

TOTAL AREA = 30.04 ACRES
1,308,482 sq. ft.
(INCLUDING HOUSES AND COMMUNITY / OPEN SPACE LOTS)
ROADS: 5.84 Acres
OPEN SPACE LOTS: 4.64 Acres
Total Building Lots: 66
Total Open Space Lots: 1

Property owners are responsible for maintenance of stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument #202308310011782.

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: _____

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: _____

Planning Commission Certification of Approval for Recording - Final 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, 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 _____ 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 12-1-402 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.

Signature: _____ Date: _____

Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signature: _____ Date: _____
Dept: _____ Title: _____

Guarantee of 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 establishment of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____, 20____.

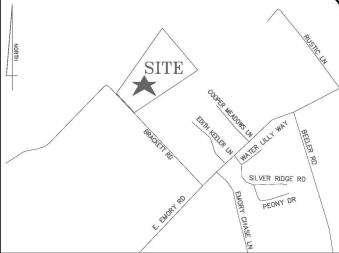
Signature: _____ Date: _____
Dept: _____ Title: _____

Certificate of Ownership and General Dedication

I, the undersigned owner(s) of the property shown hereon, hereby adopt this as my own plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (or we, as one) 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: _____

OWNER INFO
EAGLE BEND DEVELOPMENT LLC
1500 CONOVER RD
KNOXVILLE, TN 37922



LOCATION MAP NO SCALE

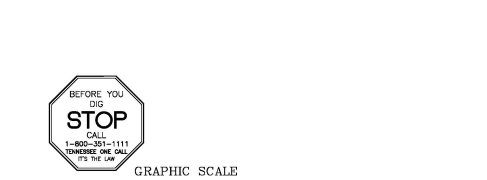
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- QLT TAX MAP Q20 PARCEL 132.
- DEED REFERENCES - 2021122-0041797
- THIS PROPERTY IS ZONED PR-C3 DU/4C MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35' WHERE SHOWN
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470933013P EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION, NAD83(NRCS2011)
- 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(PEOs), 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 CONTINUED OF SNAKES AS CONSTRUCTED.
- FOR FURTHER SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-CR-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILE 10-20-21-CR AND 10-12-21-LR.
- HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED IN INSTRUMENT NUMBER _____
- ALL LOTS TO HAVE ACCESS TO THE INTERNAL STREET SYSTEM ONLY.
- PER SECTION 3.04.4 OF THE SUBDIVISION REGULATIONS, THIS SITE MEETS THE SIGHT DISTANCE REQUIREMENTS (MIN BRACKET ROAD).

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of _____, 20____.
Engineering Director: _____
Date: _____

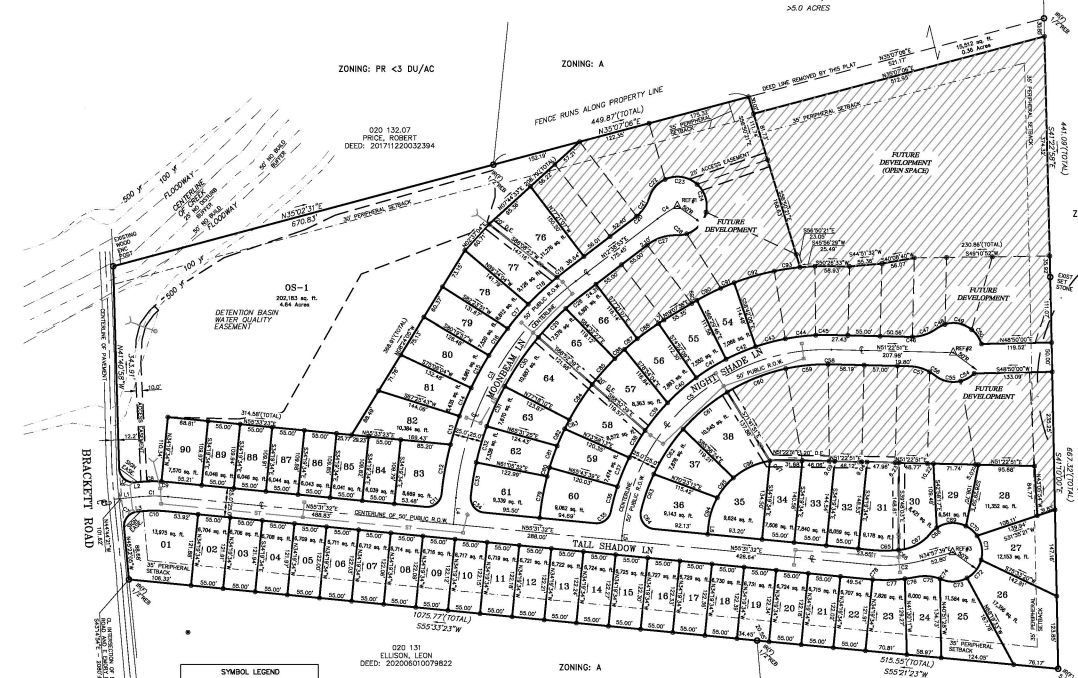
Zoning
Zoning Shown on Official Map: _____
Zoning: A
By: _____
Date: _____

Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.
City Tax Clerk: Signed: _____ Date: _____
Knox County Trustee: Signed: _____ Date: _____

CURVE TABLE				CURVE TABLE			
CURVE	BEARING	RADIUS	LENGTH	CURVE	BEARING	RADIUS	LENGTH
C1	S49°34'17"W	48.57	250.00	48.05			
C2	N45°14'36"E	89.25	250.00	89.73			
C3	S31°00'01"E	421.19	525.00	433.38			
C4	S17°32'44"W	40.27	250.00	40.26			
C5	S09°21'30"W	479.63	350.00	356.53			
C6	S86°41'52"E	36.50	28.00	41.03			
C7	S07°24'21"E	45.25	28.00	39.19			
C8	S48°22'14"W	40.31	275.00	40.35			
C9	S84°05'28"W	13.61	275.00	13.61			
C10	S04°24'17"W	46.47	250.00	44.14			
C11	N12°38'52"E	38.27	26.00	38.15			
C12	S39°44'25"E	68.16	350.00	68.24			
C13	S42°38'46"E	50.84	550.00	50.86			
C14	S17°14'42"E	61.14	500.00	63.17			
C15	S02°30'51"E	55.79	550.00	55.81			
C16	S09°21'30"W	67.84	550.00	63.80			
C17	S08°54'52"W	66.80	550.00	67.03			
C18	S11°31'39"W	37.51	350.00	37.51			
C19	N10°25'28"E	4.60	75.00	8.00			
C20	N08°16'21"W	39.85	75.00	40.33			
C21	S01°46'10"W	39.63	50.00	40.86			
C22	S48°42'36"W	25.23	50.00	38.51			
C23	N18°46'38"W	49.79	50.00	52.12			
C24	N01°44'50"E	49.54	50.00	51.83			
C25	N41°50'49"E	17.27	50.00	17.87			
C26	S12°17'18"W	50.42	50.00	51.42			
C27	S10°15'19"W	41.75	500.00	41.78			
C28	S09°30'04"W	67.84	500.00	67.39			
C29	S05°41'11"E	101.51	500.00	101.69			
C30	S13°21'03"E	64.56	500.00	74.43			
C31	S04°24'17"W	64.12	500.00	64.17			
C32	S10°46'41"E	58.62	500.00	58.65			
C33	S12°17'18"W	38.46	28.00	38.42			
C34	N12°32'01"E	33.01	28.00	36.79			
C35	S05°18'06"E	43.81	375.00	43.83			
C36	S17°46'26"E	33.48	375.00	33.52			
C37	S09°38'22"E	53.56	375.00	53.81			
C38	S00°25'49"E	69.76	375.00	69.83			
C39	S08°42'13"W	64.59	375.00	65.07			
C40	S10°15'19"W	58.65	375.00	58.91			
C41	S27°01'51"W	54.73	375.00	54.78			
C42	S43°31'01"W	52.34	375.00	52.38			
C43	S43°31'06"W	52.14	375.00	52.18			
C44	S49°17'09"W	27.42	375.00	27.43			
C45	N49°40'26"E	44.91	75.00	44.93			
C46	N14°14'51"E	43.19	75.00	43.81			
C47	S13°31'01"W	16.88	50.00	16.88			
C48	S02°42'58"W	46.29	50.00	46.13			
C49	N14°14'29"W	29.57	50.00	30.62			



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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°17'31"E	43.01
L2	N44°17'31"E	4.38
L3	N44°17'31"E	6.65
L4	N44°38'56"W	45.62
L5	N44°38'56"W	8.17
L6	S44°08'26"E	13.52
L7	N10°11'17"E	10.61

PERMANENT REFERENCE MONUMENT

REF	MONUMENT	DISTANCE
REF 1	IRON PINS	43.01
REF 2	IRON PINS	4.38
REF 3	IRON PINS	6.65
REF 4	IRON PINS	45.62
REF 5	IRON PINS	8.17
REF 6	IRON PINS	13.52
REF 7	IRON PINS	10.61

10-SA-23-F
SURVEY FOR: Mesana Investments, LLC
1515 Ashland Road
Knoxville, Tennessee 37922
Phone: 865-806-8008

ISABEL ESTATES PHASE 1
Lots 1-38, 54-66 AND 76-90
Knoxville, Tennessee
District 8, Knox County, Tennessee

REVISIONS:
1-6 09/06/2023 - 09/28/2023 CLIENT AND PLANNING COMMENTS
7 10/26/2023 PS COMMENTS
8 11/03/2023 PS COMMENTS
9

REGISTERED LAND SURVEYOR: _____
Tennessee License No. _____
Date: _____

REGISTERED LAND SURVEYOR: _____
Tennessee License No. _____
Date: _____

FINAL PLAT OF: _____

PROJECT NO. 4547-01

