

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
(L. WEI) **Covered Bridge, LLC**
THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY APPROVE THIS CLT MAP OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT (I, WE, 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 EASEMENT AS SHOWN ON THIS PLAN.

SIGNATURE(S) *John D. Huber*
ZONING SHOWN ON OFFICIAL MAP **PR (K)**
DATE: **1-31-08** BY: **Thomas Beutler**

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THE PROPERTY HAVE BEEN PAID.
CITY TAX CLERK DATE
KNOX COUNTY TRUSTEE DATE **1-31-08**

ADDRESSING 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: *Thomas Beutler*
DATE: **1-31-08**

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.
DATE: _____ KNOX COUNTY HEALTH DEPARTMENT

CERTIFICATION OF FINAL PLAN - CONSTRUCTION INCOMPLETE.
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 CONTAIN ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INTENDED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION OR FOR VARIANCES FOR WHICH APPLICATION HAS BEEN FILED. BOND HAS BEEN POSTED TO GUARANTEE COMPLETION OF THE SUBDIVISION.
REGISTERED LAND SURVEYOR
TENNESSEE CERTIFICATE NO. **2595**

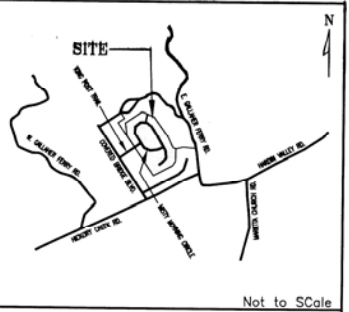
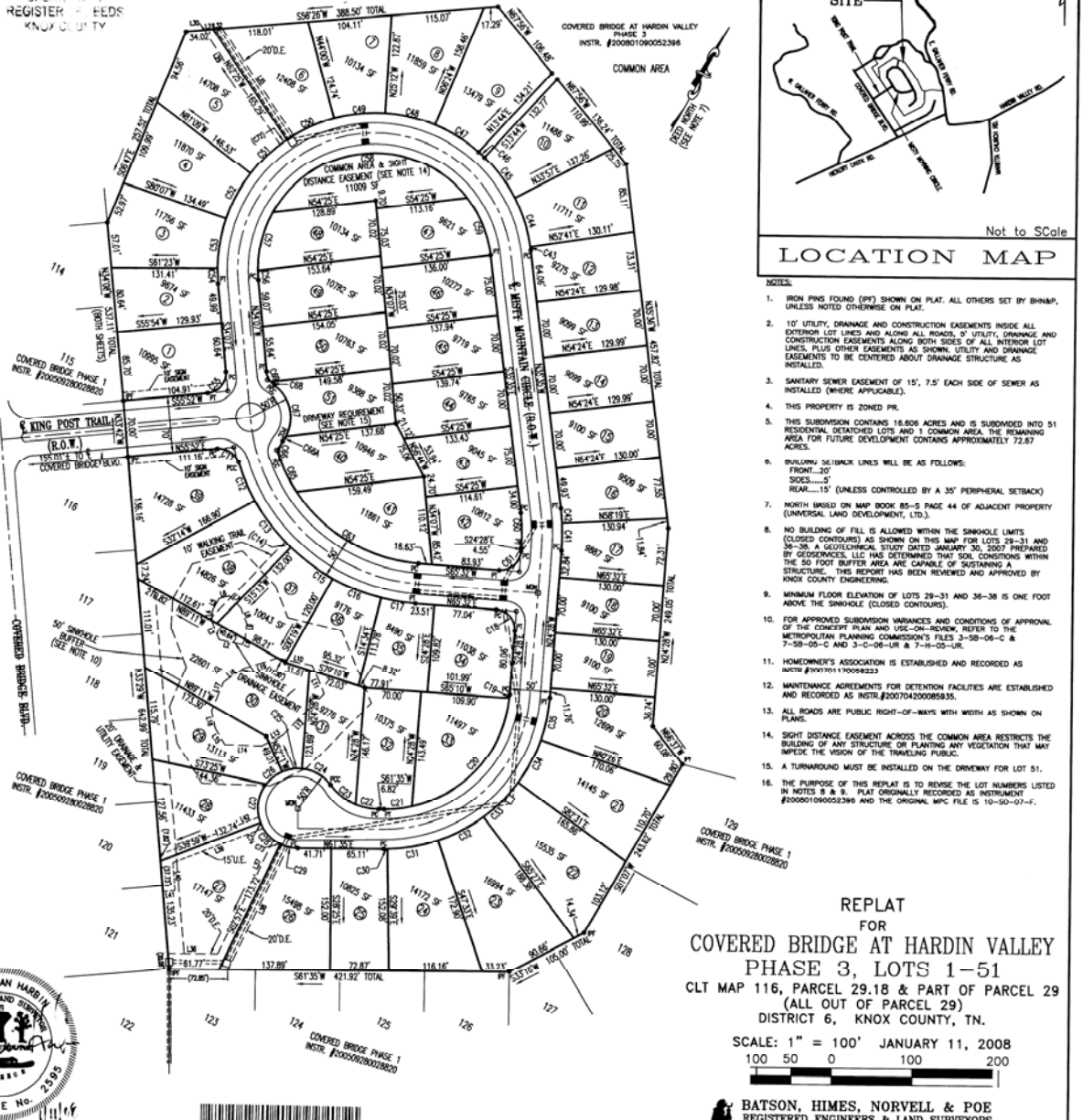
GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.
I, THE UNDERSIGNED, HEREBY CERTIFY BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVING OPERATIONS INCLUDING PROTECTED PERMANENT REFERENCE MONUMENTS, BENCHMARKS, AND IRON PINS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL OF THE FINAL PLAN.
SIGNED: *David Brian Harbelle* DATE: **1-31-08**
DEPARTMENT: **Engineering** TITLE: **Director**

GUARANTEE OF COMPLETION OF DRAINAGE SYSTEMS.
I, THE UNDERSIGNED, HEREBY CERTIFY BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION AND STABILIZATION OF ALL DRAINAGE SYSTEMS AS SHOWN ON DRAINAGE PLANS WHICH WERE APPROVED THE DAY OF **1/31/08** WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL.
SIGNED: *David Brian Harbelle* DATE: **1/31/08**
DEPARTMENT: **Engineering** TITLE: **Director**

CERTIFICATE OF APPROVAL FOR RECORDING - ADMINISTRATIVE 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 AND THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.
SIGNED: _____ DATE: _____

COURSE	BEARING	CHORD	ARC	BEARING	TANGENT
C01	S80°00'E	31.50	34.15	25.00	20.34
C02	S51°49'E	51.79	51.88	250.00	
C03	N66°18'W	73.99	74.26	250.00	37.40
C04	S32°20'E	15.00	15.00	250.00	
C05	S82°14'E	64.81	65.00	250.00	
C06	N62°31'E	64.81	65.00	250.00	
C07	N02°29'E	43.10	43.15	250.00	
C08	S89°28'E	35.36	35.27	25.00	
C09	S23°42'E	4.09	4.09	155.00	
C10	S17°51'W	181.32	183.67	155.00	
C11	S59°20'E	34.94	35.02	130.00	
C12	S22°46'W	29.24	29.24	250.00	
C13	N00°41'W	39.82	40.30	75.00	
C14	N89°20'W	40.78	41.98	50.00	
C15	S32°50'W	25.00	25.27	30.00	
C16	S23°11'W	25.00	25.27	30.00	
C17	S20°40'E	49.03	51.24	50.00	
C18	S17°29'E	36.80	37.47	50.00	
C19	N14°1'E	22.03	22.27	30.00	
C20	N00°50'E	4.46	4.46	200.00	
C21	N51°24'E	63.78	64.04	200.00	
C22	N32°30'E	63.78	64.04	200.00	
C23	N19°01'E	60.81	61.03	200.00	
C24	N01°02'W	60.81	61.03	200.00	
C25	N17°01'W	53.13	53.98	200.00	
C26	N05°50'W	34.67	34.70	275.00	
C27	N33°30'W	18.71	18.78	275.00	
C28	N36°22'W	5.34	5.34	195.00	
C29	N46°32'W	63.62	63.91	195.00	
C30	N05°17'W	63.62	63.91	195.00	
C31	S00°38'E	63.62	63.91	195.00	
C32	S17°20'W	61.85	61.91	195.00	
C33	S00°38'E	63.62	63.91	195.00	
C34	S19°24'E	63.54	63.87	195.00	
C35	S31°27'E	18.12	18.13	195.00	
C36	S19°25'W	30.35	30.26	25.00	24.99
C37	N13°56'W	10.67	10.67	145.00	
C38	N14°49'W	74.82	75.23	145.00	
C39	N06°42'E	241.98	246.29	145.00	
C40	S57°02'E	77.89	78.82	145.00	
C41	S33°02'W	43.63	43.29	225.00	
C42	S20°20'W	35.36	39.27	25.00	25.00
C43	S25°25'W	89.59	89.59	200.00	
C44	N89°18'W	176.39	162.69	200.00	
C45	N67°03'W	76.71	77.19	200.00	
C46	N50°42'W	44.74	44.84	200.00	
C47	N02°24'W	23.76	24.76	20.00	
C48	N67°40'E	1.46	1.47	50.00	
C49	N41°07'W	85.84	71.87	50.00	
C50	N03°30'W	5.85	5.84	25.00	
C51	N09°10'W	15.86	15.18	25.00	
C52	S28°50'W	20.00	20.11	195.00	
C53	N67°03'E	20.00	20.14	50.00	
C54	S20°21'E	15.00	15.06	50.00	

CHECK FOR FEES
KNOX COUNTY



- NOTES:
- IRON PINS FOUND (9) SHOWN ON PLAN. ALL OTHERS SET BY BHP&P. PINS NOTED OTHERWISE ON PLAN.
 - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, IF UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN. 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.
 - THIS SUBDIVISION CONTAINS 16.06 ACRES AND IS SUBDIVIDED INTO 51 RESIDENTIAL DETACHED LOTS AND 1 COMMON AREA. THE REMAINING AREA FOR FUTURE DEVELOPMENT CONTAINS APPROXIMATELY 72.87 ACRES.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT - 20'
SIDES - 5'
REAR - 15' (UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK)
 - NOTHING BASED ON MAP BOOK 85-5, PAGE 44 OF ADJACENT PROPERTY (UNIVERSAL LAND DEVELOPMENT, LTO).
 - NO BUILDING OF FILL IS ALLOWED WITHIN THE SHINGLE LIMITS (CLOSED CONTOURS) AS SHOWN ON THIS MAP FOR LOTS 29-31 AND 36-38. A GEOTECHNICAL STUDY DATED JANUARY 30, 2007 PREPARED BY GEOTECHNICALS, LLC HAS DETERMINED THAT SOIL CONDITIONS WITHIN THE 50 FOOT BUFFER AREA ARE CAPABLE OF SUSTAINING A STRUCTURE. THIS REPORT HAS BEEN REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING.
 - MINIMUM FLOOR ELEVATION OF LOTS 29-31 AND 36-38 IS ONE FOOT ABOVE THE SHINGLE (CLOSED CONTOUR).
 - FOR APPROVED SUBDIVISION IMPROVEMENTS AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 3-38-06-C & 7-38-05-C AND 3-06-08 & 7-05-08-UR.
 - HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR #20070420005823
 - MAINTENANCE AGREEMENTS FOR DETENTION FACILITIES ARE ESTABLISHED AND RECORDED AS INSTR #20070420005835.
 - ALL ROADS ARE PUBLIC RIGHT-OF-WAYS WITH WIDTH AS SHOWN ON PLANS.
 - SIGHT DISTANCE EASEMENT ACROSS THE COMMON AREA RESTRICTS THE BUILDING OF ANY STRUCTURE OR PLANTING ANY VEGETATION THAT MAY OBSCURE THE VISION OF THE TRAVELING PUBLIC.
 - A TURNAROUND MUST BE INSTALLED ON THE DRIVEWAY FOR LOT 51.
 - THE PURPOSE OF THIS REPEAT IS TO REVISE THE LOT NUMBERS LISTED IN NOTES 8 & 9. PLAT ORIGINALLY RECORDED AS INSTRUMENT #200801090052396 AND THE ORIGINAL MPC FILE IS 10-50-07-F.

REPEAT
FOR
**COVERED BRIDGE AT HARDIN VALLEY
PHASE 3, LOTS 1-51**
CLT MAP 116, PARCEL 29.18 & PART OF PARCEL 29
(ALL OUT OF PARCEL 29)
DISTRICT 6, KNOX COUNTY, TN.
SCALE: 1" = 100' JANUARY 11, 2008
100 50 0 100 200

LEGEND

FIN	PERMANENT REFERENCE MARKER	==	DRAINAGE PIPE
SC	SQUARE FEET	□	JUNCTION BOX
DE	DRAINAGE EASEMENT	—	CATCH BASIN
PI	POINT OF INTERSECTION	■	DRAINAGE EASEMENT
PT	POINT OF TANGENCY	—	NO SHINGLE BUFFER
PC	POINT OF REVERSE CURVE	—	
PO	POINT OF CURVATURE	—	
WM	WIREY MONUMENT	—	
IP	IRON PIN FOUND	—	

LINE	BEARING	DISTANCE
L1	S81°27'E	7.16
L2	S72°52'W	29.84
L3	N60°04'W	24.32
L4	N02°50'W	14.02
L5	N00°08'E	17.04
L6	N49°26'E	13.18
L7	S22°32'E	26.79
L8	S49°20'E	20.89
L9	S22°20'E	20.20
L10	N72°20'E	44.17
L11	S20°04'E	36.40
L12	S19°44'W	72.79
L13	S34°40'W	29.02
L14	S83°17'W	46.52
L15	N62°10'W	31.49
L16	N40°43'W	22.52
L17	N02°50'W	37.89
L18	N02°00'E	30.54
L19	N49°21'E	21.29
L20	N62°25'W	168.00
L21	N02°25'W	2.83
L22	N62°02'E	9.24
L23	N49°21'E	11.42
L24	S82°25'E	180.51
L25	S81°05'E	81.79
L26	N02°25'W	132.14
L27	N02°25'W	199.07
L28	S39°39'W	119.86
L29	S32°29'E	34.26
L30	S56°11'W	131.02
L31	N39°50'E	151.07



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:110,000
REGISTERED LAND SURVEYOR
TENNESSEE REG. NO. **2595**

INSTR. #2008020005820 FROM 1 OF 1
REC. 02/06/2008 11:30 AM
RECORD FEE: \$17.00
N. TAX: \$0.00 T. TAX: \$0.00

OWNER:
HUBER BROS., G.P.
213 FOX ROAD, SUITE 100
KNOXVILLE, TENNESSEE 37922
PHONE: (865) 691-5002

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

REFERENCE DEEDS: INSTR.#200509280028820
INSTR.#200606130104864

COUNTERSIGNED
REC. U. S. JUDG
KNOX COUNTY
REGISTERED

