

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: _____

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 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: _____

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 REMOVED, 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: _____

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 _____ 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 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: _____

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 THE _____ DAY OF _____, 20____.

ENGINEERING DIRECTOR

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: _____

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: _____

ADDRESSING DEPARTMENT CERTIFICATION

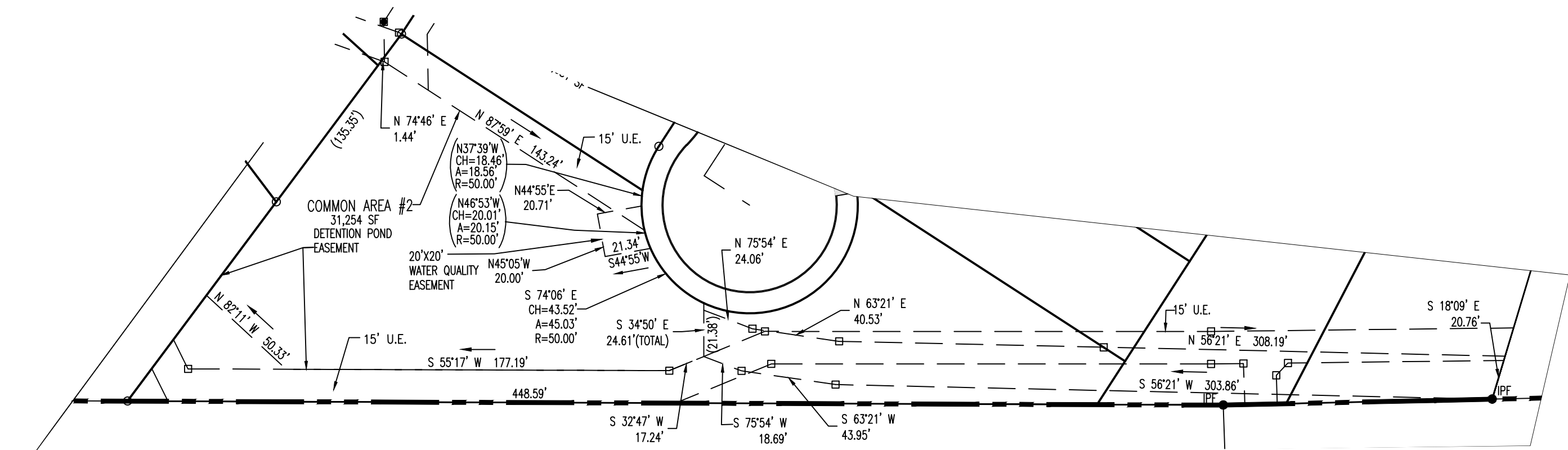
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS

SIGNED: _____

DATE: _____



HARDIN VALLEY FARM, LLC
INSTR. # 200602230070558
INSTR. # 200512300056218
INSTR. # 200512300056217
INSTR. # 200512300056216
INSTR. # 200512300056215
INSTR. # 200512300056214
INSTR. # 200512300056213



INSET
SCALE: 1"=50'

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C11	S 00°43' E	10.25	10.25	225.00'
C12	S 12°03' W	89.37	89.97	225.00'
C29	S 20°39' W	25.65	25.66	275.00'
C30	N 12°38' E	51.27	51.35	275.00'
C31	N 02°38' E	44.62	44.67	275.00'
C32	N 42°59' E	35.36	39.27	25.00'
C33	S 47°01' E	35.36	39.27	25.00'
C34	S 14°31' E	21.65	21.82	50.00'
C35	N 54°10' E	98.82	172.47	50.00'
C36	N 49°54' W	9.14	9.16	50.00'
C37	N 32°51' W	58.91	58.97	75.00'
C37A	N 06°17' W	11.16	11.17	75.00'
C38	N 42°59' E	35.36	39.27	25.00'
C39	N 85°16' E	26.03	27.04	275.00'
C40	N 77°12' E	51.27	51.35	275.00'
C41	S 68°53' W	15.53	15.53	225.00'
C42	S 79°55' W	63.11	63.32	225.00'
C43	S 47°01' E	35.36	39.27	25.00'

LEGEND	
●	IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
○	GPS
---	ROADWAY CENTERLINE
---	ZONING
⚡	POWER POLE
⊗	WATER METER
⊙	LIGHT POLE
---	GAS LINE
---	WATER LINE
---	OVERHEAD ELECTRIC
⊠	UNDERGROUND PEDESTAL
⊠	SANITARY SEWER MANHOLE
△	PERMANENT REFERENCE MONUMENT
□	UN-MONUMENTED POINT

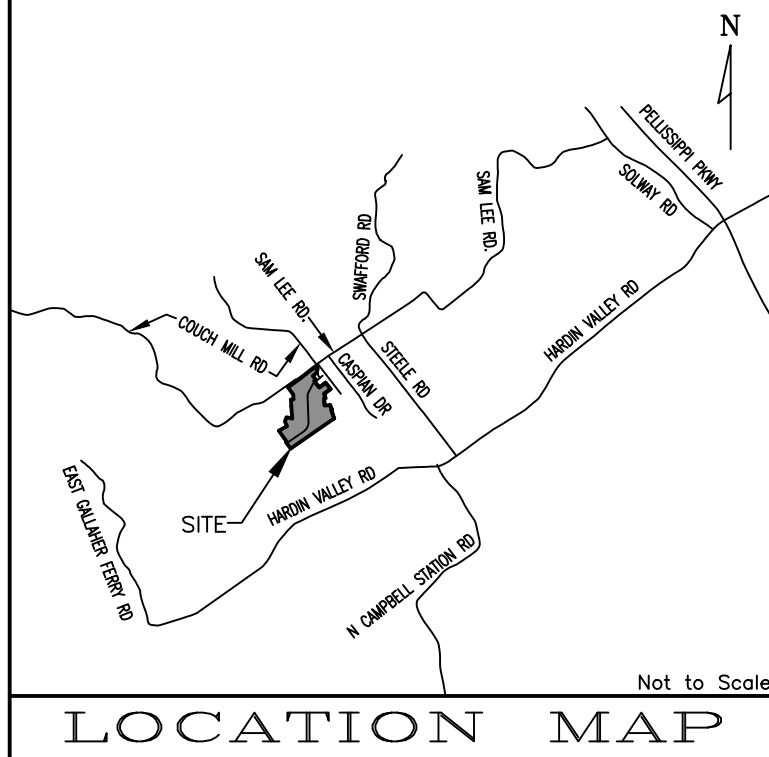
OWNER/DEVELOPER
SH COUCH MILL LLC
308 LETTERMAN RD.
KNOXVILLE, TN 37919
PHONE: (865) 588-0321

SCALE: 1"=50' NOVEMBER 16, 2025
50 25 0 50 100

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

25400-2B-FP

Q:\25400\PHASE 2\FINAL\25400-2B-FP.DWG



- NOTES:
- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
 - THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
 - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
 - ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARLSON BRX7 GPS RECEIVER, MODEL #BX735810203248, POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL TYPE OF GPS PROCEDURE: REAL TIME KINEMATIC NETWORK DATA/EPCH HORIZONTAL-NAD83, VERTICAL-NAVD88 PUBLISHED/FIXED CONTROL USED: TDO7 GNSS REFERENCE NETWORK GEOD MODEL: 2017 COMBINED GRID FACTORS: NONE APPLIED
 - THIS PROPERTY IS ZONED PR-3 DU/AC.
 - THIS SUBDIVISION CONTAINS 8.74 ACRES AND IS SUBDIVIDED INTO 33 LOTS, 1 COMMON AREA, AND PUBLIC RIGHT-OF-WAY.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...20'
SIDES.....5'
REAR...15'
PERIPHERAL: 35'
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE ON REVIEW PLAN, REFER TO THE KNOXVILLE/KNOX COUNTY PLANNING'S FILES 1-SA-22-C & 1-S-22-UR.
 - 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. #
 - THIS IS A CATEGORY 1 SURVEY AS DEFINED IN SECTION 0820-03-05 "ACCURACY OF SURVEYS" IN THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYS.
 - NO BUILDING IS ALLOWED WITHIN THE LIMITS OF ANY SINKHOLE. GEOTECHNICAL ANALYSIS HAS BEEN PREPARED BY UES (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 LOT 246.
 - THE PURPOSE OF THIS PLAT IS TO CREATE A 33 LOT SUBDIVISION.
 - NO VARIANCES REQUIRED FOR THIS PHASE.
 - ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AT THE MARCH 10TH 2022 PLANNING MEETING ARE AS FOLLOWS:
a) GRADE ON ELBERT PATH LANE AT THE INTERSECTION OF OLYMPIC VALLEY DRIVE FROM 1% TO 3%.
b) GRADE ON OLYMPIC VALLEY DRIVE AT THE INTERSECTION OF SIGNAL VIEW ROAD FROM 1% TO 3%.
 - THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON OCTOBER 2, 2024.
 - ALL LOTS WILL HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY.