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	CURVE CHORD BEARING CHORD LENGTH ARC LENGTH RADIUS C1 S22°02'E 110.10' 10.12' 50.00'			N A Report of the second of th
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	C2 S33°35'E 10.02' 10.03' 50.00'	THE HAVEN AT HARDIN VALLEY PHASE 1A INSTR.# 202401250035643		OB OBO
OWNER(S) PRINTED NAME: SH COUCH MILL, LLC SIGNATURE(C):	LINE DEADING DISTANCE	TO CENT PRO VIEW PRO		COLOCH WILL BO SEE SEE HEREITH MALE AS
SIGNATURE(S): DATE:	Line BEARING DISTANCE L1 N81°17'W 70.25' L2 N48°06'W 124.23' L3 N12°39'E 56.18' L4 N36°51'E 63.57'	TURNER HOMES, LLC INSTR.# 202402280041415		
TAXES AND ASSESSMENTS THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.	L5 N77°28'E 70.75' L6 S85°03'E 44.77' L7 S55°20'E 82.76' L8 S35°12'E 60.23'	N53°50'E 190.90'(TOTAL) 50.00 N53°50'E 190.90'(TOTAL) 24.00' 24.00'		SITE HAROIN VALEY RD
SIGNED: CITY TAX CLERK DATE	L9 S00'39'W 39.80' L10 S26*21'W 42.20' L11 S59*55'W 62.05' L12 S79*48'W 32.62' L13 N81*47'W 111.13'	7) 00KE D AND 05.00		Not to Scale
SIGNED: KNOX COUNTY TRUSTEE DATE	L14 S81'47'E 130.08' L15 S03*28'E 17.57' L16 S59*47'W 137.75' L17 N59*47'E 136.28'	7,628 SF SF		LOCATION MAP NOTES:
ADDRESSING DEPARTMENT CERTIFICATION I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION	L18 N49*60′E 55.58′ L19 N14*09′E 69.80′ L20 N13*51′W 93.85′ L21 N83*34′W 130.18′ L22 S48*42′W 55.19′	N53°50'E 117.74'		 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 AND DRAINAGE EASEMENT
NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.	L22 S48'42'W [55.19'] L23 N12'39'W [20.06']	8 7,679 SF		IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS—OF—WAYS INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPES). THERE SHALL BE A (5) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE
SIGNED:		7,0/9 5F		INSIDE OF ALL OTHER EXTERIOR LOT LINES. 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM — MAJOR SUBDIVISION		FUTURE DEVELOPMENT SH COUCH MILL LLC INST # 202208170011152 NING AREA IS GREATER THAN 5 ACRES)		 THIS PROPERTY IS ZONED PR. THIS PROPERTY CONTAINS APPROXIMATELY 106.90 ACRES. PHASE 1B IS SUBDIVIDED INTO 18 LOTS WITH 2 COMMON AREA LOTS CONTAINING 7.20 ACRES.
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, IS IN ACCORDANCE WITH STATE AND		9 7 7 30 SF		CONTAINING 7.20 ACRES. 6. BUILDING SETBACK LINES WILL BE AS FOLLOWS: FRONT20'
LOCAL REGULATIONS. UTILITY PROVIDER	N53*50'E (286.09 TOTAL) N53*50'E (286.09 TOTAL) 65.00'	80.00' 25' NET'EON 110.77'		SIDES5' REAR15' PERIPHERAL SETBACKS 35' (25' ALONG COUCH MILL ROAD), SEE PLAN FOR LOCATION
AUTHORIZED SIGNATURE FOR UTILITY DATE ZONING	(10 july 36.25	N55'5\VE 119.33 RODNEY 837'0 #2		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
ZONING SHOWN ON OFFICIAL MAP	12.11' (123) (124) (7,596 SF	01707310011 05.00		& 1-D-22-UR, APPROVED ON MARCH 10, 2022. 8. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR.#
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.	9,127 SF 37 S70°54'W S70°54'W CH=33.87' A=34.55' A=34.55' 8,516 SF	131.09 (126) 10,353 SF (10) (126) 10,353 SF (120 12)		9. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACITIES ON THEIR PROPERTY. THE COVENANTS FOR MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR. #.
THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THEDAY OF, 20	CH=33.15' A=33.79' R=50.00' S77*01'W CH=35.49'	S08*50'W CH=35.36' _		10. NO BUILDING IS ALLOWED WITHIN THE LIMITS OF ANY SINKHOLE. A GEOTECHNICAL STUDY HAS BEEN PREPARED BY GEO SERVICES, LLC (PROJECT #) THAT HAS DETERMINED THAT SOIL CONDITIONS ARE ABLE TO SUPPORT LIGHT RESIDENTIAL CONSTRUCTION WITHIN
ENGINEERING DIRECTOR CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SUBDIVISION	10,654 SF S07*43'E CH=34.38' R=75.00' R=75.00' R=75.00'	A=39.27' R=25.00' R=25.00' ROAD R		SINKHOLE BUFFER. THIS STUDY HAS BEEN REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING & PUBLIC WORKS. THIS STUDY WAS PREPARED FOR LOTS 10, 11, 115-117, 119, & 120.
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	L17 R=50.00' 52.62'	S53"50"W S53"50"W PERIPH S37"14"E S551"SU S		11. LOTS TO HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY.
STATE AND LOCAL REGULATIONS. UTILITY PROVIDER	137.70' — — — — — — — — — — — — — — — — — — —	- Q SIERRA NEVADA LANE PRM		
AUTHORIZED SIGNATURE FOR UTILITY DATE	(121) CH=34.37' A=35.09' R=50.00'	N53'50'E 107.62' S81'10'E S81'10'E		
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	S86*56'E CH=32.39' A=32.98' P=50.00' N31*00'E R=75.00'	CH=35.36'		
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 DESCRIPTIONS OF THE KNOXVILLE—KNOX COUNTY SUBDIVISION	R=50.00' CH=24.28' A=24.52' R=50.00' R=50.00'	118) 10,937 SF 10,937 SF 1,000		
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	120 8,810 SF / SU /	10,937 SF DRAINAGE — FASEMENT 10,937 SF		BRIAN AARD STREET LAND STREET XXI
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.	\$6.00 \\ \frac{1}{19}\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	132.62' S36'10'E S36'10'		AGRICULTURE
REGISTERED LAND SURVEYOR	N59°37'E CH=25.13' A=25.40'	(117) 55.00 50' SINKHOLE BUFFER		COMMERCE SMILLING
TENNESSEE LICENSE NO DATE: GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.	R=50.00' S 48'38' E N53'50'E	S53*50'W (SEE NOTE 10)		CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
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	\\[\sum_{\chi\ti}{\chi_{\chi\ti}}\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi\ti}}\chi_{\chi\ti}}\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi\ti}}\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi}\ti}\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi_{\chi\ti}\}\chi_{\chi_{\chi}\chi_{\chi}\chi_{\chi}\chi_{\chi}\chi_{\chi\ti}\chi_{\chi}\chi_{\chi}\chi_{\chi}\chi\chi}\chi\chi\chi\chi\ti}\chi\chi\chi\chi\chi\chi\chi}\chi\chi\chi\chi\chi\chi\chi\ti\ti}\chi\chi\chi\chi\chi\chi\chi\chi\ti}\chi\chi\chi\chi\chi\chi\ti}\chi\chi\chi\chi\chi\chi\chi\chi\chi\chi	132.62' N53'50'E 123.46' N53'50'E 123.46'		II 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
MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS.	1.06' DRAINAGE DRAINAGE	8,620 SF		PRACTICE. REGISTERED LAND SURVEYOR
SIGNED: DATE: DEPARTMENT: TITLE:	COMMON AREA #5	553'50'W 132.62'	LEGEND	TENNESSEE LICENSE NO 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	1.141 AC. (TOTA) 64.3	N53°50'E 124.25'	● IPF IRON PIN FOUND 1/2" DIA. REBAR ○ IPS IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP △ PRM PERMANENT REFERENCE MONUMENT D.E. DRAINAGE EASEMENT U.E. UTILITY EASEMENT	
COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED THE DAY OF, 20	SO BULLOTE SEE BULLOTE SEE SO /	8,619 SF 00'	WQE WATER QUALITY EASEMENT ■■■ CATCH BASIN □ JUNCTION BOX	FINAL PLAT OF
SIGNED: DATE: DEPARTMENT: TITLE:	S54°55'W 209.67' (TOTAL) 47.38' 77.62' L11 S54°46'W (55.00' TOTAL)	S53°50'W 125.01' 22.4 8,102 SF 8,102 SF 125.01' 125.01' 125.01'		TAX MAP 117 PART OF PARCEL 8.12
PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT		125.04' 50.00' S53'50'W (202.40' TOTAL) 27.36' 888 50.00	POWER POLE WATER METER OVERHEAD UTILITIES EB ELECTRICAL BOX	6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE SCALE: 1" = 40' DATE: APRIL 24, 2024
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	, ≽ ш ı	ZONE AG PR@>3DU/A	GAS GAS LINE WATER LINE WATER VALVE	0' 40' 80' 120 160 1"=40'
PLANNING COMMISSION, ON THIS THEDAY 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	FUTURE DEVELOPMENT SH COUCH MILL LLC INST # 202208170011152	FUTURE DEVELOPMENT SH COUCH MILL LLC		BATSON, HIMES, NORVELL & POE ب
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.	(REMAINING ARËA IS GREATER THAN 5 ACRES) (I	INST # 202208170011152 REMAINING AREA IS GREATER THAN 5 ACRES)		REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472
SIGNED: DATE:	S54*41'W 25.00'		OWNER/DEVELOPER SH COUCH MILL, LLC	FAX: (865) 588-6473 email@bhn-p.com
	25.00		308 LETTERMAN RD.	25400-1-FP

6-SD-24-F

SHEET 1 OF 1 SHEET(S)

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KNOXVILLE, TN 37919

(865) 588-0321

DEED REFERENCE: INSTR.# 202208170011152