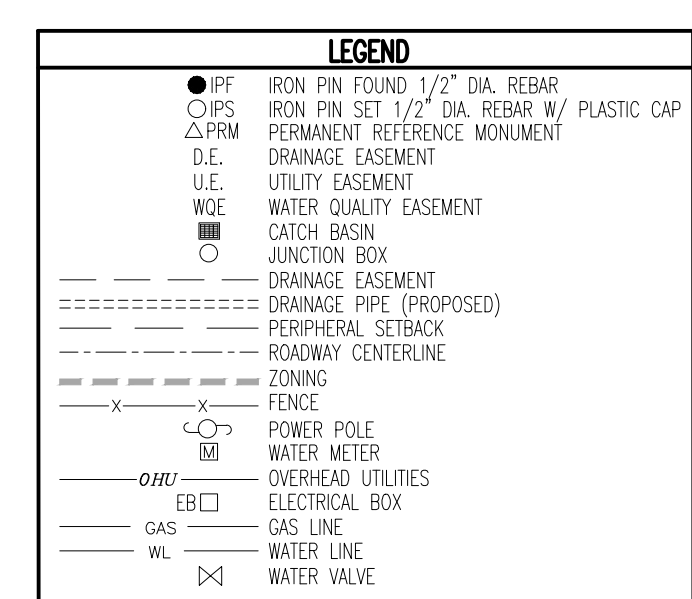


- NOTES:**
- IRON PINS FOUND (IF) SHOWN ON PLAT. ALL OTHER PROPERTY CORNERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
 - THERE SHALL BE A (10) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAYS. THERE SHALL BE A (5) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES. (NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED).
 - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY IS ZONED PR.
 - THIS PROPERTY CONTAINS APPROXIMATELY 22.82 ACRES AND IS SUBDIVIDED INTO 60 LOTS WITH 4 COMMON AREA LOTS CONTAINING 7.17 ACRES AND ONE LOT FOR WEST KNOX UTILITY DISTRICT CONTAINING 2.289 SF.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT.....20'
SIDES.....5'
REAR.....15'
 - PERIPHERAL SETBACKS 35' (25' ALONG COUCH MILL ROAD), SEE PLAN FOR LOCATION.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE ON REVIEW PLAN, REFER TO THE METROPOLITAN PLANNING COMMISSION FILES 1-SA-22-C & 1-D-22-UR, APPROVED ON MARCH 9, 2022.
 - THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR. #.
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THEIR PROPERTY. THE COVENANTS FOR MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR. #.
 - NO BUILDING IS ALLOWED WITHIN THE LIMITS OF ANY SINKHOLE. A GEOTECHNICAL STUDY HAS BEEN PREPARED BY GEO SERVICES, LLC (PROJECT #) THAT HAS DETERMINED THAT SOIL CONDITIONS ARE ABLE TO SUPPORT LIGHT RESIDENTIAL CONSTRUCTION WITHIN SINKHOLE BUFFER. THIS STUDY HAS BEEN REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING & PUBLIC WORKS. THIS STUDY WAS PREPARED FOR LOTS 31, 89-91, 100-104, 171-173, 348-350, 352 & 353.
 - SIGN AT TERMINUS OF MAROON BELL DRIVE TO READ "ROADWAY TO PROVIDE ACCESS TO ADJOINING LANDS".
 - LOTS TO HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY.
 - SIGHT DISTANCE OF 300 FEET IS CERTIFIED IN BOTH DIRECTIONS AT THE INTERSECTION OF BIG HORN DRIVE AND COUCH MILL ROAD AS DEFINED BY THE MINIMUM SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY.
 - COMMON AREA #4 IS ENTIRELY WITHIN A DRAINAGE EASEMENT. NO STRUCTURES OR IMPROVEMENTS OF ANY KIND IS ALLOWED WITHIN THIS AREA.

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1 | 150.00' | 10.01' | 10.01' | N52°37'W |
| C2 | 150.00' | 10.01' | 10.01' | S54°48'E |

| LINE BEARING | LENGTH |
|--------------|-----------------|
| L66 | S38°19'E 20.00' |
| L67 | S54°41'W 20.00' |
| L68 | N35°19'W 20.00' |
| L69 | N35°19'W 20.00' |
| L70 | S54°41'W 20.00' |
| L71 | N35°19'W 10.00' |
| L72 | N35°19'W 10.00' |



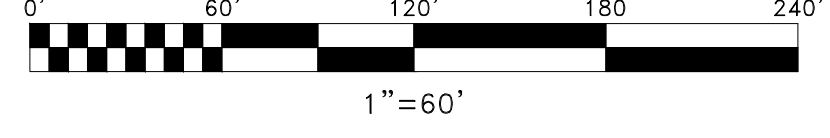
CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 3 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:7,500 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR
 TENNESSEE LICENSE NO. _____ DATE: _____

FINAL PLAT OF THE HAVEN AT HARDIN VALLEY PHASE 1A

TAX MAP 117 PART OF PARCEL 8.12
 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

SCALE: 1"=60' DATE: OCTOBER 18, 2023



BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

OWNER/DEVELOPER
SH COUCH MILL, LLC
 308 LETTERMAN RD.
 KNOXVILLE, TN 37919
 (865) 588-0321

25400-1A-FP

12-SB-23-F

DEED REFERENCE: INSTR. # 202208170011152

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
 (I, WE), 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 OWNERS HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.
 OWNER(S)
 PRINTED NAME: SH COUCH MILL, LLC
 SIGNATURE(S): _____
 DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISION
 THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 UTILITY PROVIDER
 AUTHORIZED SIGNATURE FOR UTILITY: _____ DATE: _____
 ZONING
 ZONING SHOWN ON OFFICIAL MAP: _____
 BY: _____ DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISION
 THIS IS TO CERTIFY THAT THE PUBLIC SANITARY SEWER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 UTILITY PROVIDER
 AUTHORIZED SIGNATURE FOR UTILITY: _____ 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: _____
 DEPT.: _____ TITLE: _____

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.
 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 IDENTIFIED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCES AND WAIVERS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY
 MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____ 20____.
 REGISTERED LAND SURVEYOR
 TENNESSEE LICENSE NO. _____ DATE: _____

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: _____
 DEPARTMENT: _____ TITLE: _____
 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 _____ DAY OF _____ 20____, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. PURSUANT TO SECTION 13-3-403 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: _____
 DEPT.: _____ TITLE: _____