

**Zoning**  
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:  
Zoning Shown on Official Map \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

**Taxes and Assessments**  
This is to certify that all property taxes and assessments due on this property have been paid.  
Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

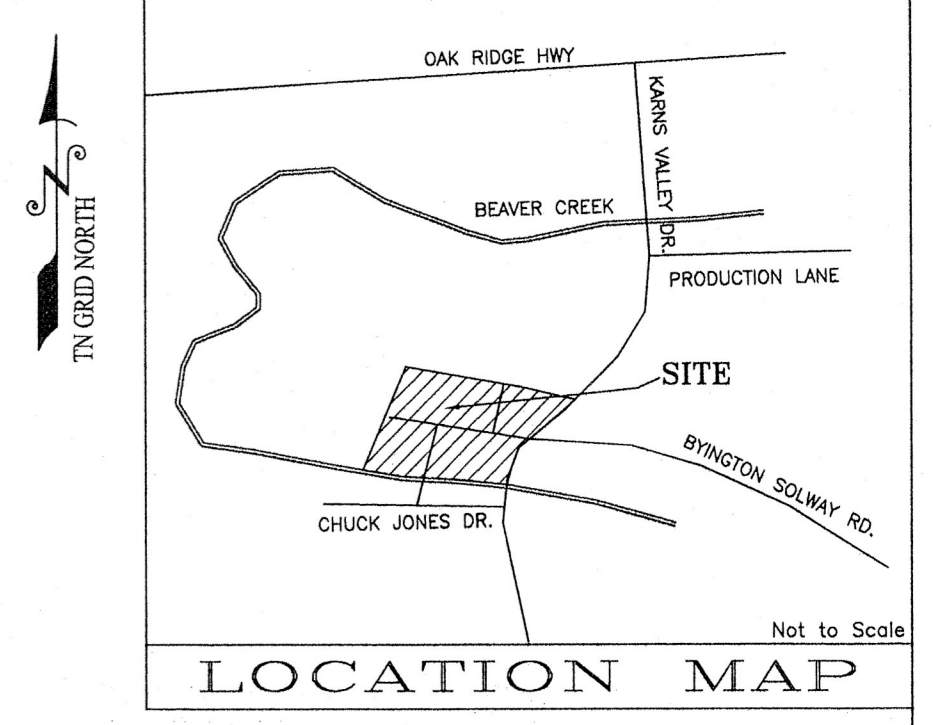
**Sanitary Sewage**  
This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities, and that such installation shall be in accordance with state and local regulations.  
Knox County Health Department  
Date: \_\_\_\_\_

**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 Administrative Rules of the Planning Commission, and these regulations.  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

**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 stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan 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: \_\_\_\_\_



**NOTE:**  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

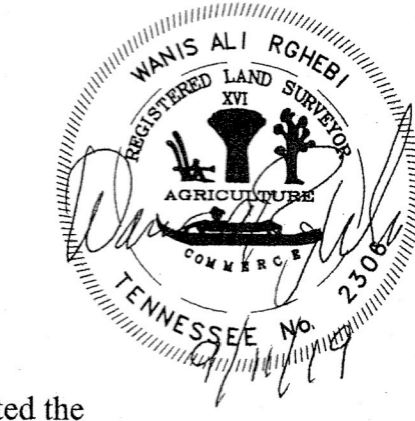


- NOTES:**
- IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROAD WITH SOUTHLAND CAP (#2306).
  - THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
  - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
  - THIS PROPERTY IS ZONED PR (S DU/AC).
  - THIS SUBDIVISION CONTAINS 7.02 ACRES AND IS SUBDIVIDED INTO 20 SINGLE FAMILY LOTS, PUBLIC RIGHT-OF-WAY AND COMMON AREA.
  - BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT...20' (B.L.)  
SIDES...5'  
REAR SETBACK...15' (ALL INTERIOR LOTS)  
PERIPHERAL SETBACK...35'
  - KNOX COUNTY ENGINEERING DEPARTMENT APPROVED THE FOLLOWING:  
a) REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 25' ALONG LOT 142.
  - VARIANCE APPROVED BY MPC COMMISSIONERS MEETING ON JANUARY 10, 2019:  
a) APPROVED ELIMINATION OF THE 25' WIDE STRIP OF COMMON AREA ALONG BACK LOT 142.
  - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF CONCEPT PLAN AND USE ON REVIEW, REFER TO THE MPC COMMISSIONER'S FILES # 01-SC-19-C AND 01-F-19-UR.
  - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
  - THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #201907050001532.
  - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
  - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
  - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
  - THERE IS A 30' GREEN ACCESS EASEMENT ALONG THE BANK OF BEAVER CREEK TO KNOX COUNTY PARKS AND RECREATION FOR FUTURE DEVELOPMENT OF BEAVER CREEK GREENWAY. THE OWNER/DEVELOPER WITH THE KNOX COUNTY PARKS AND RECREATION DEPARTMENT WILL WORK TOGETHER TO HAVE AN EASY ACCESS TO THE PUBLIC RIGHT-OF-WAYS.
  - FLOOD WAYS AND FLOOD FRINGES ARE SCALE FROM KGIS MAP.
  - GPS TOPCON EQUIPMENT GR-3, SF 388-0328, SF 388-0337, AND P/N 010-059001-01 WAS USED.

*\$100.00 Closure fee due 9-13-19 Emily*

**Certification of Category and Accuracy of Survey**  
I hereby certify that this is a Category I 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 W. A. Rahel  
Tennessee License No. 2306  
Date: 9-11-19



**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 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 itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the completion of 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.

Registered Land Surveyor W. A. Rahel  
Tennessee License No. 2306  
Date: 9-11-19

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is located in a special flood hazard area as shown on the Federal Insurance Rate Map Panel 47093C0232F, Knox County Community Number 475433, effective date May 2, 2007.  
Date: 9-11-19  
Signature: W. A. Rahel

*Approved @ Planning Commission 7-11-19*

**OWNER:**  
PRIMOS LAND COMPANY, LLC  
JOSH SANDERSON  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-7756  
FAX (865) 693-9699  
EMAIL: josh@rhsc.com

**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: \_\_\_\_\_  
Dept: \_\_\_\_\_ 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: \_\_\_\_\_  
Dept: \_\_\_\_\_ 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) 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: \_\_\_\_\_

**CURVE TABLE:**

C	CHORD BEARING	CHORD	ARC	RADIUS	TANGENT
C1	S13°23'E	35.26'	39.14'	25.00'	24.87'
C2	S6°14'E	33.27'	33.28'	4.75.00'	
C3	N74°09'E	34.50'	36.08'	25.00'	23.83'
C4	N34°09'E	35.10'	35.13'	275.00'	
C5	S15°52'E	36.19'	40.46'	25.00'	26.22'
C6	S72°45'W	35.36'	39.27'	25.00'	25.00'
C7	N16°40'W	34.99'	36.76'	25.00'	24.50'
C8	N89°39'W	26.11'	26.11'	325.00'	
C9	S76°37'W	35.45'	39.40'	25.00'	25.13'
C10	S30°59'W	15.41'	15.41'	914.91'	

*certified 9-30-19 Emily*

**CLOSURE COMPLETED**  
DATE 9/3 By J Reed

**GPS SURVEY NOTE:**  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON GR-3 NETWORK ROVER. DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNS NETWORK NAD83 (NSRS2007) VERTICAL DATUM IS NADVD88, GEOID09. PRECISION OF THE GPS NETWORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

DESIGNED  
SEP 13 2019

NOC:TNR135716 07--SC-19-F

**SOUTHLAND ENGINEERING CONSULTANTS, LLC**  
GENERAL CIVIL & LAND SURVEYORS  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699  
E-MAIL: wrghel@sengconsultants.com  
www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED					
		ENGINEER					
DRAWN	WAR						
CHECKED	WAR						
			NO.	DATE	REVISION	APPR.	

SCALE  
HORIZONTAL: 1" = 50'  
DATE  
05-22-2019

DEED REFERENCES:  
D.B. INST. # 201902190048699  
SCALE IN FEET  
0 50 100

FINAL PLAT FOR  
CREEK BEND FARMS SUBDIVISION, UNIT-1  
CLT MAP 090, PART OF PARCEL 091.01  
DISTRICT 6, KNOX COUNTY, TENNESSEE

CBF-05-22-19-U-1-FP  
SHEET 1 OF 1 SHEETS

*Return to Emily when certify*