

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

**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

**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 14th day of December 2023 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.  
 HPUID \_\_\_\_\_  
 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.  
 HPUID \_\_\_\_\_  
 Utility Provider \_\_\_\_\_  
 Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_

**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

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

**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: Rufus H Smith III, Signature(s): \_\_\_\_\_  
 Date: \_\_\_\_\_

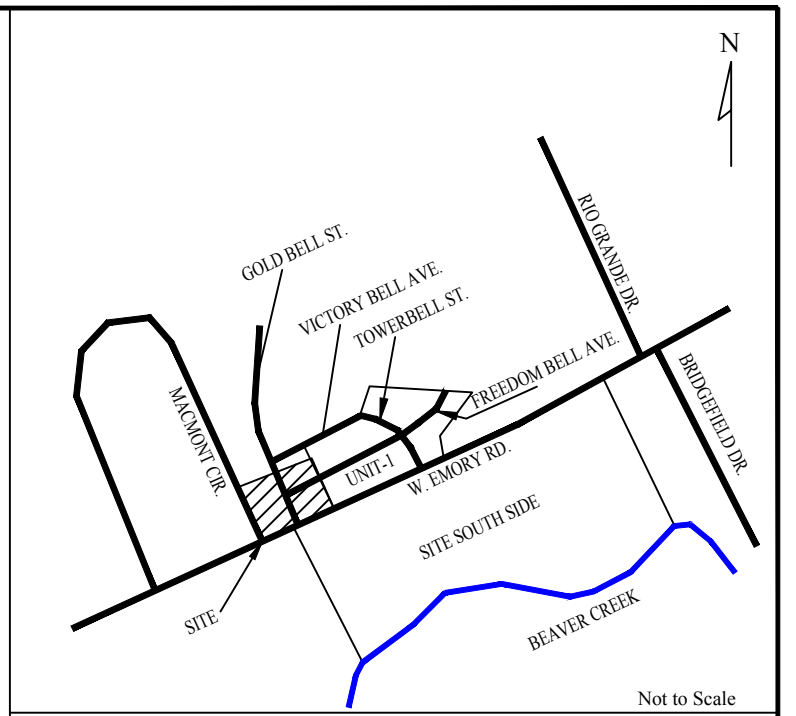
**GPS SURVEY NOTE:**  
**ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER:**  
 TOPCON GR-3 NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83 (NSRS2007) VERTICAL DATUM IS NADVD88, GEOID09. 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.

**CURVE TABLE:**

CURVE	CHORD BEARING	ARC LENGTH	CHORD LENGTH	RADIUS	TANGENT
C1	S 07°34' W	39.24'	35.33'	25.00'	24.97'
C2	S 82°28' E	39.25'	35.39'	25.00'	25.05'
C3	S 07°35' W	39.25'	35.34'	25.00'	24.98'
C4	S 32°22' E	57.11'	57.04'	325.00'	
C5	S 23°37' E	53.55'	53.49'	325.00'	
C6	N 23°12' W	51.04'	50.96'	275.00'	
C7	N 78°00' W	43.18'	38.01'	25.00'	29.25'

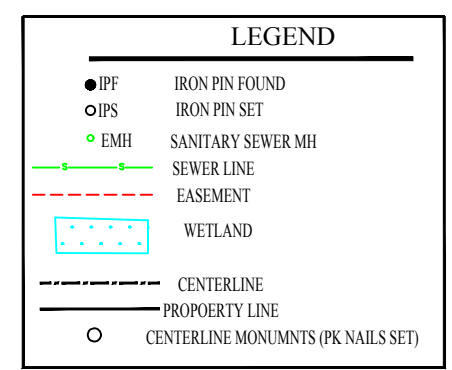
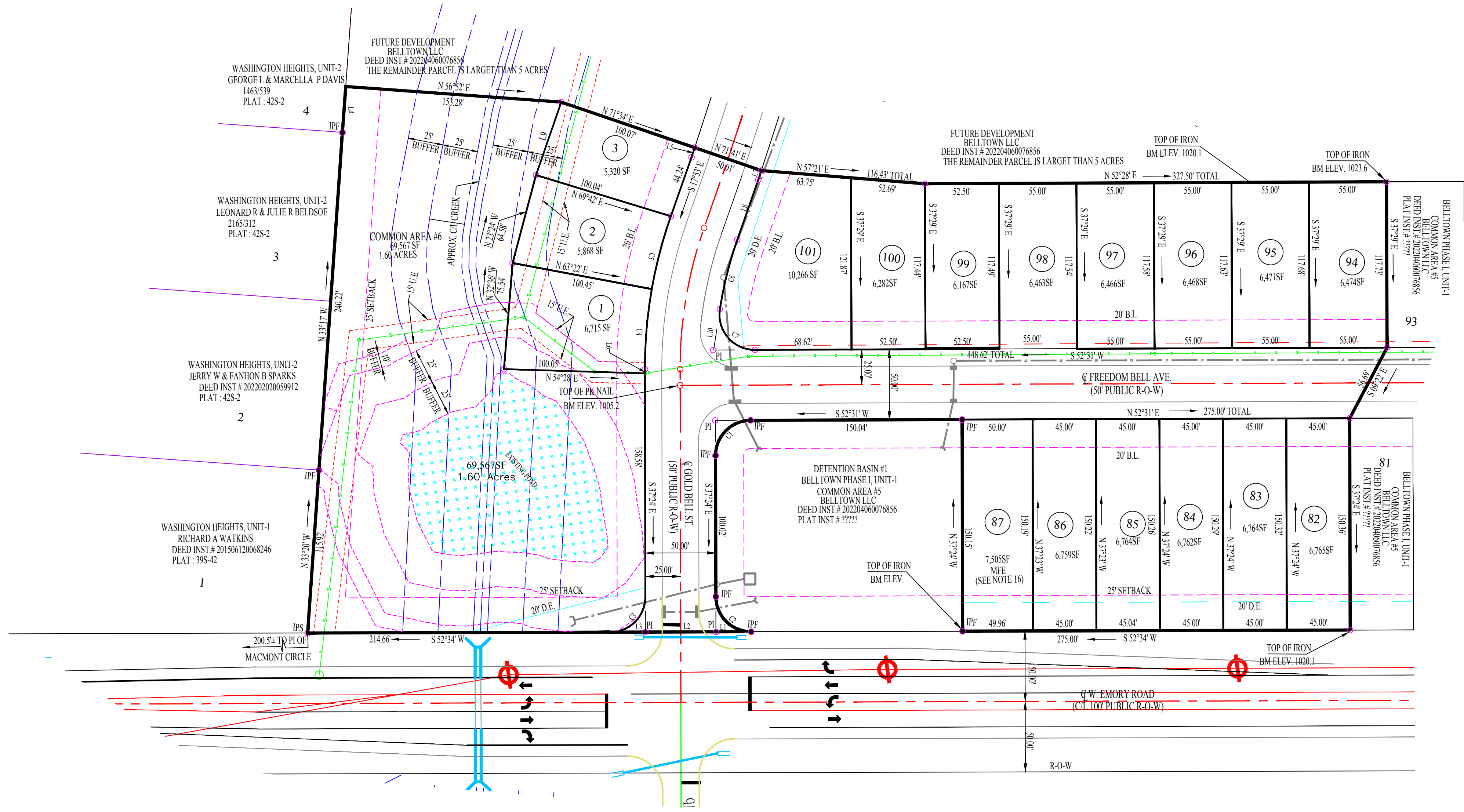
**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	S 52°33' W	25.05'
L2	S 52°33' W	50.00'
L3	S 52°33' W	24.98'
L4	N 33°08' W	32.62'
L5	S 19°16' E	7.28'
L6	S 37°24' E	2.96'
L7	N 19°16' W	7.05'
L8	N 17°53' W	44.83'
L9	N 18°11' W	54.78'
L10	N 28°31' W	29.25'



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

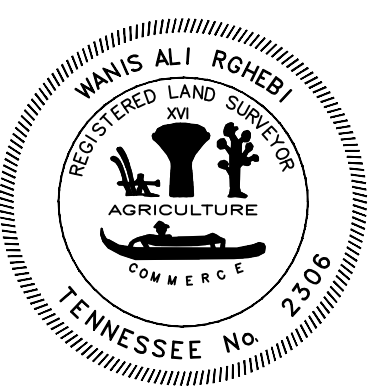
- NOTES:
- IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROAD WITH SOUTHLAND CAP (#2306).
  - THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADDING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) IN WIDTH SHALL BE PROVIDED 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 15, 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
  - THIS PROPERTY IS ZONED A WITH 3.2 DU/AC FOR PD.
  - THIS SUBDIVISION CONTAINS 5.166 ACRES AND IS SUBDIVIDED INTO 17 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 SETBACK: AS SHOWN.
  - 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-23-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.
  - THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202310130019464.
  - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
  - GPS TOPCON EQUIPMENT GR-3, SF-384-0328, SF-388-0337, AND P/N 010409001-01 WAS USED.
  - THERE IS A LANDSCAPE EASEMENT COMMON AREA THAT RUNS ALONG REAR PROPERTY LINE OF LOTS 82 THROUGH 87.
  - 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 EXCEPT OF THE ESTATE LOTS.
  - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 20' WIDE PAVEMENT.
  - LOT 87 SHALL HAVE ONE FOOT ABOVE THE TOP OF THE DETENTION BASIN BERM.
  - 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.



**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 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 Rqhebi  
 Tennessee License No. 2306  
 Date: \_\_\_\_\_



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

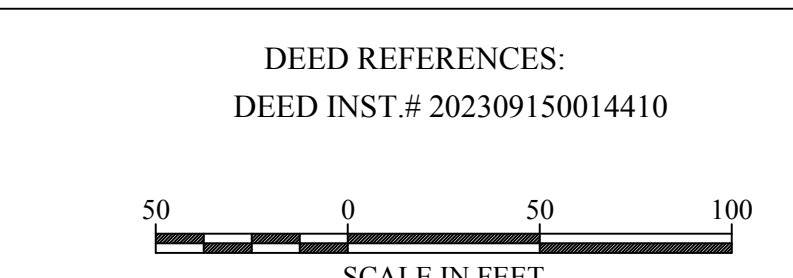
12-SA-23-F

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

DESIGNED	APPROVED
WAR	ENGINEER
DRAWN	WAR
CHECKED	WAR

NO	DATE	REVISION	APPR
1	11-2-23	REVISED PER KNOX COUNTY PLANNING	APPR
		REVISION	APPR

SCALE  
 HORIZONTAL: 1"= 50'  
 DATE  
 10-02-2023



DEED REFERENCES:  
 DEED INST. # 202309150014410

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

**Knox County Property Assessor**

Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_

FINAL PLAT FOR  
 BELLTOWN, PHASE I, UNIT-2  
 ON W. EMORY ROAD  
 CLT MAP 066, PART OF PARCEL 122  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

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

**BT-10-01-23-FP-U-2**  
 SHEET 1 OF 1 SHEET

RECORDED IN INST. #

1"=50'  
 COPYRIGHT 2023