

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 10th day of August, 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.

 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.

 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 and stabilization 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, Rufus H. Smith III of Southland Group, Inc. 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: _____

CURVE TABLE:

CURVE	CHORD BEARING	ARC LENGTH	CHORD LENGTH	RADIUS	TANGENT
C1	N 06°33' W	70.27'	69.98'	225.00'	
C2	N 08°33' E	48.31'	48.21'	225.00'	
C3	N 22°22' E	60.18'	60.00'	225.00'	
C4	N 38°34' E	67.11'	66.87'	225.00'	
C5	N 49°02' E	2.96'	2.96'	50.00'	
C6	N 68°57' E	31.80'	31.27'	50.00'	
C7	S 74°06' E	2.96'	2.96'	50.00'	
C8	S 34°31' E	36.44'	35.64'	50.00'	
C9	S 07°15' W	36.44'	35.64'	50.00'	
C10	S 50°47' W	39.55'	38.53'	50.00'	
C11	S 86°51' W	23.38'	23.17'	50.00'	
C12	S 86°39' W	35.58'	35.25'	75.00'	
C13	S 60°05' W	33.97'	33.68'	75.00'	
C14	S 16°49' W	185.03'	176.54'	175.00'	
C15	S 41°20' E	196.76'	196.66'	1735.17'	

LINE TABLE:

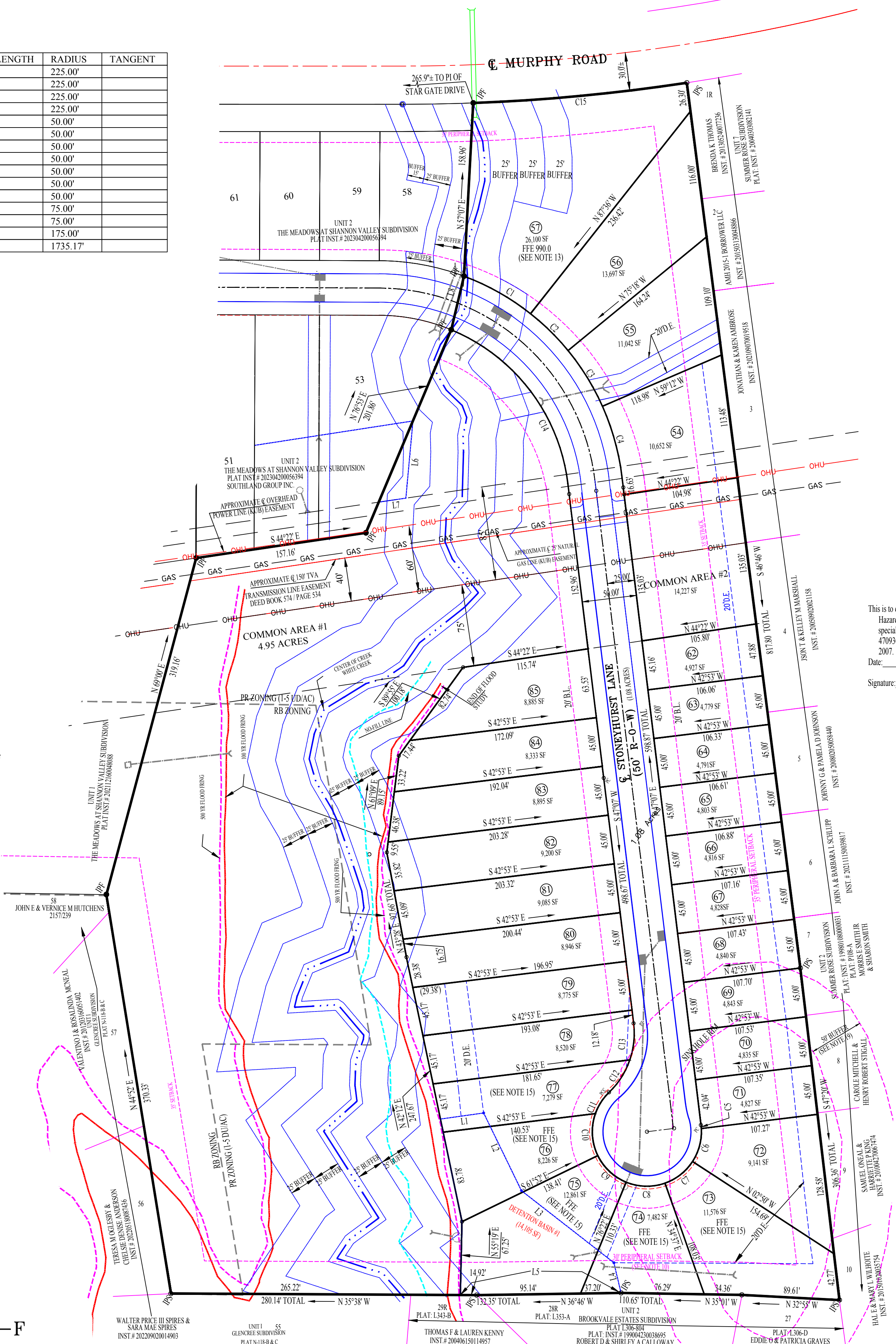
LINE	BEARING	DISTANCE
L1	S 43°57' E	40.00'
L2	N 28°08' W	79.17'
L3	S 01°59' W	107.42'
L4	S 40°48' W	28.50'
L5	N 36°25' W	147.26'
L6	S 59°19' W	71.03'
L7	N 44°18' W	25.13'
L8	N 67°27' E	50.49'

- 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 (1-S DU/AC).
 - THIS SUBDIVISION CONTAINS 11.79+ ACRES AND IS SUBDIVIDED INTO 28 SINGLE FAMILY LOTS, PUBLIC RIGHT-OF-WAY AND TWO COMMON AREAS.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT: 20' (B.L.)
 SIDES: 5'
 REAR: 35' (UNLESS CONTROLLED BY PERIPHERAL SETBACK...35')
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF CONCEPT PLAN AND USE ON REVIEW, REFER TO THE KNOX COUNTY PLANNING COMMISSIONERS FILES #1-SB-23-C, 1-A-23-CP, 3-SA-21-C, 3-B-21-UR AND 5-A-12UR.
 - THIS SUBDIVISION WILL PART OF SHANNON VALLEY FARMS HOMEOWNERS ASSOCIATION, INC. RECORDED IN THE KNOX COUNTY REGISTER OF DEED IN INST # 2004050902973.
 - THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202306080065736.
 - ALTERNATIVE DESIGN STANDARDS:
 a. APPROVED REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 30' ON THE BACK OF LOTS 73-75 ON 11/1/2023 IN FILE # 1-SB-23-C.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 28' WIDE PAVEMENT.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - MIN. FLOOR ELEVATION FOR LOT 57 SHALL BE 1 FOOT ABOVE THE 500 YEAR FLOOD ELEVATION OF 989.0
 - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
 - FEE FOR LOTS 73-77 SHALL BE ONE FOOT ABOVE THE TOP OF THE BERM.
 - GPS TOPCON EQUIPMENT GR-3, S# 388-0328, S# 388-0337, AND P/N 010-059001-01 WAS USED.
 - THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT PRIOR CONSENT OF TVA.
 - THERE MAY BE FENCE ENCROACHMENT ALONG SUMMER ROSE SUBDIVISION.
 - SINKHOLE FIELD STUDY HAS BEEN PERFORMED AND DETERMINE ITS NOT A SINKHOLE. A GEO-TECHNICAL REPORT HAS BEEN SUBMITTED TO THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS.

Knox County Property Assessor

Signed: _____

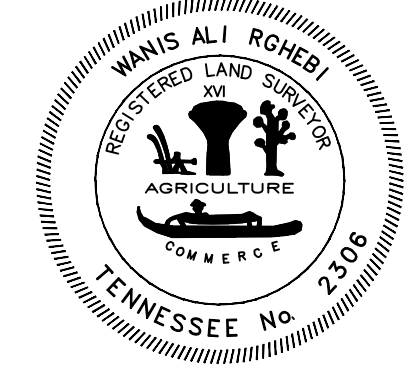
Date: _____



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊕ SANITARY SEWER MH
- SEWER LINE
- - - EASEMENT
- ⊕ POWER POLE
- - - OVERHEAD UTILITIES
- GAS LINE
- GUY WIRE
- - - CENTERLINE
- - - PROPERTY LINE
- CENTERLINE MONUMENTS (PK NAILS SET)

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 47095C0142F, Knox County Community Number 475433, effective date May 2, 2007.
 Date: _____
 Signature: _____



Certification of the Accuracy of Survey
 Surveyors 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: 7-14-2023

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 Rghebi
 Tennessee License No. 2306
 Date: 7-14-2023

OWNER:
 SOUTHLAND GROUP INC.
 RUFUS H. SMITH III
 4909 BALL ROAD
 KNOXVILLE, TENNESSEE 37931
 PHONE (865) 694-7756
 FAX (865) 693-9699
 EMAIL: rocky@rhsc.com

APPROVED PERMITS:
 1. NOC: TNR136041
 2. ARAP: NR2103.053

FINAL PLAT FOR
 THE MEADOWS AT SHANNON VALLEY, UNIT-3
 CLT MAP 049, PARCEL 067
 DISTRICT 6, KNOX COUNTY, TENNESSEE

SGI-06-02-23-U3-FP
 SHEET 1 OF 1 SHEETS

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

DESIGNED	APPROVED
WAR	ENGINEER
DRAWN	WAR
CHECKED	WAR

NO.	DATE	REVISION
2	7-27-23	REVISED PER KNOX COUNTY COMMENTS
1	6-8-23	REVISED PER KNOX COUNTY COMMENTS

SCALE
 HORIZONTAL: 1"=60'
DATE
 06-02-2023

DEED REFERENCES:
 DEED INST # 200308130018914
 SCALE IN FEET
 60 0 60 120