

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 PLAN.

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 PLAN 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 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 WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAN AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION, ON THIS _____ DAY OF _____ 20____.

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: _____

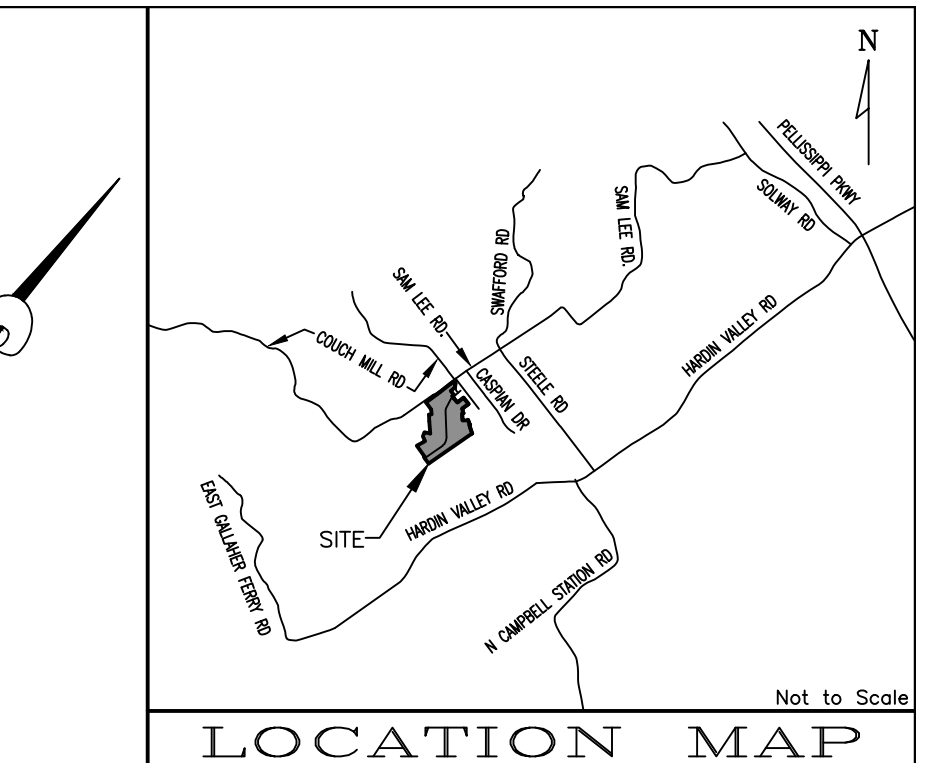
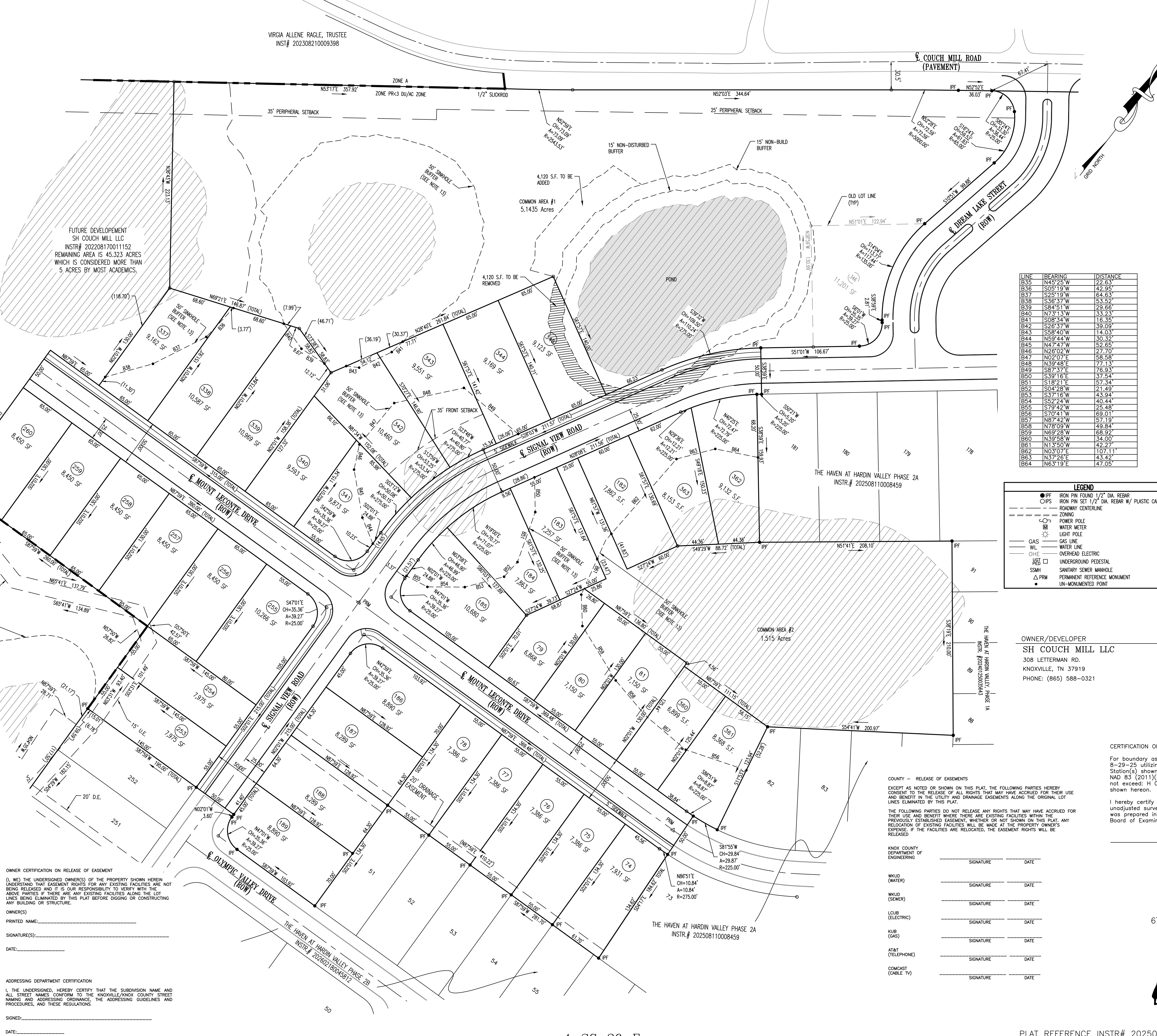
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS
 THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 UTILITY PROVIDER
 AUTHORIZED SIGNATURE FOR UTILITY DATE
 ZONING
 ZONING SHOWN ON OFFICIAL MAP
 BY: _____ DATE: _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
 THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAN ON THIS _____ 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: _____

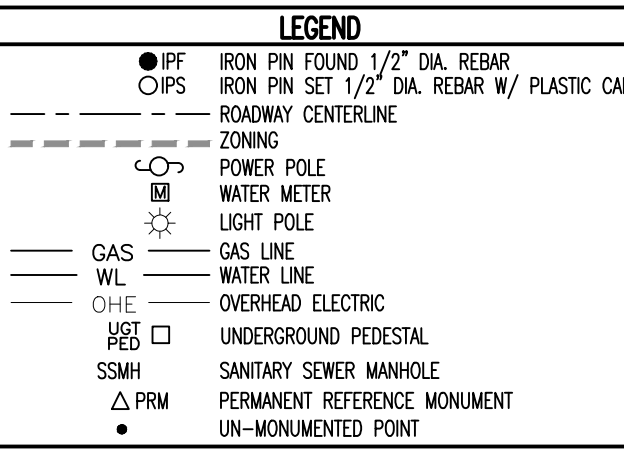
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES.
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED
 THE _____ DAY OF _____ 20____.
 SIGNED: _____ DATE: _____
 DEPARTMENT: _____ TITLE: _____

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



- 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 8 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 BRV7 GPS RECEIVER, MODEL #0239910203248. POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL. TYPE OF GPS PROCEDURE: REAL TIME KINEMATIC NETWORK DATUM/EPOCH: HORIZONTAL-MODEL, VERTICAL-MODEL PUBLISHED/FIXED CONTROL USED: TOT GNSR REFERENCE NETWORK GEOID MODEL: 2017 COMBINED GRID FACTORS: NONE APPLIED
 - THIS PROPERTY IS ZONED PR-C3 DU/AC.
 - THIS SUBDIVISION CONTAINS 27.26 ACRES AND IS SUBDIVIDED INTO 58 LOTS, 4 COMMON AREAS, AND PUBLIC RIGHT-OF-WAY.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT...20'
 SIDES...15'
 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 1-5A-22-C & 1-0-22-UR.
 - THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR.#202312190030704
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THEIR PROPERTY. THE COVENANTS FOR MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR.# _____
 - NO BUILDING IS ALLOWED WITHIN THE LIMITS OF ANY SINKHOLE. A GEOTECHNICAL STUDY HAS BEEN PREPARED BY UES, LLC (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 LOTS 80, 81, 81A, 82A, 181A, 182A, 182-185, 197-201, 236, 237, 239-241, 245, 337 & 341-344.
 - THE PURPOSE OF THIS PLAT IS TO CREATE A 58 LOT SUBDIVISION.
 - ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AT THE MARCH 10TH 2022 PLANNING MEETING ARE AS FOLLOWS:
 a) GRADE ON MOUNT LECONTE DRIVE AT ITS INTERSECTION WITH SIGNAL VIEW ROAD (STA 21+25 TO STA 22+87) FROM 1X TO 3X.
 b) GRADE ON MOUNT LECONTE DRIVE AT ITS INTERSECTION WITH SIGNAL VIEW ROAD (STA 22+13 TO 23+50) FROM 1X TO 3X.
 c) GRADE ON MARATHON HIKE LN AT ITS INTERSECTION WITH SIGNAL VIEW ROAD (STA 04+13 TO STA 14+75) FROM 1X TO 3X.
 - 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.

LINE	BEARING	DISTANCE
B35	N45°25'W	22.63
B36	S05°19'W	42.95
B37	S25°19'W	64.63
B38	S36°37'W	55.52
B39	S84°51'W	29.66
B40	N73°13'W	33.23
B41	S08°54'W	16.35
B42	S26°37'W	39.09
B43	S58°40'W	14.03
B44	N59°44'W	30.32
B45	N47°47'W	29.25
B46	N26°02'W	27.70
B47	N02°07'E	58.58
B48	N39°48'E	77.13
B49	S87°37'E	76.93
B50	S39°16'E	37.54
B51	S18°21'E	57.34
B52	S04°28'W	21.49
B53	S37°16'W	43.94
B54	S52°24'W	40.44
B55	S79°42'W	25.48
B56	S70°41'W	69.01
B57	N87°42'W	57.19
B58	N78°09'W	49.84
B59	N69°28'W	68.52
B60	N39°58'W	34.00
B61	N13°50'W	42.27
B62	N03°07'E	1107.11
B63	N37°26'E	43.22
B64	N63°19'E	47.05



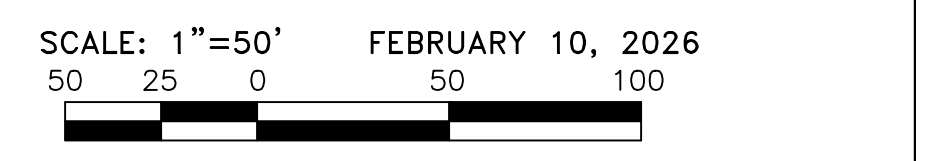
OWNER/DEVELOPER
 SH COUCH MILL LLC
 308 LETTERMAN RD.
 KNOXVILLE, TN 37919
 PHONE: (865) 588-0321



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY:
 For boundary aspects of this survey, RTK GPS positional data was observed on 8-29-25 utilizing a Carlson BRX 7 GNSS Receiver. The grid coordinated of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011)(Epoch 2010) Geoid 18. Positional accuracy of the GPS vectors does not exceed: H 0.05, V 0.10 combined grid factor: 0.99994965 centered on TN15 as shown hereon.

I hereby certify that this is a Category IV 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.

DATE: _____
 FINAL PLAT OF
 THE HAVEN AT HARDIN VALLEY
 PHASE 2C
 TAX MAP 117 PART OF PARCEL 8.12
 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE



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

PLAT REFERENCE INSTR# 202508110008459 SHEET 1 OF 2
 DEED REFERENCE INSTR# 202208170011152 Q:\25400\PHASE 2\FINAL\25400-2C-FP.DWG

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.

(I, WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADMIT THIS AS (AN) (OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT (I AM, WE AND) 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 EASEMENTS AS SHOWN ON THIS PLAN.

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 PLAN 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 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

____ 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: _____

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: _____

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

OWNER CERTIFICATION ON RELEASE OF EASEMENT

(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 PLAN BEFORE DIGGING OR CONSTRUCTING ANY BUILDING OR STRUCTURE.

OWNER(S)

PRINTED NAME: _____

SIGNATURE(S): _____

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: _____

COUNTY - RELEASE OF EASEMENTS

EXCEPT AS NOTED OR SHOWN ON THIS PLAT, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS PLAT.

THE FOLLOWING PARTIES DO NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES WITHIN THE PREVIOUSLY ESTABLISHED EASEMENT, WHETHER OR NOT SHOWN ON THIS PLAT. ANY RELOCATION OF EXISTING FACILITIES WILL BE MADE AT THE PROPERTY OWNER'S EXPENSE. IF THE FACILITIES ARE RELOCATED, THE EASEMENT RIGHTS WILL BE RELEASED.

Table with columns for SIGNATURE and DATE, listing various utility providers like WKUD (WATER), WKUD (SEWER), LCUIC (ELECTRIC), KUB (GAS), AT&T (TELEPHONE), and COMCAST (CABLE TV).

LEGEND table listing symbols for IRON PIN FOUND 1/2" DIA. REBAR, ROADWAY CENTERLINE, POWER POLE, WATER METER, GAS LINE, WATER LINE, OVERHEAD ELECTRIC, UNDERGROUND PEDESTAL, SANITARY SEWER MANHOLE, PERMANENT REFERENCE MONUMENT, and UN-MONUMENTED POINT.

DEED REFERENCE INSTR# 202208170011152
PLAT REFERENCE INSTR# 202508110008459

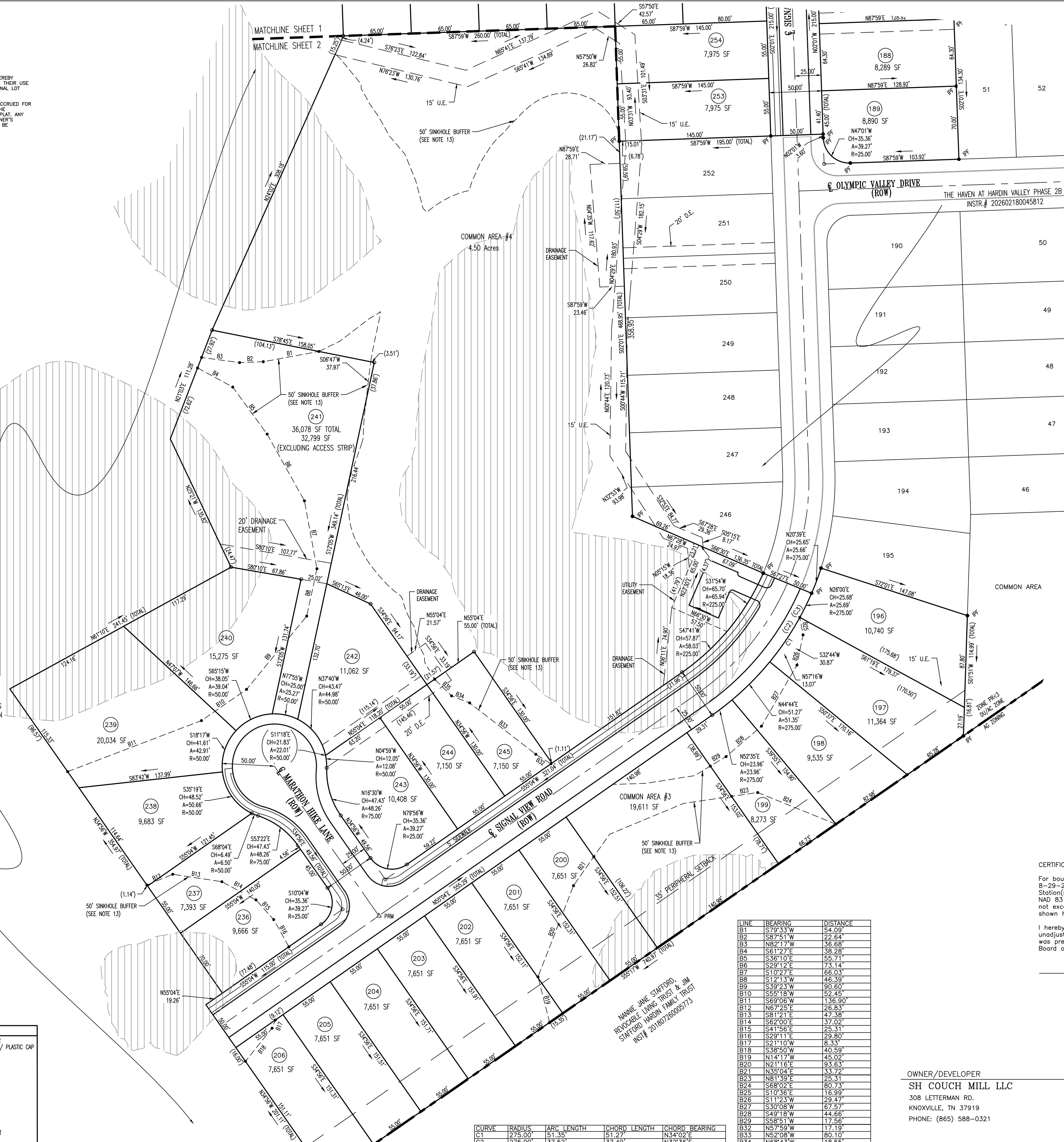
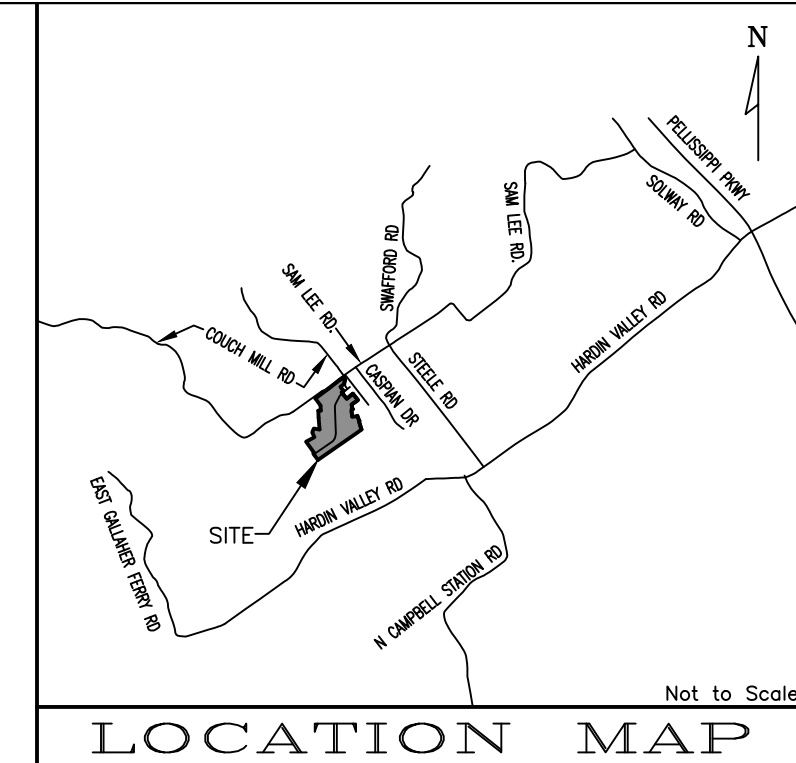


Table with columns: LINE, BEARING, DISTANCE. Lists survey lines B1 through B35 with their respective bearings and distances.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Lists curve data for C1, C2, and C3.



- NOTES: 1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT. 2. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES... 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE). 4. QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA... 5. ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARLSON BR7 GPS RECEIVER... 6. THIS PROPERTY IS ZONED PR-C3 DU/AC. 7. THIS SUBDIVISION CONTAINS 27.26 ACRES AND IS SUBDIVIDED INTO 58 LOTS, 4 COMMON AREAS, AND PUBLIC RIGHT-OF-WAY. 8. BUILDING SETBACK LINES WILL BE AS FOLLOWS: FRONT... REAR... PERIPHERAL... 9. 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-D-22-UR. 10. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR.#202312190030704. 11. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THEIR PROPERTY... 12. NO BUILDING IS ALLOWED WITHIN THE LIMITS OF ANY SINKHOLE... 13. THE PURPOSE OF THIS PLAT IS TO CREATE A 58 LOT SUBDIVISION. 14. NO VARIANCES REQUIRED FOR THIS PHASE. 15. ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AT THE MARCH 10TH 2022 PLANNING MEETING ARE AS FOLLOWS: a) GRADE ON MOUNT LEONTE DRIVE AT ITS INTERSECTION WITH SIGNAL VIEW ROAD... b) GRADE ON MOUNT LEONTE DRIVE AT ITS INTERSECTION WITH SIGNAL VIEW ROAD... c) GRADE ON MARATHON HIKER LANE AT ITS INTERSECTION WITH SIGNAL VIEW ROAD... 16. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON OCTOBER 2, 2024. 17. ALL LOTS WILL HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY.



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY: For boundary aspects of this survey, RTK GPS positional data was observed on 8-29-25 utilizing a Carlson BR7 GNSS Receiver... I hereby certify that this is a Category IV survey and the ratio of precision of the unadjusted survey is 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.

FINAL PLAT OF THE HAVEN AT HARDIN VALLEY PHASE 2C. TAX MAP 117 PART OF PARCEL 8.12 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE. SCALE: 1"=50' FEBRUARY 10, 2026. OWNER/DEVELOPER: SH COUCH MILL LLC, 308 LETTERMAN RD., KNOXVILLE, TN 37919, PHONE: (865) 588-0321.

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. 25400-2C-FP SHEET 2 OF 2. Q:\25400\PHASE 2\FINAL\25400-2C-FP.DWG