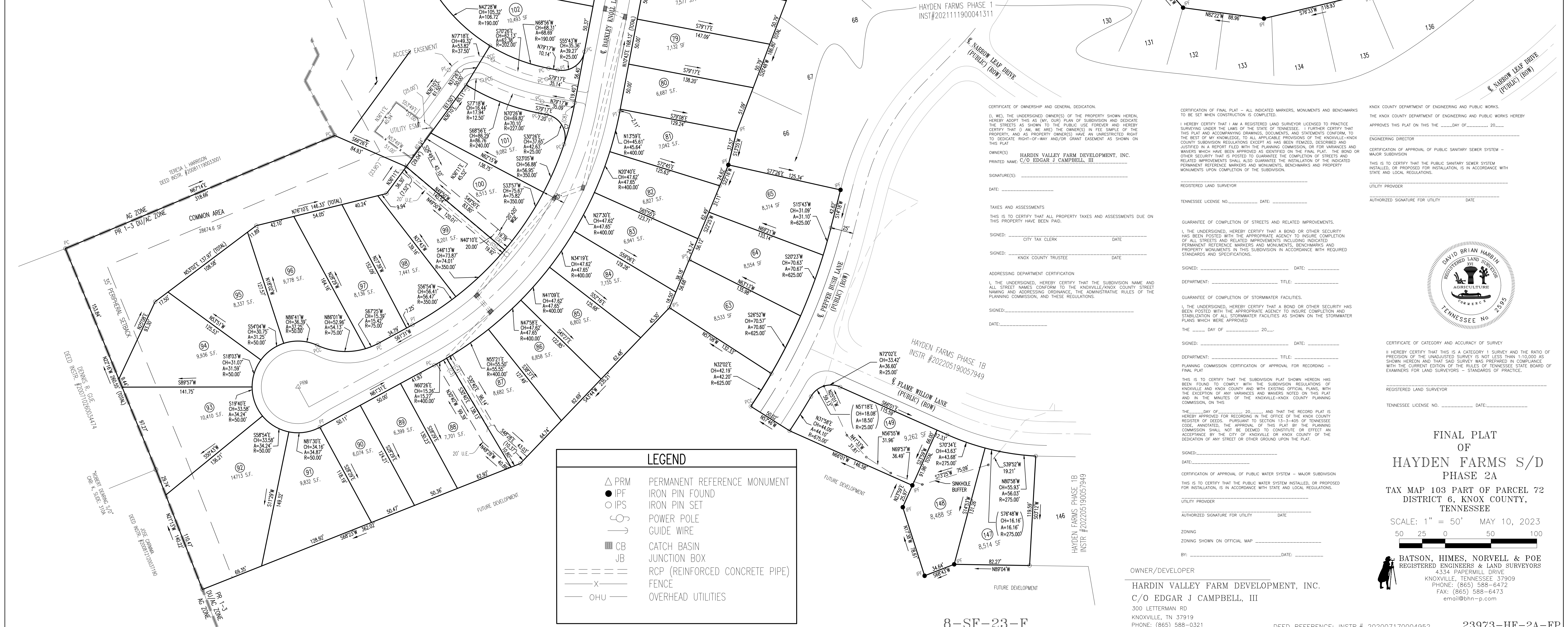


CURVE	DEGREE OF CURVE	ARC LENGTH	CHORD LENGTH	RADIUS
C3	N69°14'E	12.50'	12.50'	400.00'
C4	N58°48'E	7.50'	7.50'	400.00'
C5	S40°47'W	7.50'	7.50'	350.00'
C6	S39°08'W	12.50'	12.50'	350.00'
C7	N14°34'E	4.710'	4.710'	350.00'
C8	S11°11'W	5.60'	5.60'	350.00'
C9	N07°56'E	10.07'	10.05'	50.00'
C10	N19°28'E	11.07'	11.035'	50.00'
C11	N53°12'E	33.35'	30.93'	25.00'
C12	S69°40'E	49.49'	48.60'	75.00'

- NOTES:
- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
 - THERE SHALL BE A (10) FEET UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT WITH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAYS. THERE SHALL BE A (5) FEET UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
 - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANTS FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTR. #202308110007805.
 - THIS PROPERTY IS ZONED PR 1-3 DU/AC.
 - THIS SUBDIVISION CONTAINS 16.015 ACRES AND IS SUBMITTED UNDER 83 SINGLE FAMILY DETACHED LOTS, 2 COMMON AREA LOTS AND PUBLIC RIGHT-OF-WAY.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT.....20'
SIDE.....5'
REAR.....15'
THE 20'/15' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS.
 - THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR. #20211190041310.
 - STORMWATER PERMIT DISCHARGE NUMBER FOR THIS SITE IS TNQ #136166
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE ON REVIEW PLANS, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING FILES A-58-20-C & A-3-20-UR.
 - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY.
 - THE GEOTECHNICAL REPORT PREPARED BY GEOSERVICES (PROJECT NO. 21-23655) DATED JUNE 22, 2023 HAS DETERMINED THAT LIGHT RESIDENTIAL CONSTRUCTION IS SUITABLE IN THE BUFFER AREA OF LOTS 148-149. PLEASE REFER TO THE STUDY FOR THEIR LIMITATIONS AND RECOMMENDATIONS. KNOX COUNTY ENGINEERING HAS REVIEWED AND APPROVED THIS REPORT.



LEGEND

△ PRM	PERMANENT REFERENCE MONUMENT
● IPF	IRON PIN FOUND
○ IPS	IRON PIN SET
⊕	POWER POLE
—	GUIDE WIRE
■ CB	CATCH BASIN
⊕ JB	JUNCTION BOX
—	RCP (REINFORCED CONCRETE PIPE)
-x-	FENCE
— OHU —	OVERHEAD UTILITIES

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
(I, WE, THE UNDERSIGNED OWNERS) OF THE PROPERTY SHOWN HEREIN, HEREBY ADVERTISE 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 OWNERS) 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) **HARDIN VALLEY FARM DEVELOPMENT, INC.**
PRINTED NAME: **C/O EDGAR J CAMPBELL, III**

SIGNATURE(S): _____ DATE: _____

TAXES AND ASSESSMENTS
THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.
SIGNED: _____ CITY TAX CLERK DATE: _____
SIGNED: _____ KNOX COUNTY TRUSTEE 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: _____

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: _____

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____, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 13-3-405 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 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: _____

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 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 HAYDEN FARMS S/D PHASE 2A
TAX MAP 103 PART OF PARCEL 72 DISTRICT 6, KNOX COUNTY, TENNESSEE
SCALE: 1" = 50' MAY 10, 2023
50 25 0 50 100
BY: _____ DATE: _____

OWNER/DEVELOPER
HARDIN VALLEY FARM DEVELOPMENT, INC.
C/O EDGAR J CAMPBELL, III
300 LETTERMAN RD
KNOXVILLE, TN 37919
PHONE: (865) 588-0321

