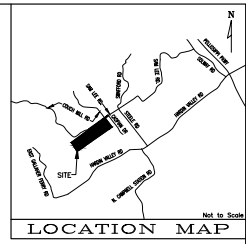

NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHER PROPERTY CORNERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
2. THERE SHALL BE A (10) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAYS. THERE SHALL BE A (5) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES. (NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED).
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY IS ZONED PR. @ UP TO 3DU/AC
5. THIS PROPERTY CONTAINS APPROXIMATELY 7.18 ACRES AND IS SUBDIVIDED INTO 28 LOTS.
6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
   FRONT....20'
   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, APPROVED ON MARCH 9, 2022.
8. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR.#202312190030704.
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 GEO SERVICES, 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 32-34, 82-84, 179, 180 & 181.
11. LOTS TO HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY.
12. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING ON OCTOBER 2, 2024.
13. SIGHT DISTANCE AT THE INTERSECTION OF DREAM LAKE STREET AND COUCH MILL ROAD IS AT LEAST 300 FEET IN BOTH DIRECTIONS AS DEFINED BY THE MINIMUM SUBDIVISION REGULATIONS OF KNOXVILLE/KNOX COUNTY.
14. MEMORANDUM OF UNDERSTANDING BETWEEN KNOX COUNTY, TENNESSEE AND SH COUCHMILL, LLC WAS SIGNED ON JULY 11, 2023. CLARIFYING THE TIMELINE AND COST SHARING OF THE OFF SITE IMPROVEMENTS INCLUDING SIDEWALK AND INTERSECTION IMPROVEMENTS AT SAM LEE- STEELE, AND SWAFFORD ROADS.

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 HEREON, 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 MAKE THIS PLAT 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: _____ DATE: _____
CITY TAX CLERK

SIGNED: _____ DATE: _____
KNOX COUNTY TRUSTEE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM – MAJOR SUBDIVISION

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

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM – MAJOR SUBDIVISION

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: _____

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 IS A TRUE AND ACCURATE SURVEY AS SHOWN AND THAT IT CONFORMS, 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: _____

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 WITHIN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS.

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 IS APPROVED BY 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, SUBJECT TO THE POSTING OF ANY BONDS AS NOTED HEREON. HOWEVER, 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: _____

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

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 PRACTICE.

_____
REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. _____ DATE: _____

FINAL PLAT
OF
THE HAVEN AT HARDIN VALLEY PHASE 2A

TAX MAP 117 PART OF PARCEL 8.12
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

SCALE: 1"=50' DATE: APRIL 28, 2025

0' 50' 100' 150' 200'
1"=50'

OWNER/DEVELOPER
SH COUCHMILL 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@bhnn-p.com

25400-2A-FP

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