

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 FULL 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: SH COUCH MILL, LLC
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 ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

SIGNED:
DATE:

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISION
I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC WATER SYSTEM AND THE PUBLIC WATER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER
AUTHORIZED SIGNATURE FOR UTILITY DATE

ZONING
ZONING SHOWN ON OFFICIAL MAP
BY: DATE:

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS DAY OF 20.

ENGINEERING DIRECTOR

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISION
I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC SANITARY SEWER SYSTEM AND THE PUBLIC SANITARY SEWER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER
AUTHORIZED SIGNATURE FOR UTILITY DATE

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 AND WAIVERS 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
TENNESSEE LICENSE NO. 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:
DEPARTMENT: 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.

SIGNED: DATE:
DEPARTMENT: TITLE:

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

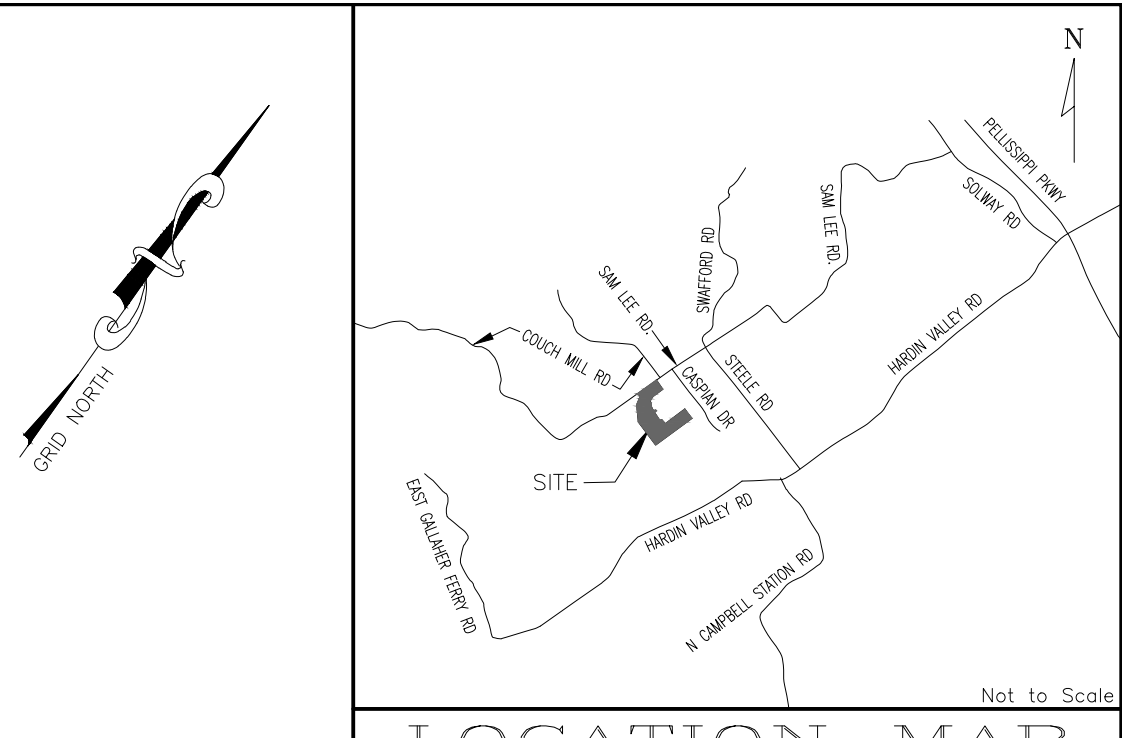
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION, ON THIS DAY OF 20.

SIGNED: DATE:
DEPARTMENT: TITLE:



Table with columns: LINE, BEARING, DISTANCE. Lists survey data for various lines and curves.

Table with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Lists curve data for various curves.



- NOTES:
1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BIN&P, UNLESS NOTED OTHERWISE ON PLAT.
2. THERE SHALL BE A (10) FOOT UTILITY AND DRAINAGE EASEMENT IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAYS INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (J.P.E.'S). THERE SHALL BE A (5) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY IS ZONED PR.
5. THIS PHASE CONTAINS APPROXIMATELY 12,802 ACRES. PHASE 1C IS SUBDIVIDED INTO 60 LOTS WITH 1 COMMON AREA LOT CONTAINING 12,031 SF.
6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT.....30'
SIDES.....5'
REAR.....15'
PERIPHERAL SETBACKS 35' (25' ALONG COUCH MILL ROAD), SEE PLAN FOR LOCATION.
7. 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.
8. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR. #.
9. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THEIR PROPERTY. THE COVENANTS FOR MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR. #.
10. NO BUILDING IS ALLOWED WITHIN THE LIMITS OF ANY SINKHOLE. A GEOTECHNICAL STUDY HAS BEEN PREPARED BY DATED 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 PLANNING. THIS STUDY WAS FOR LOTS 105, 136-140 & 142-153.
11. ALL STRUCTURES ON LOTS 111 AND 112 WILL BE LOCATED OUTSIDE THE 50' SINKHOLE BUFFER.
12. ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
13. SIGN AT THE TERMINUS OF SIGNAL VIEW ROAD TO READ "ROADWAY TO PROVIDE ACCESS TO ADJOINING LANDS."

ALTERNATIVE DESIGN STANDARDS
APPROVED BY KNOX COUNTY ENGINEERING AT THE MARCH 10, 2022 MEETING (1-SA-22-C)
1. ROADWAY GRADE FROM 1% TO 3% ON MARSHALL PASS RD. AT IT'S INTERSECTION WITH OLYMPIC VALLEY DRIVE.
2. ROADWAY GRADE FROM 1% TO 3% ON OLYMPIC VALLEY DRIVE AT IT'S INTERSECTION WITH SIGNAL VIEW ROAD.
VARIANCE:
APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING AT THE MARCH 10, 2022 MEETING (1-SA-22-C) REDUCING THE MINIMUM TARGET LENGTH BETWEEN BROKEN BACK CURVES FROM 150' TO 123' STA 5+97 TO STA 7+20, MARSHALL PASS ROAD.



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 1C. TAX MAP 117 PART OF PARCEL 8.12. 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE. SCALE: 1" = 60'. DATE: JULY 10, 2024. Includes a graphic scale bar.

LEGEND
● IPF IRON PIN FOUND 1/2" DIA. REBAR
○ IPF IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
△ PERM PERMANENT REFERENCE MONUMENT
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
W.Q.E. WATER QUALITY EASEMENT
CATCH BASIN
JUNCTION BOX
DRAINAGE EASEMENT
DRAINAGE PIPE (PROPOSED)
PERIPHERAL SETBACK
ROADWAY CENTERLINE
ZONING
FENCE
POWER POLE
WATER METER
OVERHEAD UTILITIES
ELECTRICAL UTILITIES
GAS LINE
GAS LINE
WATER LINE
WATER VALVE