

**TOTAL AREA = 16.64 ACRES**  
**OPEN SPACE LOTS: 9.28 Acres**  
**Total Building Lots: 35**  
**Total Open Space Lots: 1**

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S39°19'36"W	109.59	150.00	112.19
C2	N28°24'59"E	182.51	500.00	183.54
C3	N54°41'28"W	178.81	565.00	179.57
C4	N37°31'42"W	66.78	495.00	66.83
C5	N32°50'24"W	14.18	495.00	14.18
C6	N14°21'59"E	36.20	25.00	40.48
C7	N59°11'47"E	9.51	175.00	9.51
C8	N50°10'37"E	45.46	175.00	45.59
C9	N34°56'50"E	47.30	175.00	47.44
C10	N22°32'26"E	28.31	175.00	28.34
C11	N19°54'10"E	33.19	475.00	33.20
C12	N25°34'24"E	60.79	475.00	60.83
C13	N32°19'26"E	51.07	475.00	51.10
C14	N36°38'51"E	20.59	475.00	20.59
C15	N26°05'46"E	30.63	75.00	30.85
C16	N03°15'45"W	29.38	50.00	29.82
C17	S69°29'14"W	100.00	50.00	157.37
C18	S04°54'45"E	40.76	75.00	41.28
C19	S19°43'02"W	23.11	75.00	23.20
C20	S25°52'54"W	47.89	525.00	47.90
C21	S20°40'11"W	49.13	525.00	49.15
C22	S17°54'02"W	0.80	525.00	0.80
C23	S62°40'27"W	35.36	25.00	39.27
C24	N53°19'53"W	47.43	75.00	48.26
C25	N48°28'22"W	22.91	50.00	23.11
C26	N84°45'18"W	39.14	50.00	40.21
C27	S51°12'48"W	35.82	50.00	36.64
C28	S02°22'16"W	35.45	50.00	36.24
C29	S32°02'25"E	35.40	50.00	36.19
C30	S80°52'20"E	47.10	50.00	49.04
C31	N89°27'56"E	47.43	75.00	48.26
C32	S27°05'58"E	35.36	25.00	39.27
C33	S37°54'46"W	85.56	125.00	87.32
C34	S59°20'21"W	6.17	125.00	6.17
C35	N14°43'01"W	35.06	25.00	38.86
C36	S32°56'26"E	98.07	1255.00	98.10
C37	S36°41'23"E	74.91	460.00	74.99

LINE #	DIRECTION	LENGTH
L1	S67°43'15"W	14.50'
L2	S58°53'12"W	15.30'
L3	S08°58'19"W	19.50'
L4	S52°43'07"W	18.10'
L5	N52°41'41"W	20.40'
L6	N52°01'45"W	19.30'
L7	S56°58'18"W	14.72'
L8	S02°36'42"E	21.20'
L9	S77°08'18"W	20.80'
L10	S48°03'16"W	10.50'
L11	S48°03'16"W	22.00'
L12	N59°18'20"E	5.00'
L13	S30°46'08"E	72.81'

**Knox County Department of Engineering and Public Works**  
 The Knox County Department of Engineering and Public Works hereby approves this plat on this the \_\_\_\_\_ day of 20\_\_\_\_  
 Engineering Director \_\_\_\_\_ Date \_\_\_\_\_  
 City Tax Clerk: Signed: \_\_\_\_\_ Date \_\_\_\_\_  
 Knox County Trustee: Signed: \_\_\_\_\_ Date \_\_\_\_\_

**Certification of Approval of Public Sanitary Sewer System - Major Subdivisions**  
 This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.  
 Utility Provider \_\_\_\_\_ Date: \_\_\_\_\_  
 Authorized Signature for Utility \_\_\_\_\_ Date: \_\_\_\_\_

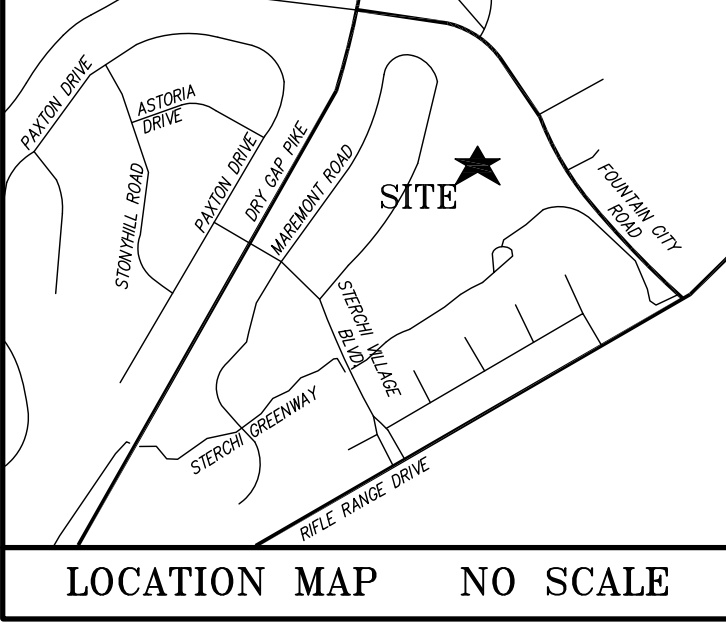
**Certification of Approval of Public Water System - Major Subdivisions**  
 This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.  
 Utility Provider \_\_\_\_\_ Date: \_\_\_\_\_  
 Authorized Signature for Utility \_\_\_\_\_ Date: \_\_\_\_\_

**Planning Commission Certification of Approval for Recording - Final Plat**  
 This is to certify that the subdivision plat shown herein 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 waivers noted on this plat and in the minutes of the Knoxville-Knox County 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: \_\_\_\_\_  
 Guaranteed 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: \_\_\_\_\_

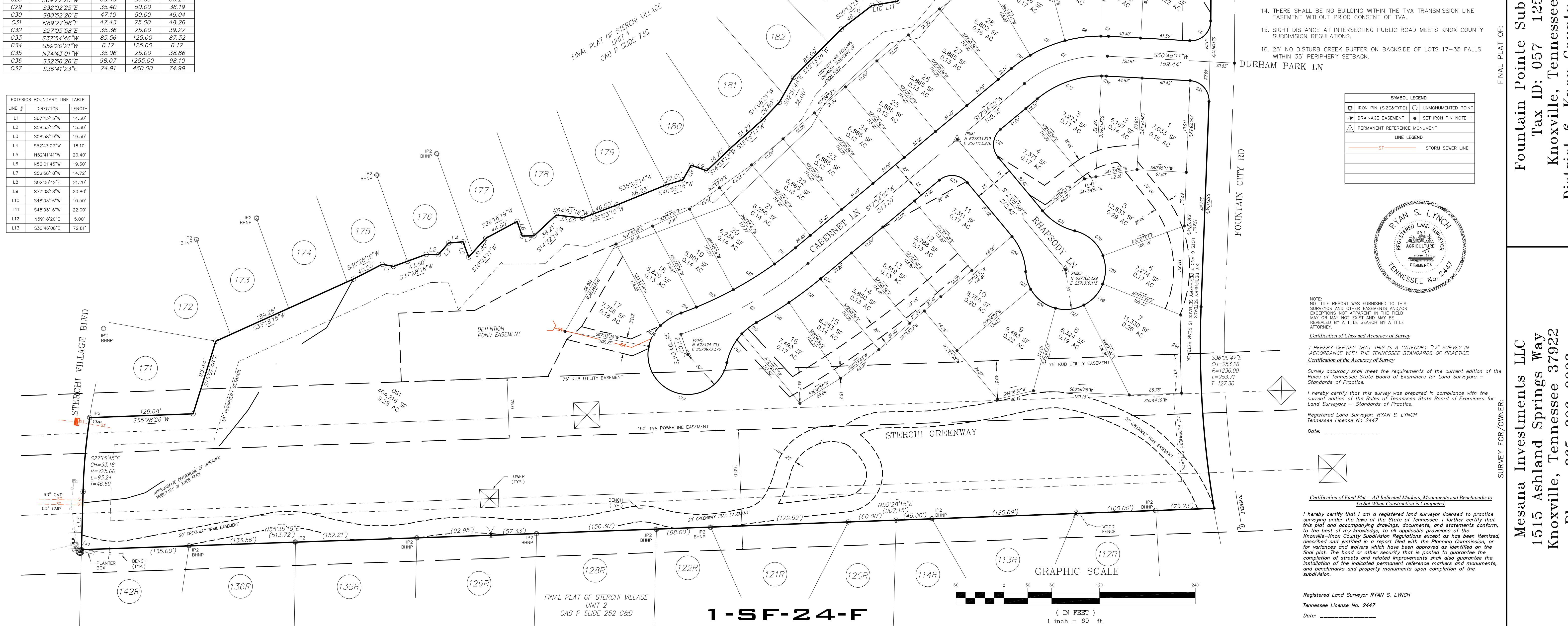
**Inspection of Completed Streets and Related Improvements**  
 I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).  
 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 are) 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: \_\_\_\_\_  
 Zoning  
 Zoning Shown on Official Map: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_  
**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: \_\_\_\_\_

GPS SURVEY NOTE:  
 ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER-TOPCON HIRER SP NETWORK ROVER. DUAL FREQUENCY WAS USED (L1/L2). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON T001 GASS NETWORK (NAD83/NRS2007). THE CONVERSION FOR THE PRECISION OF THE GPS WORK (PPA: 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.  
 Property owners are responsible for maintenance of stormwater facilities. The responsibility for maintenance of stormwater facilities is recorded as instrument # \_\_\_\_\_



- NOTES:**
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
  - CLT TAX MAP 057 PARCEL 125.15
  - DEED REFERENCE - 202104070082304
  - THIS PROPERTY IS ZONED PR (PLANNED RESIDENTIAL) MINIMUM SETBACKS ARE AS FOLLOWS:  
 FRONT 20 FEET  
 SIDE: 5 FEET  
 REAR: 15 FEET  
 PERIPHERY: 35 FEET (25 FEET FOR LOTS 1, 5, 6, AND 7)
  - ACCORDING TO FLOOD INSURANCE RATE MAP 47093C01307F, EFFECTIVE DATE: MAY 2, 2007, THIS PROPERTY DOES NOT LIE WITHIN ANY SFHAS.
  - 35 FOOT SHARED PERMANENT ACCESS EASEMENT & PERIPHERY SETBACK ALONG LOTS 33-35 WILL ALSO FUNCTION AS A JOINT DRIVEWAY, UTILITY, AND DRAINAGE EASEMENT
  - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
  - NORTH ROTATION: NAD83(NRS2007)
  - THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (PEE). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
  - 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
  - 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
  - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILE 2-SA-22-C AND 2-B-22-UR APPROVED FEBRUARY 10, 2022.
  - ALL LOTS TO HAVE ACCESS TO THE INTERNAL STREET SYSTEM ONLY EXCEPT LOTS 33-35.
  - THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT PRIOR CONSENT OF TVA.
  - SIGHT DISTANCE AT INTERSECTING PUBLIC ROAD MEETS KNOX COUNTY SUBDIVISION REGULATIONS.
  - 25' NO DISTURB CREEK BUFFER ON BACKSIDE OF LOTS 17-35 FALLS WITHIN 35' PERIPHERY SETBACK.



**SYMBOL LEGEND**

○	IRON PIN (SIZE&TYPE)	○	UNMONUMENTED POINT
△	DRAINAGE EASEMENT	●	SET IRON PIN NOTE 1
□	PERMANENT REFERENCE MONUMENT		

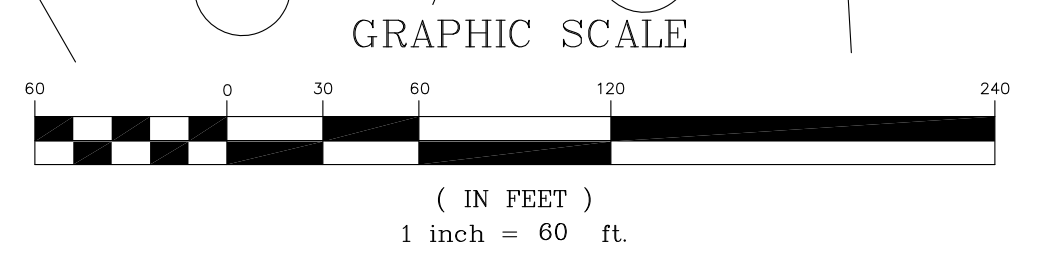
**LINE LEGEND**

---	STORM SEWER LINE
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**Certification of Class and Accuracy of Survey**  
 I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.  
**Certification of the Accuracy of Survey**  
 Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.  
 I hereby certify that this 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 RYAN S. LYNCH  
 Tennessee License No. 2447  
 Date: \_\_\_\_\_

**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 Planning Commission, or for variances and waivers 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, and benchmarks and property monuments upon completion of the subdivision.  
 Registered Land Surveyor RYAN S. LYNCH  
 Tennessee License No. 2447  
 Date: \_\_\_\_\_



**Fountain Pointe Subdivision**  
 Tax ID: 057 125.15  
 Knoxville, Tennessee 37918  
 District 6, Knox County, Tennessee

**Mesana Investments LLC**  
 1515 Ashland Springs Way  
 Knoxville, Tennessee 37922  
 Phone 865-806-8008

**LYNCH SURVEYS LLC**  
 SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
 4405 CORDER RD. KNOXVILLE, TENN. 37912  
 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

PROJECT NO. \_\_\_\_\_  
 SHEET 1  
 4532-FF  
 REVISIONS  
 1 PS COMMENTS 12-05-2023  
 2  
 3  
 4  
 5  
 6

DRAWN BY: R. LYNCH  
 CHECKED BY: R. LYNCH  
 APPROVED BY: R. LYNCH  
 SCALE: 1"=60'  
 DATE: 11/27/2023