proper provisions have been made for their installation.	and that I we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and	nam appi
Date	other open spaces to public or private use as noted. Date Owner(s) 20 Owner(s)	
Signature Position	Owner(s)	
I OSITIOII	Date 20	
Certification of the Approval of Utilities (Municipal Sewer) I hereby certify that the sewer improvements have been installed in an acceptable manner and according to the	Owner(s)	m 1
specifications of the Blount County Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.	Certification of the Approval of Streets I hereby certify that the streets and other related improvements shown have been installed	Tele
Date 20	according to county specifications; and according to the specifications of the Blount County Planning Commission's Subdivision Regulations, except as noted hereon or proper provisions have been made for	
Signature	their installation. 20	
Position	Date	
Certification of Electrical Utility Service	County Highway Superintendent Certificate of Accuracy	lot o
The property shown on this subdivision plat is within the service area of the The following condition(s) apply:	I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Blount County Planning Commission and that the monuments have been placed	
Lots are served by existing powerlines; or	as shown hereon to the specifications of the Blount County Subdivision Regulations.	
Lots $\frac{188-214}{100}$ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.	Date	
NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual	Registered Surveyor	(Cal
lot owner, in accordance with the established policies of the utility company. Date		(Cat
Signature		
Title		
		lot (
	PHASE III 182 183 184	101 0
	MANOR IN THE FOOTHILLS UNIT-3B PLAT: MAP-FILE- 4734B 176 177 178 20'D.E	
	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	
MANOR IN THE FOOTHILLS UNIT-1-B PLAT: MAP-FILE-4019B 236 169	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	
PF N 34°00' E PF 33.03' 2117' 55.00'	55.00' 55	
110.00 11 110.00 11 110.00 11 110.00 11 110.00 11 110.00 11 110.00 11 110.00 11 110.00 11 110.00 11 110.00 11	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	
MANOR IN THE FOOTHILLS WANOR IN THE FOOTHILLS WANDRING WA	198 198 197 197 197 198 199 199 199 199 199 199 199 199 199	
/ PLAT. MATTIES 3183 200 199 6,050SF 6,050SF	6,050SF 6,050SF 6,050SF 60.00 5	
	37.52' S 55.00' S S S S S 55.00' S S S S S S 55.00' S S S S S S S S S S S S S S S S S S	
105.35' TO PT OF INDIGO DRS	SONG SPARROW DR. 55.00'	
S 34°00′ W	$\frac{(50'R-0-v)}{(50'R-0-v)} = \frac{(50'R-0-v)}{(50'R-0-v)} = \frac{55.00L}{(50'R-0-v)} = \frac{55.00L}{(50'R-0-v)$	
	55.00' 55.00' 1 55.00	
1PF55.00'	55.00' 1 55.00' 213 S	
	55.00 1 35.00 210 200 200 200 200 200 200 200 200 2	
39)		
MANOR IN THE FOOTHILLS (201) (202) - I S G,050SF (35)	§ 6,050SF § 6,050SF § 55.00' 55.00' 55.00'	
MANOR IN THE FOOTHILLS SO 6,050SF	6,050SF 2 55.00'	
55.00' 55.00' pF	PLAT: MAII-FILE-4210B 222 221 220 221	
MANOR IN THE FOOTHILLS	229 228 227	
UNIT-1-A UNIT-1-A PLAT: MAP-FILL-3886B 70 233 232	230	
<u>LEGEND:</u>		
A= $ARCLENG$ $R=$ $RADIUS$ $D=$ $CENTRAL$	ANGLE (DELTA)	
B= CHORD BE C= CHORD LE	CARING	
Ac. ACRES SF SQUARE F. R/W RIGHT-OF-		
IPF IRON PIN F IPD IROPN PIN .	OUND SET	
FP FENCE POS BOUNDAR ROAD RIG		
	SETBACK LINE UTERI INF	
CONCRETE FENCE LIN		
TOP BANK 30' STREAN LIMITS FOR	OF STREAM MEDIFFER This is to certify that I have consulted the R GRADING Federal Insurance Administration Flood	
X-SEWER X-WATER	CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE Hazard Boundary Map, and found that the above described is not located in a special flood hazard area as shown on the Federal Insurance	
X-STORM WETLAND	RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT	
J. J. J. J. WEILANI	The property owners are responsible for maintaining all onsite Stormwater Facilities located outside of the County Right of Way. Please refer to the previously recorded Maintenance Covenants referenced below. Book Page REGISTERED LAND SURVEYOR TENNESSEE REG. NO REGISTERED LAND SURVEYOR TENNESSEE REG. NO Signature:	
	DOUK F agg TENNESSEE REU. NO	
DEGLONED		
SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4900 BALL ROAD WAR	APPROVED NGINEER HORIZONTAL: 1"= 50'	

DATE

APPR.

04-03-2025

SCALE IN FEET

Certification of the Approval of Utilities (Water)

KNOXVILLE, TENNESSEE 37931

PHONE: (865) 694-7756

FAX: (865) 693-9699

E-MAIL: wrghebi@sengconsultants.com

www.southlandengineeringusa.com

DRAWN

CHECKED

WAR

WAR

1 4-9-25

NO. DATE

REVISED NO. OF LOTS

REVISION

I hereby certify that the water improvements have been installed in an acceptable manner and

according to the specifications of the Blount County Subdivision Regulations, except as noted hereon; or

Certification of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon

Certificate of Approval of Road Names and Property Numbers (E-911)

I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

E-911 Authority

Certification of Land-Line Telephone Service (AT & T)

The following condition(s) apply:

Lots ______ are served by existing telephone lines; or
Lots <u>188-214</u> are/will be served by new telephone lines as per agreement between owner of subdivision property and this provider.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this Land-Line Telephone Provider.

Date
Signature

Title/Name of Company
Certification of Cable/Multi-Media Service (CHARTER/SPECTRUM)

The property shown on this subdivision plat is within the service area of the __able Provider)

The following condition(s) apply:

Lots _____ are served by existing cable lines; or
Lots 188-214 are/will be served by new cable lines as per agreement between owner of subdivision property and this cable provider.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual of owner, in accordance with the established policies of this provider.

Signature

Title/Name of Cable/Multi-Media Provide

CLERELINE ROLL

RIDGE

CHRELINE ROLL

RIDGE

LITTLE BEST RD.

Not to Scale

LOCATION MAP

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.

SURVEYOR'S NOTES:

1. 1/2" new iron rods will be set at all internal lot corners.

2. Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 7 1/2 feet on each side of as-built sewer utility lines.

3. Front Building setback shall be 30 feet from all street right-of-way and joint permanent easements, unless otherwise noted in restrictions. Side setback shall be 5 feet (integrated design) each side of the property lot line and 20' back setback. All other Setbacks shall be in accordance with the Zoning Ordinances.

4. Boundary lines shown are from a field survey.

5. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.

6. "A property owners association with duties to maintain and repair common areas including but not limited to drainage or detention facilities for storm water will be provided for restrictive covenants recorded by the developer of this property. A copy of such restrictive covenants shall be approved in advance by the city. The restrictive covenants as approved shall be recorded in the Blount County Register of Deeds office and a copy thereof with recording information shall be provided to the Blount County Planning Office within five (5) days of the recordation of the plat by the Developer. Such restrictive shall not be amended as they relate to the detention facility without the written approval of the Blount County Planning Office."

7. The total area for this unit is 4.68 acres including 26 single family lots, one common area (lot 200) and public right-of-ways.

8. The preliminary plat for phase III was approved by the Blount County Planning Commissioners on July 16th, 2020 meeting.

9. In the design stage, all utilities and drainage structures will be designed to meet the Blount County.

9. In the design stage, all utilities and drainage structures will be designed to meet the Blount County Standards.

10. All right-of-ways are 50 wide with 26' wide pavement.

11. Manor in the Foothills, Phase I, Unit-1-A plat is recorded in the Blount County Register of Deed in Map-File 3386B and Manor in the Foothills, Phase I, Unit-1-B plat is recorded in the Blount County Register of Deed in Map-File 3904B, the Manor in Foothills, Phase III, Unit-1 plat is recorded in the Blount County Register of Deed in Map-File 3886B and the Manor in Foothills, Phase III, Unit-2 plat is recorded in the Blount County Register of Deed in Map-File 4210B, Unit-3A plat is recorded in the Blount County Register of Deed in Map-File 4681A, and Unit 3B plat is recorded in the Blount County Register of Deed in Map-File 4734B

12. Subdivision declaration and restrictions for Manor in Foothills are recorded in Blount County Register of Deed in instrument # Deed Book 2565, Page 1550.

13. Lot 200 is deemed common area and is to be maintained by the existing HOA.

OWNER/DEVELOPER: TENNESSEE VALLEY LAND, LLC ATTN: JOSH SANDERSON 4909 BALL STREET KNOXVILLE, TN. 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699 EMAIL: RHS3@RHSCO.COM

SUMMARY FOR PHASE III, UNIT-3C

NUMBER OF LOTS = 26 SINGLE FAMILY LOTS
1 COMMON AREA LOT (LOT #200)
PUBLIC RIGHT-OF-WAYS
TOTAL AREA 4.68 ACRES
REMIANDER OF PARCELS 091 021.00
DEED BOOK 2585, PAGE 2202

SHEET 1

FINAL PLAT FOR PHASE III, UNIT-3C MANOR IN THE FOOTHILLS CLT MAP 091 PART OF PARCEL 021.00

DISTRICT 7TH, BLOUNT COUNTY, TENNESSEE

PLC-01-03-25-III-U-3C-FP

1 SHEETS 1"=50'

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