

TOTAL AREA = 20.43 ACRES
890,100 sq.ft.
TOTAL LOTS
BUILDING LOTS: 48
OPEN SPACE/COMMUNITY LOTS: 2

Zoning
Zoning Shown on Official Map
Date:
By:

FOX RIDGE SUBDIVISION
INST: 200504210083668

Owner Certification on Release of Easement LOTS 31, 32 & 77
COOK BROS CONSTRUCTION LLC
3571 LOUISVILLE RD
LOUISVILLE, TN 37777

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: _____
Signature(s): _____
Date: _____

Certificate of Ownership and General Dedication LOTS 31, 32 & 77
COOK BROS CONSTRUCTION LLC
3571 LOUISVILLE RD
LOUISVILLE, TN 37777

(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: _____
Signature(s): _____
Date: _____

Owner Certification on Release of Easement
HERITAGE LAND DEVELOPMENT PARTNERS LLC
3571 LOUISVILLE RD
LOUISVILLE, TN 37777

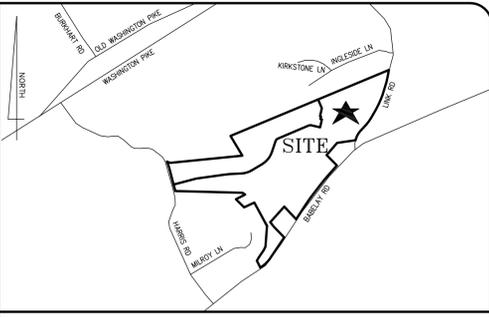
(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: _____
Signature(s): _____
Date: _____

Certificate of Ownership and General Dedication
HERITAGE LAND DEVELOPMENT PARTNERS LLC
3571 LOUISVILLE RD
LOUISVILLE, TN 37777

(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: _____
Signature(s): _____
Date: _____



LOCATION MAP NO SCALE

- 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- 2. CLT TAX MAP 050 PARCEL 178, 050F "B" 035, 050F "B" 031, 050F "B" 032.
- 3. DEED REFERENCE - 050 178, 20231024-0021177, 050F "B" 031, 032 & 035; 20250711-0002219
- 4. THIS PROPERTY IS ZONED PR <2.5 DU/AC SETBACKS: FRONT: 20', SIDE: 5', REAR: 15', PERIPHERAL: 35'
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C01616 EFFECTIVE DATE: AUGUST 5, 2013.
- 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 7. NORTH ROTATION: NAD83(NSRS2007)
- 8. ALL UTILITIES ARE NOT REFERENCED AS PART OF THIS PLAT.
- 9. 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 PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). 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.
- 10. 15' PERMANENT UTILITY EASEMENT 7.5" ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 11. 20' DRAINAGE EASEMENT 10" ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- 12. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 11-SA-23-C AND 11-B-23-DP.
- 13. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- 14. THE PURPOSE OF THIS PLAT IS TO CREATE UNIT 2 OF THE HARVEST MEADOW SUBDIVISION CONSISTING OF 45 LOTS AND 2 OPEN SPACE LOTS, AND TO RESUBDIVIDE LOTS 31, 32 AND 77 OF HARVEST MEADOW UNIT 1 AS SHOWN HEREON.
- 15. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 5/29/2024.
- 16. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT

