

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, THE REGISTERED SURVEYOR OF THE PROPERTY SHOWN HEREIN, HEREBY CERTIFY THAT 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 FULL SAMPLE OF THE PROPERTY AND AS PROPERTY OWNERS I (WE) HEREBY CERTIFY THAT THE PROPERTY IS BEING OFFERED AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAN.

SIGNATURE(S) _____

ZONING SHOWN ON OFFICIAL MAP _____
 DATE: _____ BY: _____

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.
 SIGNED: _____ DATE: _____

SIGNED: _____ CITY TAX CLERK _____ DATE: _____

SIGNED: _____ KNOX COUNTY TRUSTEE _____ DATE: _____

ADDRESSING DEPARTMENT CERTIFICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ADDRESSING INFORMATION SHOWN ON THIS PLAN CONFORMS TO THE ADDRESSING PLANING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.
 SIGNED: _____ DATE: _____

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 HAVE REVIEWED THE PLAN AND ALL APPROPRIATE PROVISIONS OF THE DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE KNOX COUNTY HEALTH DEPARTMENT AND AS SHOWN ON THIS PLAN. MY APPLICATION HAS BEEN FILED, AND A BOND HAS BEEN POSTED TO GUARANTEE COMPLETION OF THE SUBDIVISION.
 REGISTERED LAND SURVEYOR _____ TENNESSEE CERTIFICATE NO. _____

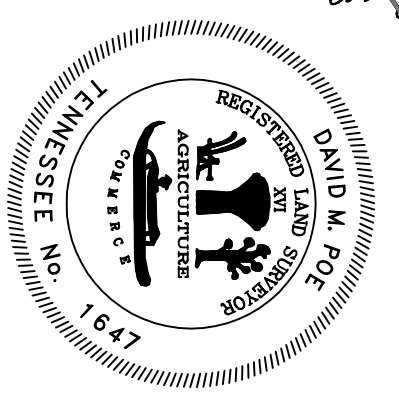
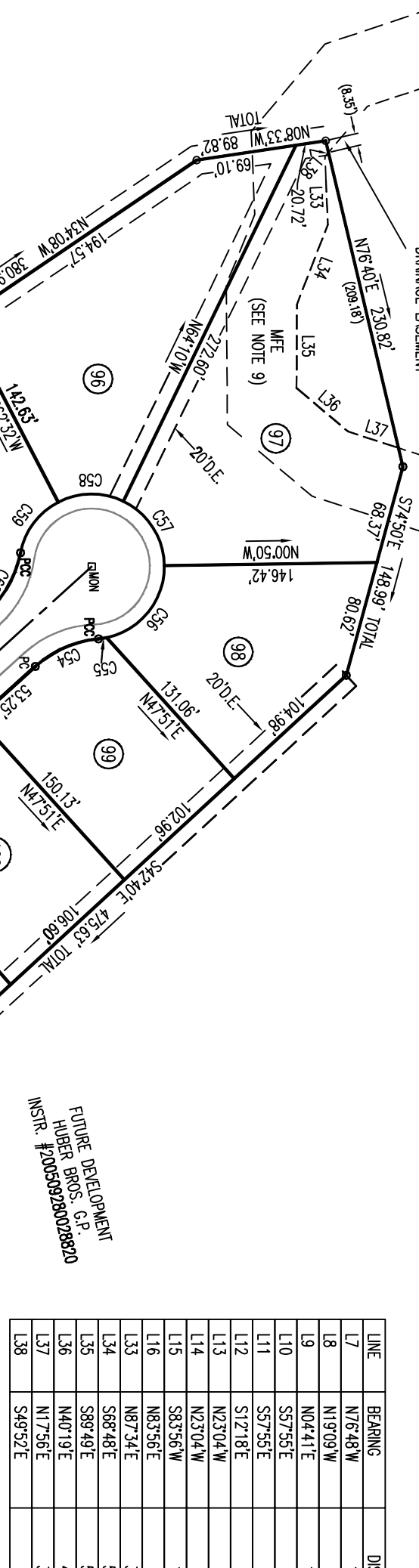
GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.
 I, THE UNDERSIGNED, HEREBY CERTIFY BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MONUMENTS, BENCHMARKS, AND IRON PINS IN THIS SUBDIVISION AND TO GUARANTEE THE COMPLETION OF THE SUBDIVISION WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL OF THE FINAL PLAN.
 SIGNED: _____ DATE: _____

DEPARTMENT: _____ TITLE: _____
 SIGNED: _____ DATE: _____

DEPARTMENT: _____ TITLE: _____
 SIGNED: _____ DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN REVIEWED AND APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.
 SIGNED: _____ DATE: _____

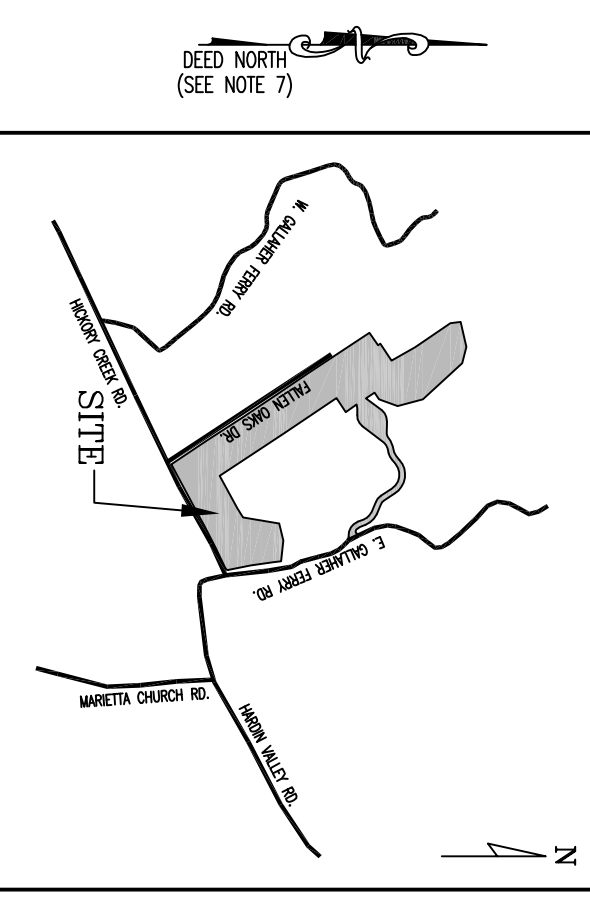
CURVE	BEARING	CHORD	ARC	RAADIUS	TANGENT
C47	N111°01'E	35.53'	39.51'	25.00'	25.24'
C48	N55°57'E	4.85'	4.85'	275.00'	
C49	N45°11'E	97.88'	98.41'	275.00'	
C50	N24°11'E	97.88'	98.41'	275.00'	
C51	N04°11'E	97.88'	98.41'	275.00'	
C52	N16°19'W	97.88'	98.41'	275.00'	
C53	N34°22'W	74.53'	74.76'	275.00'	
C54	N23°43'W	47.43'	48.26'	75.00'	
C55	N08°31'W	5.65'	5.65'	50.00'	
C56	N61°18'W	63.66'	69.01'	50.00'	
C57	S57°30'W	52.50'	55.27'	50.00'	
C58	S00°49'E	44.85'	46.51'	50.00'	
C59	S53°14'E	43.49'	44.99'	50.00'	
C60	S60°35'E	47.43'	48.26'	75.00'	
C61	S33°49'E	65.18'	65.41'	225.00'	
C62	S05°32'E	153.61'	156.26'	225.00'	
C63	S35°05'W	158.78'	162.27'	225.00'	
C64	S65°06'W	2.75'	2.75'	225.00'	
C65	N18°51'W	35.16'	39.02'	23.00'	24.75'



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 1:10,000
 REGISTERED LAND SURVEYOR _____ TENNESSEE REG. NO. _____

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

REFERENCE DEEDS: INSTR.#200509280028820
 INSTR.#200606130104864



LOCATION MAP
 Not to Scale

- NOTES:**
- IRON PINS FOUND (IF ANY) SHOWN ON PLAN. ALL OTHERS SET BY BENCHMARK UNLESS NOTED OTHERWISE ON PLAN.
 - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXISTING AND PROPOSED DRIVEWAYS AND ALONG ALL INTERIOR LOT LINES WHERE BUILDING PERMIT, 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 36.63 ACRES AND IS SUBDIVIDED INTO 72 SINGLE-DIVISIONED LOTS AND 3 COMMON AREAS. THE REMAINING AREA FOR FUTURE DEVELOPMENT CONTAINS APPROXIMATELY 99.29 ACRES.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FROM: 20'
 FROM: 15' (UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK)
 FROM: 15' (UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK) (UNIVERSAL LAND DEVELOPMENT, LTD.)
 - NORTH BASED ON MAP BOOK 85-S PAGE 14 OF ADJACENT PROPERTY (UNIVERSAL LAND DEVELOPMENT, LTD.).
 - NO BUILDING OR FILL IS ALLOWED WITHIN THE SINKHOLE LIMITS (CLOSED CONTOURS) AS SHOWN ON THIS MAP FOR LOT 97. IF ANY STRUCTURE IS DESIRED WITHIN THE 50' SINKHOLE BUFFER AREA, A SOIL IS CAPABLE OF SUSTAINING A STRUCTURE. THIS REPORT MUST BE APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING PRIOR TO ISSUING A BUILDING PERMIT.
 - MINIMUM FLOOR ELEVATION OF LOT 97 IS ONE FOOT ABOVE THE SINKHOLE (CLOSED CONTOURS).
 - MINIMUM FLOOR ELEVATION FOR LOTS 103,104,131,138 IS ONE FOOT ABOVE THE BEGIN OF THE DETENTION BASIN ON OR ADJACENT TO THAT LOT.
 - ALL INTERIOR ROADS ARE TO BE PUBLIC RIGHT-OF-WAYS.
 - ALL LOTS WILL HAVE ACCESS TO INTERIOR ROADS ONLY.
 - THESE SHALL BE A MINIMUM OF 300' SHORT DISTANCE IN BOTH DIRECTIONS AT THE ENTRANCE ON E. QUAKER FERRY ROAD.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND UTILITY REVIEW, REFER TO THE 7-SB-05-C AND 3-C-06-UR & 7-H-05-UR.
 - HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR.#200701170058223
 - MAINTENANCE AGREEMENTS FOR DETENTION FACILITIES ARE ESTABLISHED AND RECORDED AS INSTR.#

FINAL PLAN
 FOR
COVERED BRIDGE AT HARDIN VALLEY
 PHASE 1A
 C-L-T MAP 116, PART OF PARCEL 29
 DISTRICT 6, KNOX COUNTY, TN.
 SCALE: 1" = 100' SEPTEMBER 12, 2006

BATSON, HIMES, NORWELL, & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERHILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 388-6472
 FAX (865) 388-6473
 email@bhn-p.com

SHEET 4 OF 4 SHEETS
 M548905R
 11-SM-08-F
 24100-1-FP

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, THE UNDERSIGNED ENGINEER OF THE PROPERTY SHOWN HEREIN, HEREBY CERTIFY THAT THIS AS (NY, OR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM, WE ARE) THE OWNERS) IN FEE SIMPLE OF THE PROPERTY AND AS PROPERTY OWNERS) HAVE FILED THIS PLAN WITH THE KNOX COUNTY METROPOLITAN PLANNING AND ADDRESSING COMMISSION, AND THESE REGULATIONS.

SIGNATURE(S) _____
 ZONING SHOWN ON OFFICIAL MAP _____
 DATE: _____ BY: _____

SIGNED: _____ CITY TAX CLERK _____ DATE _____
 SIGNED: _____ KNOX COUNTY TRUSTEE _____ DATE _____

ADDRESSING DEPARTMENT CERTIFICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ADDRESSING REGULATIONS AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING AND ADDRESSING COMMISSION, AND THESE REGULATIONS.

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.

CERTIFICATE OF FINAL PLAN - CONSTRUCTION INCOMPLETE

I, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF TENNESSEE, AND I HAVE REVIEWED THE PLANS AND ACCOMPANYING DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INDICATED BY THE NOTATIONS ON THESE PLANS. I HEREBY CERTIFY THAT THE METROPOLITAN PLANNING COMMISSION OR FOR VARIANCES FOR WHICH APPLICATION HAS BEEN FILED, BOND HAS BEEN POSTED TO GUARANTEE COMPLETION OF THE INDICATED MONUMENTS AND BENCHMARK UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR _____
 TENNESSEE CERTIFICATE NO. _____
 TITLE: _____
 DEPARTMENT: _____

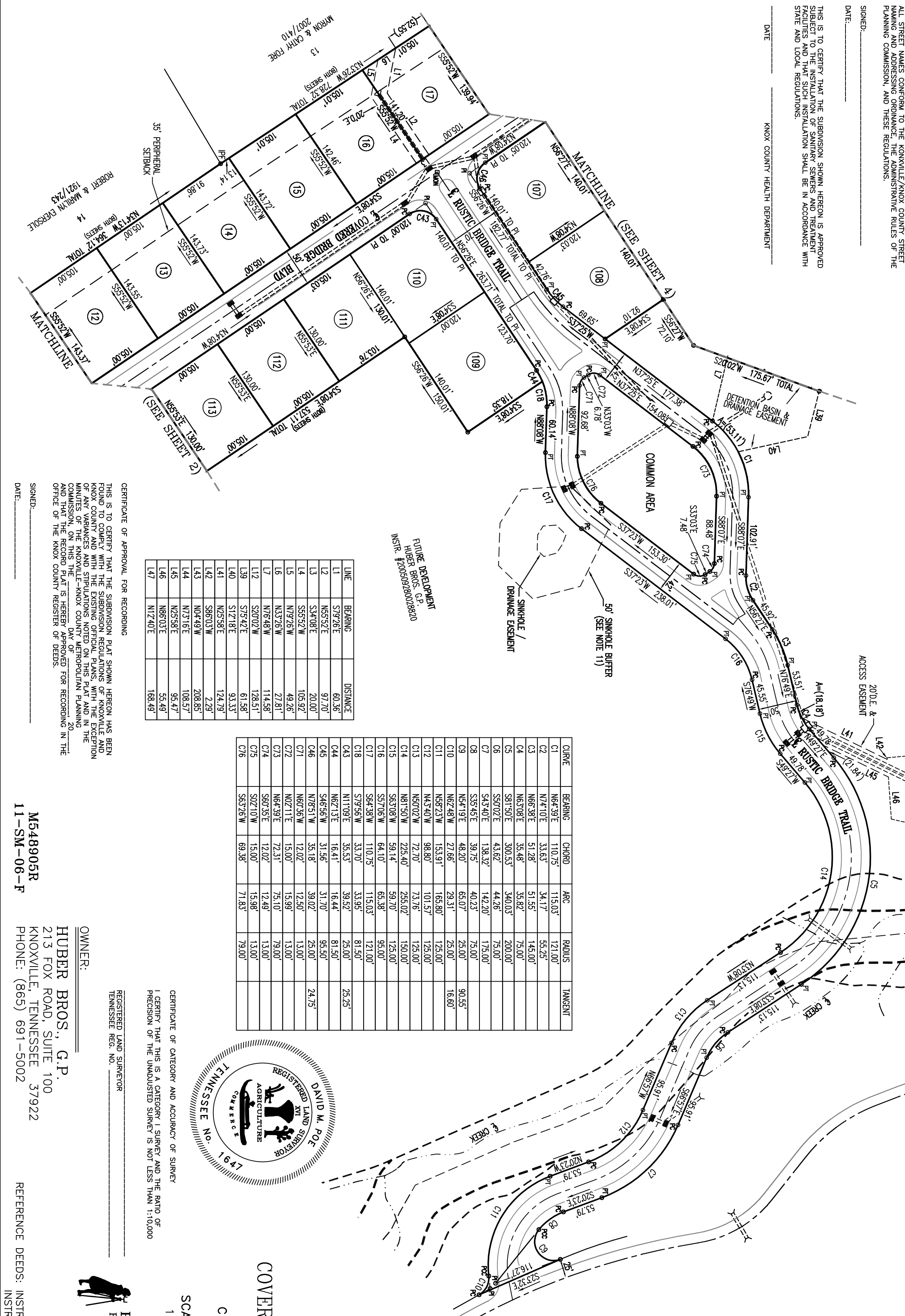
SIGNED: _____ DATE: _____
 SIGNED: _____ DATE: _____

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 BY THE METROPOLITAN PLANNING COMMISSION. A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL.

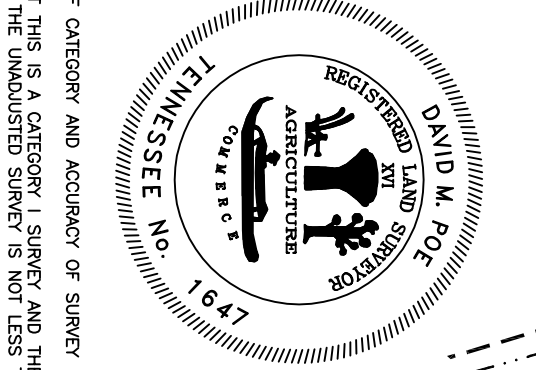
SIGNED: _____ DATE: _____
 TITLE: _____
 DEPARTMENT: _____

SIGNED: _____ DATE: _____
 SIGNED: _____ DATE: _____



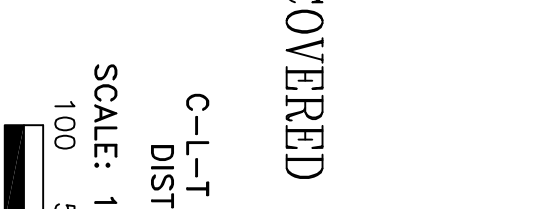
LINE	BEARING	DISTANCE
L1	S19°26'E	60.36
L2	N65°52'E	97.70
L3	S34°08'E	20.00
L4	S85°52'W	105.92
L5	N19°26'W	49.26
L6	N33°26'W	27.81
L7	N16°48'W	114.88
L8	N72°11'E	128.51
L9	S17°18'E	61.38
L10	S17°18'E	93.33
L11	N25°58'E	124.79
L12	S86°03'W	2.29
L13	N04°49'W	208.65
L14	N17°16'E	108.57
L15	N25°58'E	95.47
L16	N86°03'E	35.49
L17	N17°40'E	188.49

CURVE	BEARING	CHORD	ARC	RADIUS	TANGENT
C1	N64°39'E	110.75	115.03	121.00	56.25
C2	N72°10'E	33.63	34.17	55.25	14.50
C3	N68°38'E	51.28	51.55	75.00	22.50
C4	N65°08'E	35.48	35.82	75.00	20.00
C5	S91°50'E	300.53	340.03	200.00	150.00
C6	S50°02'E	43.62	44.26	75.00	175.00
C7	S43°40'E	138.32	142.20	175.00	125.00
C8	S35°45'E	39.25	40.23	75.00	90.55
C9	N54°19'E	48.20	65.07	25.00	16.80
C10	N62°48'W	27.66	29.31	25.00	12.00
C11	N58°23'W	153.91	165.80	125.00	125.00
C12	N45°40'W	98.80	101.57	125.00	150.00
C13	N50°02'W	72.70	73.76	125.00	125.00
C14	N81°50'W	225.40	255.02	150.00	125.00
C15	S65°08'W	59.14	59.70	125.00	125.00
C16	S57°06'W	64.10	65.38	95.00	121.00
C17	S79°56'W	33.70	33.95	81.50	25.25
C18	S79°56'W	33.70	33.95	81.50	25.25
C19	N17°08'E	35.53	39.52	25.00	25.25
C20	N67°13'E	16.41	16.44	81.50	15.00
C21	N46°56'W	31.56	31.70	95.50	24.75
C22	N16°11'E	12.02	12.50	13.00	13.00
C23	N67°36'W	31.56	31.70	95.50	24.75
C24	N67°36'W	31.56	31.70	95.50	24.75
C25	S80°39'E	12.02	12.49	13.00	13.00
C26	S02°10'W	15.00	15.98	13.00	13.00
C27	S63°26'W	69.38	71.83	79.00	79.00



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 1:10,000

COVERED BRIDGE AT HARDIN VALLEY
FINAL PLAT
 FOR
C-L-T MAP 116, PART OF PARCEL 29
DISTRICT 6, KNOX COUNTY, TN.
 SCALE: 1" = 100'
 SEPTEMBER 12, 2006



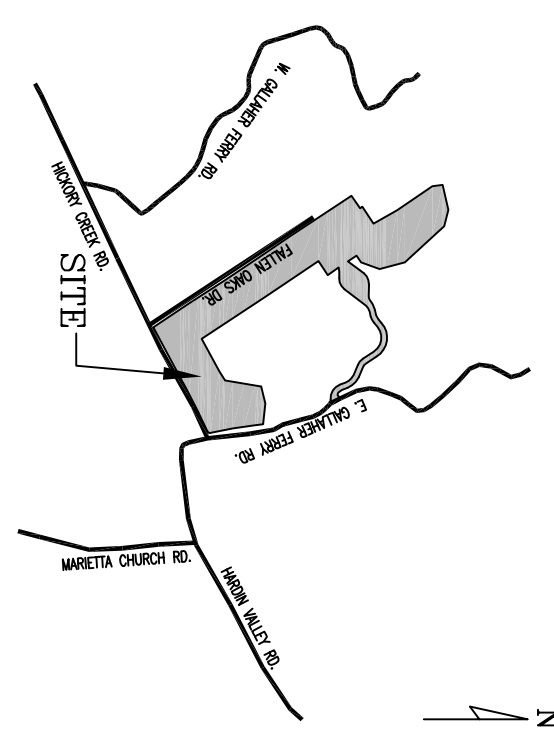
BATSON, HIMES, NORWELL, & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERHILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473
 email@bhn-p.com

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

REGISTERED LAND SURVEYOR
 TENNESSEE REG. NO. _____

REFERENCE DEEDS: INSTR.#200509280028820
 INSTR.#200606130104864

SHEET 3 OF 4 SHEETS
 24100-1-FP



LOCATION MAP
 Not to Scale

- NOTES:**
- IRON PINS FOUND (IP) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
 - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EASEMENT LINES AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES WHERE BUILDINGS PERMIT, 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 36.63 ACRES AND IS SUBDIVIDED INTO 72 ONE-ACRE PARCELS AND 3 COMMON AREAS. THE BENCHMARK AREA FOR FUTURE DETENTION BASIN CONSTRUCTION APPROXIMATELY 90.29 ACRES.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FROM... 20'
 REAR... 15' (UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK)
 - NORTH BASED ON MAP BOOK 85-S PAGE 44 OF ADJACENT PROPERTY (UNIVERSAL LAND DEVELOPMENT, LTD.).
 - NO BUILDING OF FILL IS ALLOWED WITHIN THE SINKHOLE LIMITS (CLOSED CONTOURS) AS SHOWN ON THIS MAP FOR LOT 97. IF ANY STRUCTURE IS DESIRED WITHIN THE 50' SINKHOLE BUFFER AREA, A SOIL IS OBTAINABLE OF SUSTAINING A STRUCTURE. THIS REPORT MUST BE APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING PRIOR TO ISSUING A BUILDING PERMIT.
 - MINIMUM FLOOR ELEVATION OF LOT 97 IS ONE FOOT ABOVE THE SINKHOLE (CLOSED CONTOUR).
 - MINIMUM FLOOR ELEVATION FOR LOTS 103, 104, 113, 116 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN ON ADJACENT TO THAT LOT.
 - ALL INTERIOR ROADS ARE TO BE PUBLIC RIGHT-OF-WAYS.
 - ALL LOTS WILL HAVE ACCESS TO INTERIOR ROADS ONLY.
 - THERE SHALL BE A MINIMUM OF 300' SIGHT DISTANCE IN BOTH DIRECTIONS AT THE ENTRANCE ON E. GALLAHER FERRY ROAD.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE INSTR.#2005-05-C AND 3-C-08-UR & 7-H-05-UR.
 - HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR.#20070170059223
 - MAINTENANCE AGREEMENTS FOR DETENTION FACILITIES ARE ESTABLISHED AND RECORDED AS INSTR.# _____

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(1) WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREIN, HEREBY CERTIFY THAT THIS AS (NR, OR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT (I, AM, WE ARE) THE OWNERS IN FULL OF THE PROPERTY AND AS PROPERTY OWNERS AND/OR GRANT EASEMENTS AS SHOWN ON THIS PLAN.

SIGNATURE(S) _____
 DATE: _____
 ZONING SHOWN ON OFFICIAL MAP _____
 BY: _____

ADDRESSING DEPARTMENT CERTIFICATION

1. THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ADDRESSING DEPARTMENT CERTIFICATION IS IN ACCORDANCE WITH THE ADDRESSING DEPARTMENT CERTIFICATION AND ADDRESSING ORDINANCE AND THE ADMINISTRATIVE RULES OF THE ADDRESSING DEPARTMENT AND THESE REGULATIONS.

SIGNED: _____
 DATE: _____

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 HEREBY CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, INCLUDING THE METROPLAN PLANNING COMMISSION'S APPROVAL, HAVE BEEN REVIEWED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPLAN PLANNING COMMISSION OR FOR VARIANCES FOR WHICH THE METROPLAN PLANNING COMMISSION HAS GRANTED VARIANCES UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR
 TENNESSEE CERTIFICATE NO. _____

LINE	BEARING	DISTANCE
L19	N41°42'E	63.24'
L20	N47°05'E	87.06'
L21	N43°30'E	84.73'
L22	N46°31'W	106.03'
L23	S45°31'E	102.76'
L24	N16°28'W	61.70'
L25	N27°08'W	114.41'
L26	N85°56'E	33.97'
L27	N09°04'E	88.95'
L28	S09°04'W	50.97'
L29	S37°00'E	48.23'
L30	N27°18'W	12.07'
L31	S47°17'W	44.54'
L32	S47°17'W	44.54'

CHORD	BEARING	CHORD	ARC	RADIUS	TANGENT
C19	S21°38'E	47.43'	48.26'	75.00'	
C20	S20°04'E	34.21'	34.91'	50.00'	
C21	S07°38'E	142.10'	142.13'	2145.00'	
C22	S10°22'E	62.23'	62.24'	2145.00'	
C23	S10°22'E	48.83'	48.83'	2145.00'	
C24	S26°54'W	30.85'	33.29'	29.00'	19.60'
C25	S44°00'W	106.25'	106.26'	300.00'	
C26	S62°57'W	6.83'	6.83'	4050.00'	
C27	S62°57'W	93.37'	93.38'	4050.00'	
C28	N6°43'W	2.82'	2.82'	25.00'	27.32'
C29	N14°03'E	36.88'	41.48'	275.00'	
C30	N55°05'E	62.25'	62.38'	275.00'	
C31	N39°28'E	87.24'	87.61'	275.00'	
C32	N18°48'E	109.98'	110.72'	275.00'	
C33	N10°22'E	50.14'	50.21'	275.00'	
C34	N15°15'E	47.43'	48.26'	75.00'	
C35	N25°21'E	14.49'	14.55'	50.00'	
C36	N18°25'W	57.96'	61.82'	50.00'	
C36A	N65°22'W	20.00'	20.14'	50.00'	
C37	S51°31'W	78.34'	90.07'	50.00'	
C38	S13°31'W	129.36'	131.21'	225.00'	
C38A	S45°34'W	121.85'	123.18'	225.00'	
C39	S45°34'W	110.97'	112.02'	225.00'	
C40	N11°12'E	33.15'	37.06'	25.00'	22.88'
C41	N11°12'E	35.15'	38.99'	25.00'	24.72'
C42	N11°12'E	33.06'	39.27'	25.00'	25.00'
C43	N11°12'E	33.06'	39.27'	25.00'	25.00'
C44	N11°12'E	33.06'	39.27'	25.00'	25.00'
C45	N11°12'E	33.06'	39.27'	25.00'	25.00'
C46	N11°12'E	33.06'	39.27'	25.00'	25.00'
C47	S08°28'E	202.38'	202.46'	2125.00'	
C78	S64°00'W	105.56'	105.56'	4030.00'	
C79	S62°18'W	98.21'	99.71'	4030.00'	
C80	N79°11'W	31.62'	34.24'	25.00'	
C81	S22°21'W	31.62'	34.24'	25.00'	

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.

1. THE UNDERSIGNED, HEREBY CERTIFY BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT EASEMENTS AND DRAINAGE SYSTEMS AS SHOWN ON DRAINAGE PLANS AND SPECIFICATIONS WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL OF THE FINAL PLAN.

SIGNED: _____ DATE: _____
 TITLE: _____
 DEPARTMENT: _____

GUARANTEE OF COMPLETION OF DRAINAGE SYSTEMS.

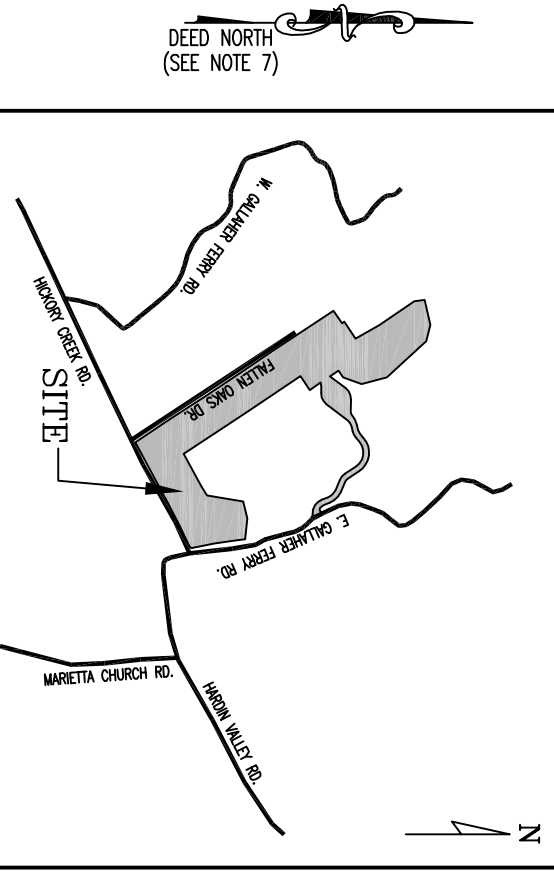
1. THE UNDERSIGNED, HEREBY CERTIFY BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION AND STABILIZATION OF ALL DRAINAGE SYSTEMS AS SHOWN ON DRAINAGE PLANS AND SPECIFICATIONS WITHIN A PERIOD NOT TO EXCEED ONE YEAR FROM DATE OF APPROVAL OF THE FINAL PLAN.

SIGNED: _____ DATE: _____
 TITLE: _____
 DEPARTMENT: _____

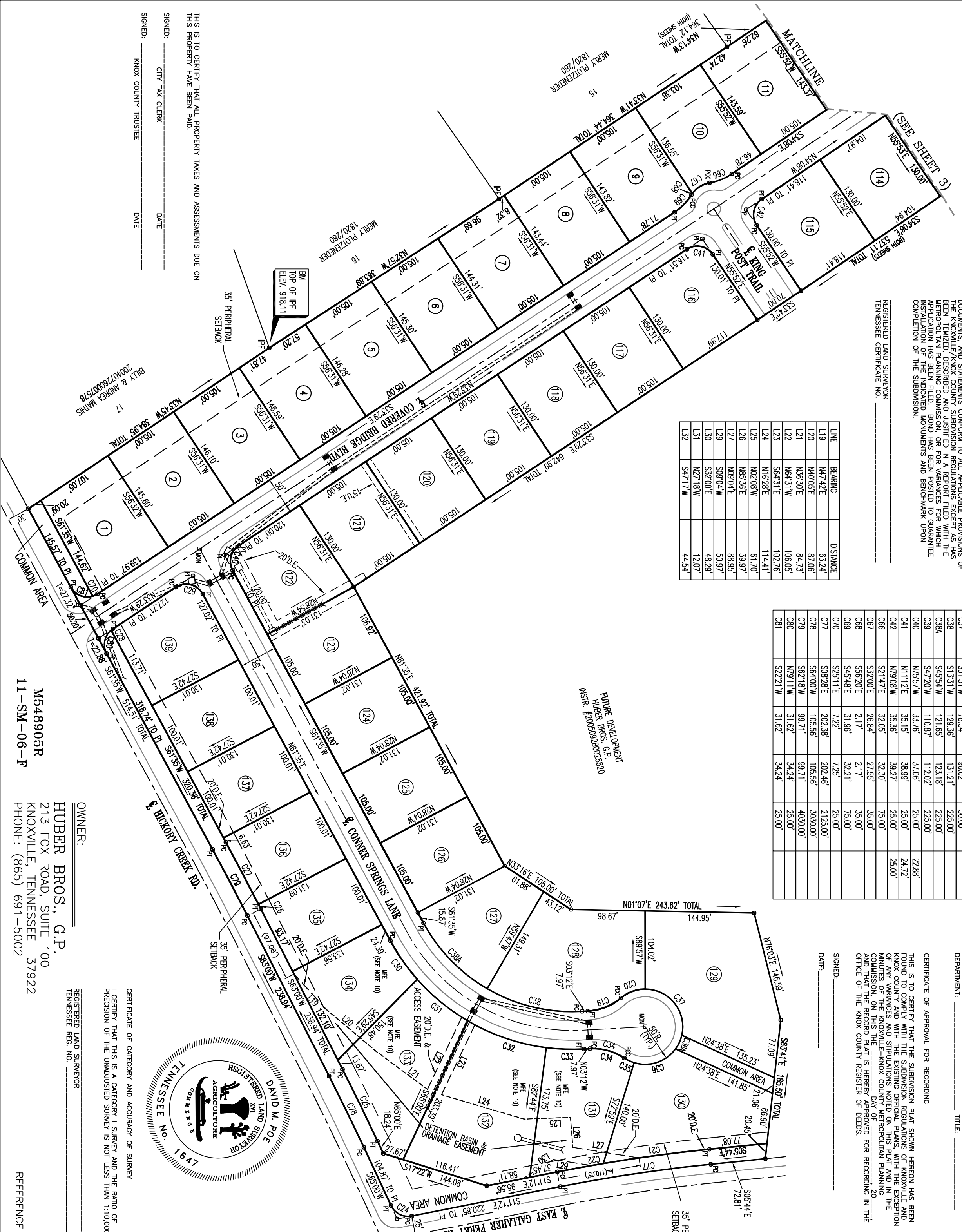
CERTIFICATE OF APPROVAL FOR RECORDING

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH THE EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF THE METROPLAN PLANNING COMMISSION'S APPROVAL OF THE METROPLAN 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.

SIGNED: _____ DATE: _____



- NOTES:
- IRON PINS FOUND (IF) SHOWN ON PLAT. ALL OTHERS SET BY BIRNAP, UNLESS NOTED OTHERWISE ON PLAT.
 - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXISTING LOT LINES AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES WHERE BUILDINGS PERMIT, PLUS OTHER EASEMENTS AS SHOWN. UTILITY AND DRAINAGE EASEMENTS TO BE SET 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 36.63 ACRES AND IS SUBDIVIDED INTO 72 SINGLE-DETACHED LOTS AND 3 COMMON AREAS. THE REMAINING AREA FOR 19.01 ACRES DEDICATED TO SANITARY SEWER APPROXIMATELY 99.29 ACRES.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FROM 20'
 FROM 15'
 REAR 15' (UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK)
 NORTH BASED ON MAP BOOK 85-S PAGE 44 OF ADJACENT PROPERTY (UNIVERSAL LAND DEVELOPMENT, LTD.)
 - NO BUILDING OR FILL IS ALLOWED WITHIN THE SINKHOLE LIMITS (CLOSED CONTOURS) AS SHOWN ON THIS MAP FOR LOT 97. IF ANY STRUCTURE IS DESIRED WITHIN THE 50' SINKHOLE BUFFER AREA, A SOIL CAPABLE OF SUSTAINING A STRUCTURE MUST BE OBTAINED AND APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING PRIOR TO ISSUING A BUILDING PERMIT.
 - MINIMUM FLOOR ELEVATION OF LOT 97 IS ONE FOOT ABOVE THE SINKHOLE (CLOSED CONTOURS).
 - MINIMUM FLOOR ELEVATION FOR LOTS 103,104,131,136 IS ONE FOOT ABOVE THE BEGIN OF THE DETENTION BASIN OR ADJACENT TO THAT LOT.
 - ALL INTERIOR ROADS ARE TO BE PUBLIC RIGHT-OF-WAYS.
 - ALL LOTS WILL HAVE ACCESS TO INTERIOR ROADS ONLY.
 - THERE SHALL BE A MINIMUM OF 300' SHORT DISTANCE IN BOTH DIRECTIONS AT THE ENTRANCE ON E. GALTHER FERRY ROAD.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USUR-REVIEW, REFER TO THE 7-SB-05-C AND 7-C-06-UR & 7-H-05-UR.
 - HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #200509280028820 FOR DETENTION FACILITIES ARE ESTABLISHED AND RECORDED AS INSTR #



DAVID M. POE
 REGISTERED LAND SURVEYOR
 TENNESSEE No. 1647

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

REGISTERED LAND SURVEYOR
 TENNESSEE REG. NO. _____

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 1:10,000

COVERED BRIDGE AT HARDIN VALLEY
 PHASE 1A
 C-L-T MAP 116, PART OF PARCEL 29
 DISTRICT 6, KNOX COUNTY, TN.
 SCALE: 1" = 100' SEPTEMBER 12, 2006

BATSON, HIMES, NORWELL, & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 433 1/2 PAPERHILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 388-6472
 FAX (865) 388-6473
 email@bhn-p.com

SHEET 2 of 4 SHEETS
 24100-1-FP

REFERENCE DEEDS: INSTR.#200509280028820
 INSTR.#200606130104864

Q:\24100\FINAL\24100-1-FP.DWG

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: _____ CITY TAX CLERK
 _____ KNOX COUNTY TRUSTEE

DATE: _____
 DATE: _____

ADDRESSING DEPARTMENT CERTIFICATION

1. THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ADDRESSING DEPARTMENT CERTIFICATION IS IN ACCORDANCE WITH THE ADDRESSING DEPARTMENT CERTIFICATION AND ADDRESSING ORDINANCE AND THE ADMINISTRATIVE RULES OF THE ADDRESSING DEPARTMENT AND THESE REGULATIONS.

SIGNED: _____
 DATE: _____

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

CERTIFICATE OF APPROVAL FOR RECORDING

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH THE EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF THE METROPLAN PLANNING COMMISSION'S APPROVAL OF THE METROPLAN 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.

SIGNED: _____ DATE: _____