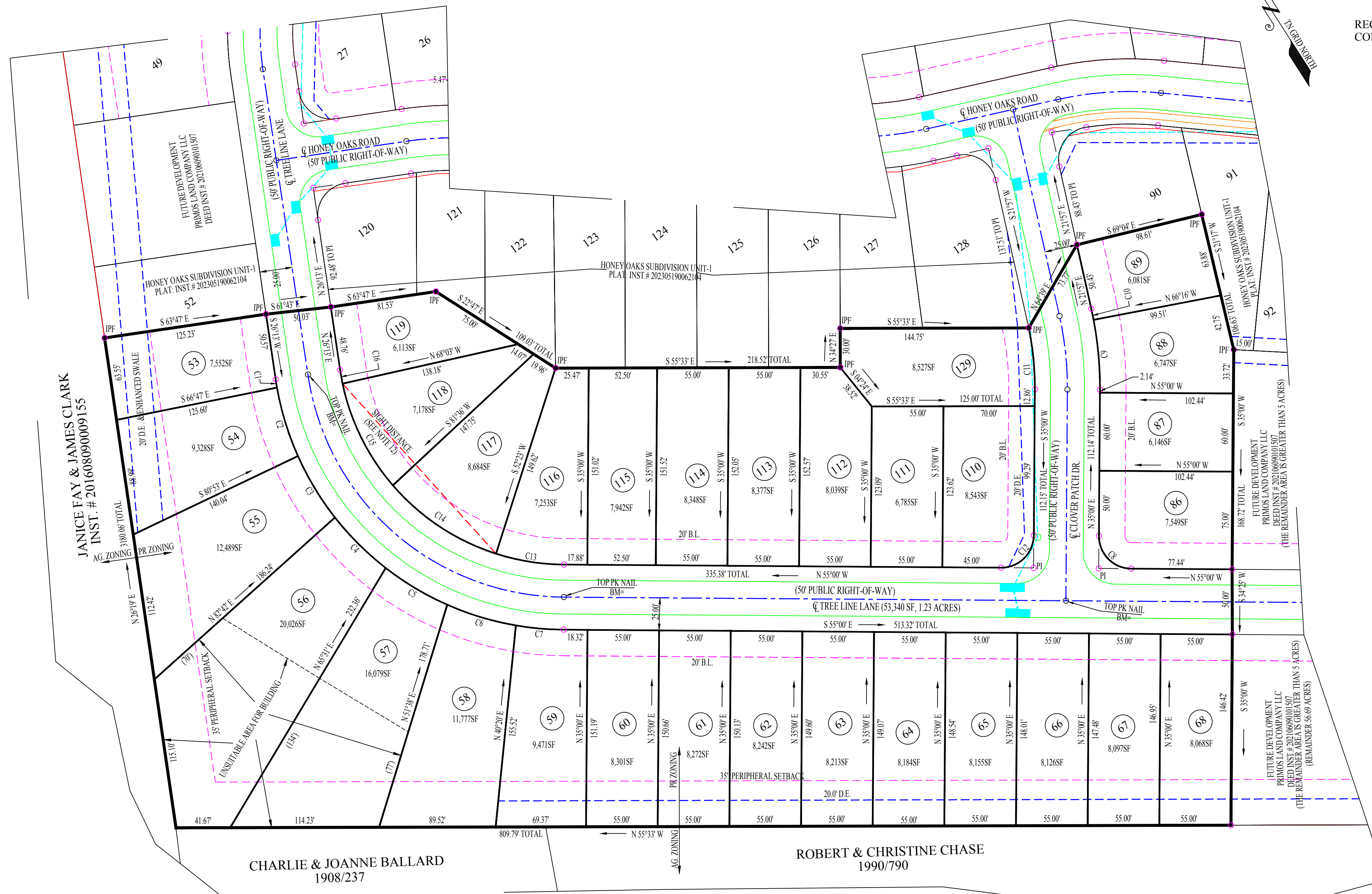
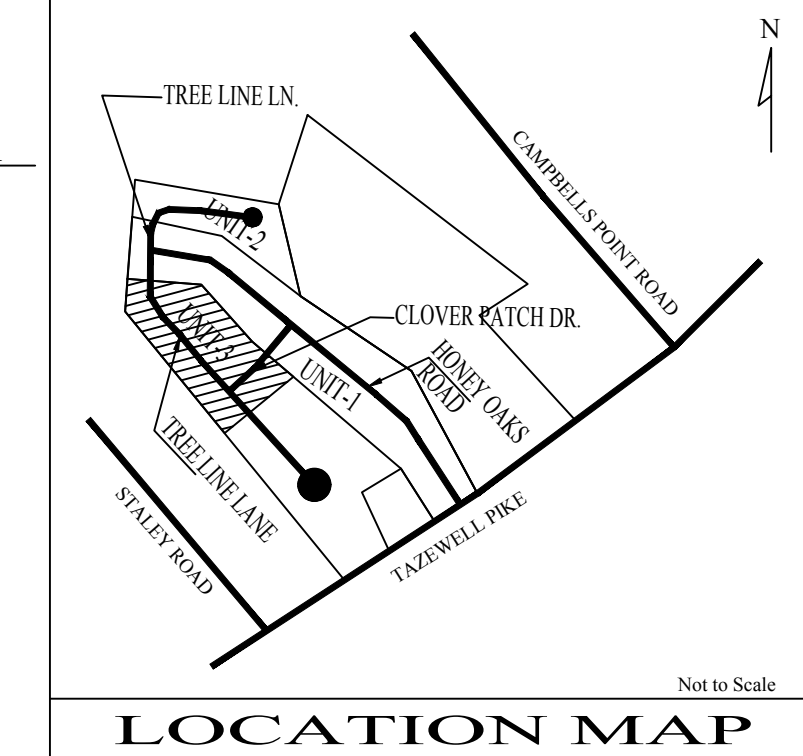
Guarantee of Completion of Streets and Related Improvements
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks 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 ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the day of _____, 20____.
Signed: _____ Date: _____
Dept: _____ Title: _____

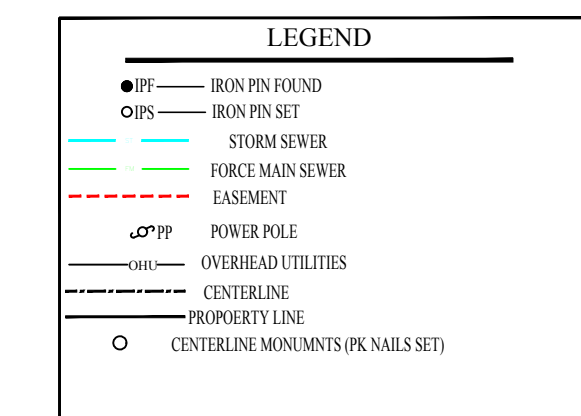
Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20____.
Engineering Director _____

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/or grant easement as shown on this plat
Owner(s) Printed Name: Josh Sanderson, Signature(s): _____
Date: _____

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.



- NOTES:**
- IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROAD WITH SOUTHLAND CAP (#2306).
 - THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPES), EASEMENTS OF 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.
 - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY IS ZONED PR (2 DU/AC).
 - THIS SUBDIVISION CONTAINS 7.49 ACRES AND IS SUBDIVIDED INTO 31 SINGLE FAMILY LOTS, 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 KNOXVILLE-KNOX COUNTY COMMISSIONER'S FILES # 2-SB-22-C AND 2-D-22-UR, APPROVED ON 2/10/2022.
 - THIS SUBDIVISION HAVE HOME OWNERS ASSOCIATION IS RECORDED IN THE KNOX COUNTY REGISTER OF DEED IN INST # 20241260028841.
 - THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202411260028841.
 - 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.
 - NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SIGHT DISTANCE EASEMENT AREA. THE SITE DISTANCE IS MORE THAN ADEQUATE FOR THE SPEED LIMIT.
 - ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
 - 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.
 - APPROVE "ALTERNATIVE DESIGN STANDARDS"
a. INTERSECTION GRADE ON CLOVER PATCH DRIVE AND TREE LINE ROAD, FROM 1% TO 2.0%.
b. TREE LINE ROAD, REDUCTION IN HORIZONTAL CURVE RADIUS AT STA. 8+54.8 TO STA. 11+38.36 FROM 250.00' TO 200.00'.
 - GPS TOPCON EQUIPMENT GR-3, SH 388-0328, SH 388-0337, AND P/N 010-050901-01 WAS USED.
 - THE PURPOSE OF THIS PLAT IS TO DIVIDE PART OF THE PARCEL 1N TO SINGLE FAMILY LOTS.



CURVE TABLE:

| CURVE | CHORD BEARING | ARC LENGTH | CHORD LENGTH | RADIUS | TANGENT |
|-------|---------------|------------|--------------|---------|---------|
| C1 | S 25°24' W | 6.43' | 6.43' | 225.00' | |
| C2 | S 17°33' W | 55.14' | 55.00' | 225.00' | |
| C3 | S 03°31' W | 55.14' | 55.00' | 225.00' | |
| C4 | S 10°32' E | 55.18' | 55.04' | 225.00' | |
| C5 | S 24°35' E | 55.14' | 55.00' | 225.00' | |
| C6 | S 38°37' E | 55.14' | 55.00' | 225.00' | |
| C7 | S 50°19' E | 36.76' | 36.72' | 225.00' | |
| C8 | N 10°00' W | 39.27' | 35.36' | 25.00' | 25.00' |
| C9 | N 29°22' E | 54.03' | 53.94' | 275.00' | |
| C10 | N 22°51' E | 8.60' | 8.60' | 275.00' | |
| C11 | S 28°57' W | 47.45' | 47.36' | 225.00' | |
| C12 | S 80°00' W | 39.27' | 35.36' | 25.00' | 25.00' |
| C13 | N 46°19' W | 53.09' | 52.89' | 175.00' | |
| C14 | N 21°52' W | 96.17' | 94.97' | 175.00' | |
| C15 | N 08°17' E | 88.08' | 87.15' | 175.00' | |
| C16 | N 24°28' E | 10.71' | 10.71' | 175.00' | |

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 NADVD88. GEOID ON 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.

I hereby certify that I am a registered land surveyor and practicing 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 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 Rghedi
Tennessee License No. 2306
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 47093C0142F, 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 Rghedi
Tennessee License No. 2306
Date: _____

APPROVED PERMITS:
1. NOC: TNR136733
2. ARAP: NR2203.113

1-SA-25-F

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

| DESIGNED | WAR | APPROVED ENGINEER | | | | |
|----------|-----|-------------------|-----|----------|-------------------------------|-------|
| DRAWN | WAR | | | | | |
| CHECKED | WAR | | | | | |
| | | | 2 | 12-16-24 | REVISED PER PLANNING COMMENTS | |
| | | | 1 | 12-4-24 | REVISED PER PLANNING COMMENTS | |
| | | | NO. | DATE | REVISION | APPR. |

SCALE
HORIZONTAL: 1"= 50'

DEED REFERENCES:
DEED INST. # 20210609010507

DATE
11-15-2024

FINAL PLAT FOR
HONEY OAKS SUBDIVISION, UNIT-3
CLT MAP 013, PART OF PARCEL 115.01
DISTRICT 8, KNOX COUNTY, TENNESSEE

HOS-11-15-24-U-3-FP
SHEET 1 OF 1 SHEETS

1"=50'
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