

Certification of the Approval of Utilities (Water)
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 proper provisions have been made for their installation.

Date _____
Signature _____
Position _____

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 specifications of the Blount County Subdivision Regulations, except as noted hereon, or proper provisions have been made for their installation.

Date _____
Signature _____
Position _____

Certification of Electrical Utility Service
The property shown on this subdivision plat is within the service area of the _____

The following condition(s) apply:

Lots _____ are served by existing powerlines; or
Lots 255-261 & 373-380 are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

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 the utility company.

Date _____
Signature _____
Title _____

Certification of Ownership and Dedication
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon 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 other open spaces to public or private use as noted.

Date _____
Owner(s) _____
Date _____
Owner(s) _____

Certification of the Approval of Streets
I hereby certify that the streets and other related improvements shown have been installed 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 their installation.

Date _____
County Highway Superintendent _____

Certification of Accuracy
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 as shown hereon to the specifications of the Blount County Subdivision Regulations.

Date _____
Registered Surveyor _____

SURVEYOR'S NOTES:
1. 1/2" new iron nail 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 outside of all exterior lot lines and street right-of-way. There shall also be easements 5 feet on each side of all on-belt water utility lines, and 7 1/2 feet on each side of on-belt sewer utility lines.
3. Front Building setback shall be 30 feet from all street right-of-way and front permanent easements, unless otherwise noted in restrictions. Side setbacks shall be 5 feet (irrespective of 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 easements 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 owner 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 the property. A copy of such restrictive covenants shall be approved in advance by the city.
7. 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 recording of the plat by the Developer. Such restrictive shall not be amended or they relate to the dedication facility without the written approval of the Blount County Planning Office.
8. The total area for this unit is 3.84 acres including 1/4 single family lots, and public right-of-way.
9. The preliminary plat for phase IV was approved by the Blount County Planning Commissioners on -- 7/19/06, 2024 meeting.
10. All right-of-ways are 50 wide with 20' wide pavement.
11. Manor in the Foothills, Phase I, Unit-1-A plat is recorded in the Blount County Register of Deeds in Map File 3380B and Manor in the Foothills, Phase I, Unit-1-B plat is recorded in the Blount County Register of Deeds in Map File 3800B; the Manor in the Foothills, Phase II, Unit-1 plat is recorded in the Blount County Register of Deeds in Map File 3800B and the Manor in the Foothills, Phase III, Unit-2 plat is recorded in the Blount County Register of Deeds in Map File 4210B; Unit-3-A plat is recorded in the Blount County Register of Deeds in Map File 4881A, and Unit-3C plat is recorded in the Blount County Register of Deeds in Map File 777.
12. Subdivision dedication and restrictions for Manor in Foothills are recorded in Blount County Register of Deeds in instrument # Deed Book 2665, Page 1500.

LEGEND	
● IPF	IRON PIN FOUND
○ IPS	IRON PIN SET
○ MH	SANITARY SEWER MH
— S	SEWER LINE
— C	CENTER LINE
- - - - -	UTILITY EASEMENT
— W	WATER LINE
— R-O-W	R-O-W
—	CURB
—	CUL CREEK 30' BUFFER
- - - - -	OLD LOT LINE

CURVE TABLE:

CURVE	CHORD BEARING	ARC LENGTH	CHORD LENGTH	RADIUS	TANGENT
C1	N 26°59' E	58.93'	58.76'	225.00'	
C2	S 22°43' W	31.14'	31.12'	275.00'	
C3	S 30°14' W	40.89'	40.85'	275.00'	
C4	S 26°59' W	65.48'	65.29'	250.00'	32.93'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 43°37' W	17.89'
L2	S 48°27' W	19.53'
L3	S 45°36' W	22.36'
L4	S 41°29' W	35.07'
L5	S 49°19' W	14.39'
L6	N 77°15' W	50.35'
L7	S 55°31' E	50.00'
L8	S 55°31' E	21.44'
L9	S 55°31' E	6.94'

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 _____

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000

REGISTERED LAND SURVEYOR
TENNESSEE REG. NO. _____



This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is not located in a special flood hazard area as shown on the Federal Insurance Rate Map Panel 47009C0275C and 47009C0253C, Blount County Community Number 470356 effective date September 19, 2007.
Date: _____
Signature: _____

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

SUMMARY FOR PHASE IV, UNIT-1
NUMBER OF LOTS = 15 SINGLE FAMILY LOTS
PUBLIC RIGHT-OF-WAYS
TOTAL AREA 3.84 ACRES
PART OF PARCELS 091 060.18 & 91/060.19
DEED BOOK 2647/1416, 2550/550 & 2550/510
PLAT BOOK 1357B

SOUTHLAND ENGINEERING CONSULTANTS, LLC
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FAX: (865) 693-9699
E-MAIL: wrgheti@sengconsultants.com
www.southlandengineeringusa.com

DESIGNED
WAR
DRAWN
WAR
CHECKED
WAR

APPROVED
ENGINEER

NO.	DATE							APPR.	APPR.

SCALE
HORIZONTAL: 1"= 50'

DATE
07-26-2025



FINAL PLAT FOR PHASE IV, UNIT-1
MANOR IN THE FOOTHILLS
CLT MAP 091 PART OF PARCEL 021.00
CLT MAP 091 PART OF PARCEL 060.18
CLT MAP 091 PART OF PARCEL 060.19
DISTRICT 7TH, BLOUNT COUNTY, TENNESSEE

PLC-07-25-25-IV-U-1-IP
SHEET 1 OF 1 SHEETS
1"=50'
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