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		GTH RADIUS TANGENT			TN CIRID NOR II
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:	C1 N 06°33' W 70.27' 69.98' C2 N 08°33' E 48.31' 48.21' C3 N 22°22' E 60.18' 60.00' C4 N 38°34' E 67.11' 66.87'	225.00' 225.00' 225.00' 225.00'	265.9"± TO PI OF STAR GATE DRIVE C15 C15		SHANNON VALLEY FARM S/D
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:	C5 N 49°02' E 2.96' 2.96' C6 N 68°57' E 31.80' 31.27' C7 S 74°06' E 32.67' 32.09' C8 S 34°31' E 36.44' 35.64' C9 S 07°15' W 36.44' 35.64' C10 S 50°47' W 39.55' 38.53'	50.00' 50.00' 50.00' 50.00' 50.00' 50.00'	BREEL BREEL STRUCK 25, 52, 52, 52, 52, 52, 52, SUMMER ROSE SUBDIV		STONEHURST LIN STONEHURST LIN STAR GATE DRIVE SAVANT LIN SAVANT LIN SITE
Date:	C10 S 30 47 W 39.33 38.33 C11 S 86°51' W 23.38' 23.17' C12 S 86°39' W 35.58' 35.25' C13 S 60°05' W 33.97' 33.68'	50.00' 61 60 59 UNIT 2	58 29 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		STONEHURST LIN Not to Scale
Knox County Department of Engineering and Public Works The Knox County Department of Engineering and Public Works hereby approves this plat on this theday of, 20 Engineering Director	C14 S 16°49' W 185.03' 176.54' C15 S 41°20' E 196.76' 196.66' LINE TABLE: LINE BEARING DISTANCE	175.00' THE MEADOWS AT SHANNON VALLEY SUBI PLAT INST.# 202304200056:94	DIVISION 25' BUFFER 26,100 SF FFE 990.0 (SEE NOTE 13) 560 (SEE NOTE 13)		NOTE:
Planning Commission Certification of Approval for Recording - Final Plat	L1 S 43°57' E 40.00' L2 N 28°08' W 79.17' L3 S 01°59' W 107.42' L4 S 40°46' W 28.50'		CO MICHAIL BE		THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
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	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'	53	118.98 N. 20°17. M. 1.20°1090700119518 118.7. # 2.021090700119518	LEGEND ●IPF—— IRON PIN FOUND	TENNESSEE ONE-CALL 1-800-351-1111 RECORD AND SAVE YOUR CONFIRMATION NUMBER.
upon the plat. Signed: Date:	NOTES: 1. IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROAD WITH SOUTHLAND CAP (#2306).		(i) (a) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	OIPS — IRON TIN TOUND OIPS — IRON PIN SET • EMH SANITARY SEWER MH	
Certification of Approval of Public Water System - Major Subdivisions	2. 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	51 UNIT 2 THE MEADOWS AT SHANNON VALLEY SUBDIVISION PLAT INST.# 202304200056394 SOUTHLAND GROUP INC.	NAMPON OHLO	OHU OPP POWER POLE OHU OVERHEAD UTILITIES GAS GAS LINE	GPS SURVEY NOTE: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER:
This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.	OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED. 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).	APPROXIMATE © OVERHEAD TO POWER LINE (KUB) EASEMENT	OHU GAS GAS GAS GAS GAS	GUY WIRE ———————————————————————————————————	TOPCON GR-3 NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NEWORK 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
NEKUD	 THIS PROPERTY IS ZONED PR (1-5 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: 	S 40°27'E S 40°27'E S 40°27'E GAS GAS GAS GAS GAS TO CLEON TVA	GAS GAS APPROXIMATE CANATURAL GAS LINE (KUB) EASEMENT OHU OHU		BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
Authorized Signature for Utility Date	FRONT20' (B.L.) SIDES5' REAR SETBACK15' (UNLESS CONTROLLED BY PERIPHERAL SETBACK35')	APPROXIMATE © 150' TVA TRANSMISSION LINE EASEMENT DEED BOOK 574 / PAGE 534 OHU OHU	они они 25,000 5 COMMON AREA #2 3 50,000 14,227 SF 3 3 6 6 7 8 8 1 8 8 1 8 1 8 1 8 1 8 1 8 1 8 1 8	This is to certify that I have consulted the Federal Insurance Administration Flood	Certification of the Accuracy of Survey
Certification of Approval of Public Sanitary Sewer System - Major Subdivisions This is to confide that the public spritters are proved for the state of the stat	7. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF CONCEPT PLAN AND USE ON REVIEW, REFER TO THE KNOX COUNTY PLANNING COMMISSIONER'S FILES #1-SB-23-C, 1-A-23-DP, 3-SA-21-C, 3-B-21-UR AND 5-G-12UR. 8. THIS SUBDIVISION WILL PART OF SHANNON VALLEY FARMS HOMEOWNERS ASSOCIATION, INC.	OHU	105.80 TOTAL 88 TOTAL	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,	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
This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.	RECORDED IN THE KNOX COUNTY REGISTER OF DEED IN INST.# 200410050029273. 9. THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS	4.93 ACTO	S 44°22′ E 115.74′ S 49°27′ SF N 49°253′ W S 49°253′ W	2007. Date:	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 No2306
Utility Provider	INSTRUMENT #202306080065736. 10. ALTERNATIVE DESIGN STANDARDS: a. APPROVED REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 30' ON THE BACK OF LOTS 73-75	PR-ZONING (T-5 VD/AC) RB ZONING	83 18 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Signature:	Date:7-14-2023
Authorized Signature for Utility Date	ON 1/11/2023 IN FILE # 1-SB-23-C. 11. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT. 12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.	NO FILLING RING NOT THE RESERVENCE OF THE RESERV	S 42°53′ E 172.09′ 84) S S S S N 42°53′ W 106.33′ S S S S N 42°53′ W	A D JOHNSON 50058440	Certification of Final Plat - All Indicated Markers, Monuments and
	12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD STSTEM ONLT. 13. MIN. FLOOR ELEVATION FOR LOT 57 SHALL BE 1 FOOT ABOVE THE 500 YEAR FLOOD ELEVATION OF 989.0 14. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY	NIG NOON ING	8,333 SF 8,333 SF 8,42°53' W	EN STAND STA	Benchmarks to be Set When Construction is Completed. I hereby certify that I am a registered land surveyor licensed to practice surveying under
	DISTURBANCE. 15. FFE FOR LOTS 73-77 SHALL BE ONE FOOT ABOVE THE TOP OF THE BERM. 16. GPS TOPCON EQUIPMENT GR-3, S# 388-0328, S# 388-0337, AND P/N 010-050901-01 WAS USED.	UNIT 1 I. SHANNON INST# 202112 NV FLOOD FRU 89.1.57	192.04' 83 8,895 SF	AGRICULTURE	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 <i>Knoxville-Knox County Subdivision Regulations</i> except as has
	 17. THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT PRIOR CONSENT OF TVA. 18. THERE MAY BE FENCE ENCROACHMENT ALONG SUMMER ROSE SUBDIVISION. 10. CHARLOLE FIELD STUDY HAS DEED BY DEFENDED AND DETERMINE HIS NOT A SINKHOLE. 	MEADOWS A PLAIN ST. WHATH ST. WHATH ST. WHATH ST.	S 42°53' E N 42°53' W 106.88' S 106.88' S 106.88' S 106.88'	LISCHTOND COM M E R C E	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
	19. SINKHOLE FIELD STUDY HAS BEEN BE PREFORMED AND DETERMINE IT'S NOT A SINKHOLE. A GEO-TECHNICAL REPORT HAS BEEN SUBMITTED TO THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS.	THE COOD FRING	9,200 SF 9,200 SF V 4,816 SF N 42°53' E 107 16	6 BARBARA 1. E. BARBARA 1. IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, benchmarks and property monuments upon completion of the subdivision.
		OHN E & VERNICE M HUTCHENS 2157/239	9,085 SF 9,085 SF S 42°53' E	NHO! ISS	Registered Land Surveyor: wanis Ali Rghebi Tennessee License No. 2306 Date: 7-14-2023
			200.44' 80 8,946 SF 8 4,840 SF 7	2 SUBDIVISION 1108-A IS E SMITH JR IARON SMITH	Duto
Guarantee of Completion of Streets and Related Improvements.		MONEAL	S 42°53' E ———————————————————————————————————	UNIT UNIT PLAT: INST. # MORR & S.F.	
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		ROSALINDA 1/20316005140 UNIT1 UNT118-B & C	S 42°53' E 103.08' 107.53' 107.53'		
indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications. Signed: Date: Dept: Title:		AALENIINO 18 RISH 20 R	193.00 (78) 8,520 SF (21) (52) (107.53 (107.53)	RITCHELL & BRITSHIP OF THE SERT STIGHT OF THE SERT	
Guarantee of Completion of Stormwater Facilities.		N 44°52' E 33° SETBACK	181.65' (SEE NOTE 15) 7,279 SF 3 4,827 SF 3 4,827 SF 3 4,827 SF	CAROLE P HENRY ROI	
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	Knox County Property Assessor	3 (1-5 DU/AC	140.53' FFE (SEE NOTE 15) (SEE NOTE 15) (SEE NOTE 15) (SEE NOTE 15)	TAL & KING (0067474	
shown on the stormwater plans which were approved theday of, 20 Signed: Date: Dept: Title:	Signed:	EN NOUS AND THE PARTY OF THE PA	8,226 SF 9,141 SF	8.58' 306.36 TOT SAMUEL ONEA ST. #201004271EP	
Certificate of Ownership and General Dedication.	Date:	ESBY & ST ANDERSON ST ST SW0871456	12,861 SF C8 (3) 11,576 SF 11,576 SF FFE		OWNER:
(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		ERESA M OG INST# 20220 INST# 20220	(SEE NOTE 15) 30' PERIPHERAL SETBACK	E &	SOUTHLAND GROUP INC. RUFUS H. SMITH III
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		265.22'	14,92' L5 (SPENOTE 10) 95.14' 37.20' \$76.29' \$4.36' 89.61'	42.77 42.77 82 LWILHO 0130162400357	4909 BALL ROAD KNOXVILLE, TENNESSEE 37931
Date:	റ വെ ഉള	WALTER PRICE III SPIRES & SARA MAE SPIRES UNIT 1 55 CHANGE (IDDNISON)	29R PLAT: L343-B PLAT: L343-B PLAT: L353-A BROOKVALE ESTATES SUBDIVISION N 35°01' W N 32°55'	APPROVED PERMITS:	PHONE (865) 694-7756 FAX (865) 693-9699
DESIGNED	8-SE-23-1	INST.# 202209020014903 GLENCKEE SUBDIVISION PLAT N-118-B & C	THOMAS F & LAUREN KENNY INST.# 200406150114957 PLAT: L306-804 PLAT: L306-804	1 NOC: TNP136041	EMAIL: rocky@rhsco.com 1"=60' COPYRIGHT 2023
SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 DRAWN	WAR ENGINEER	SCALE HORIZONTAL: 1"= 60'	DEED REFERENCES: DEED INST.# 200308130018914	FINAL PLA THE MEADOWS AT SHANN	
DICTORY	VAR 2 7-27-23 1 6-8-23	REVISED PER KNOX COUNTY COMMNETS REVISED PER KNOX COUNTY COMMNETS 06-02-2023	60 0 60 120	CLT MAP 049 DISTRICT 6, KNOX CO	o, PARCEL 067
	WAR NO. DATE	REVISION APPR.	SCALE IN FEET		