

TOTAL AREA =  
5.76 ACRES  
250,802 sq. ft.  
INCLUDES COMMON AREAS AND R.O.W.

TOTAL LOTS = 57

- 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 092 PART OF PARCEL 053.
- DEED REFERENCES - 20190411-0059798
- THIS PROPERTY IS ZONED PR <4 DU/AC FRONT SETBACK: 20' SIDE SETBACK: 5' OR 0' WHERE SHOWN REAR SETBACK: 15' PERIPHERAL SETBACK: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C02566 EFFECTIVE DATE: MAY 2, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- 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 JOINT PERMANENT EASEMENTS). 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. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 8-SA-23-C AND 12-J-18-UR AND DEVELOPMENT PLAN 8-B-23-DP.
- INTERSECTING PUBLIC ROADS MEET OR EXCEED THE SIGHT DISTANCE REQUIREMENT PER SUBDIVISION REGULATIONS SECTION 3.04.J.
- HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT:

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 \_\_\_\_\_

**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 \_\_\_\_\_

**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 Addressing Guidelines and Procedures, and these regulations.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Zoning**

Zoning Shown on Official Map \_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_

**Planning Staff 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 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: \_\_\_\_\_

**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**

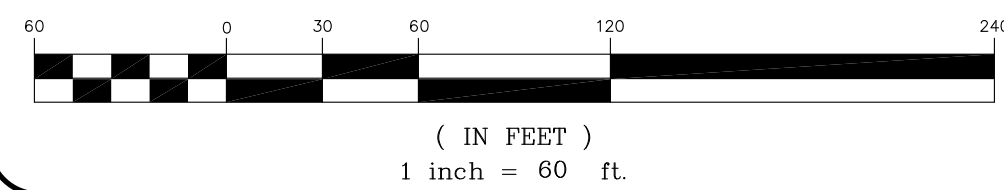
This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider \_\_\_\_\_ Date: \_\_\_\_\_

Authorized Signature for Utility \_\_\_\_\_



GRAPHIC SCALE



GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WITH NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAD88, GEOID00. THE PRECISION OF THE GPS WORK RPA: 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.

**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 ensure 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.

Signed: \_\_\_\_\_ 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 ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Dept: \_\_\_\_\_ Title: \_\_\_\_\_

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202208300014001.

**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: \_\_\_\_\_

OWNER:  
EAGLE BEND DEVELOPMENT LLC  
1920 EBENEZER ROAD  
KNOXVILLE, TENNESSEE 37922  
PHONE: 865-806-8008

PERMANENT REFERENCE MARKER COORDINATES

- #2 N 60.3312.43 E 2544561.42
- #4 N 60.3646.54 E 2544307.39
- #5 N 60.3696.01 E 2544434.85

36R1R

MICHAEL PON, SHANNON M PON & BRANDON M PON  
092H'009.01  
202407260005213  
LOT 36R1R  
RESUBDIVISION OF LOTS 36R & 36R1 AND REPLAT OF LOTS 36R2 & 36R3 SPRING LAKE UNIT 1  
20240405-0049054

36R1R

SIERRA HERBEL, DENE HERBEL & DEANN HERBEL  
092H'009  
202407240004824  
LOT 36R1  
RESUBDIVISION OF LOTS 36R & 36R1 AND REPLAT OF LOTS 36R2 & 36R3 SPRING LAKE UNIT 1  
20240405-0049054

35

ADELEMEDIS SOSA CROSS  
092H'008  
202305010058288  
LOT 35  
SPRING LAKE FARMS UNIT 1  
202209160017444

34

BRAEDEN GLENN NEWIE & PAIGE V MYKOO-NEWIE  
092H'007  
202304240056893  
LOT 34  
SPRING LAKE FARMS UNIT 1  
202209160017444

33

XIAOPENG ZHAO  
092H'006  
202304030053289  
LOT 33  
SPRING LAKE FARMS UNIT 1  
202209160017444

32

DANIEL E SILVA TORRES & ANA KATHERIN MENDEZ CHACON  
092H'005  
202303290052477  
LOT 32  
SPRING LAKE FARMS UNIT 1  
202209160017444

31

ADDISON & ALEXANDER WYKOFF  
092H'004  
202303310052928  
LOT 31  
SPRING LAKE FARMS UNIT 1  
202209160017444

30

HALEY NICOLE BROWN  
092H'003  
202303300052695  
LOT 30  
SPRING LAKE FARMS UNIT 1  
202209160017444

29

KELLIE & CLAY TAYLOR  
092H'002  
20240513-0056293  
LOT 29  
SPRING LAKE FARMS UNIT 1  
202209160017444

1

SHARON ANN FOY  
092H'001  
202405290059718  
LOT 1  
SPRING LAKE FARMS UNIT 1  
202209160017444

**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 \_\_\_\_\_

Tennessee License No. \_\_\_\_\_

Date: \_\_\_\_\_

**Certification of Class and Accuracy of Survey**

I HEREBY CERTIFY THAT THIS IS A CATEGORY "V" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

**Certification of the Accuracy of Survey**

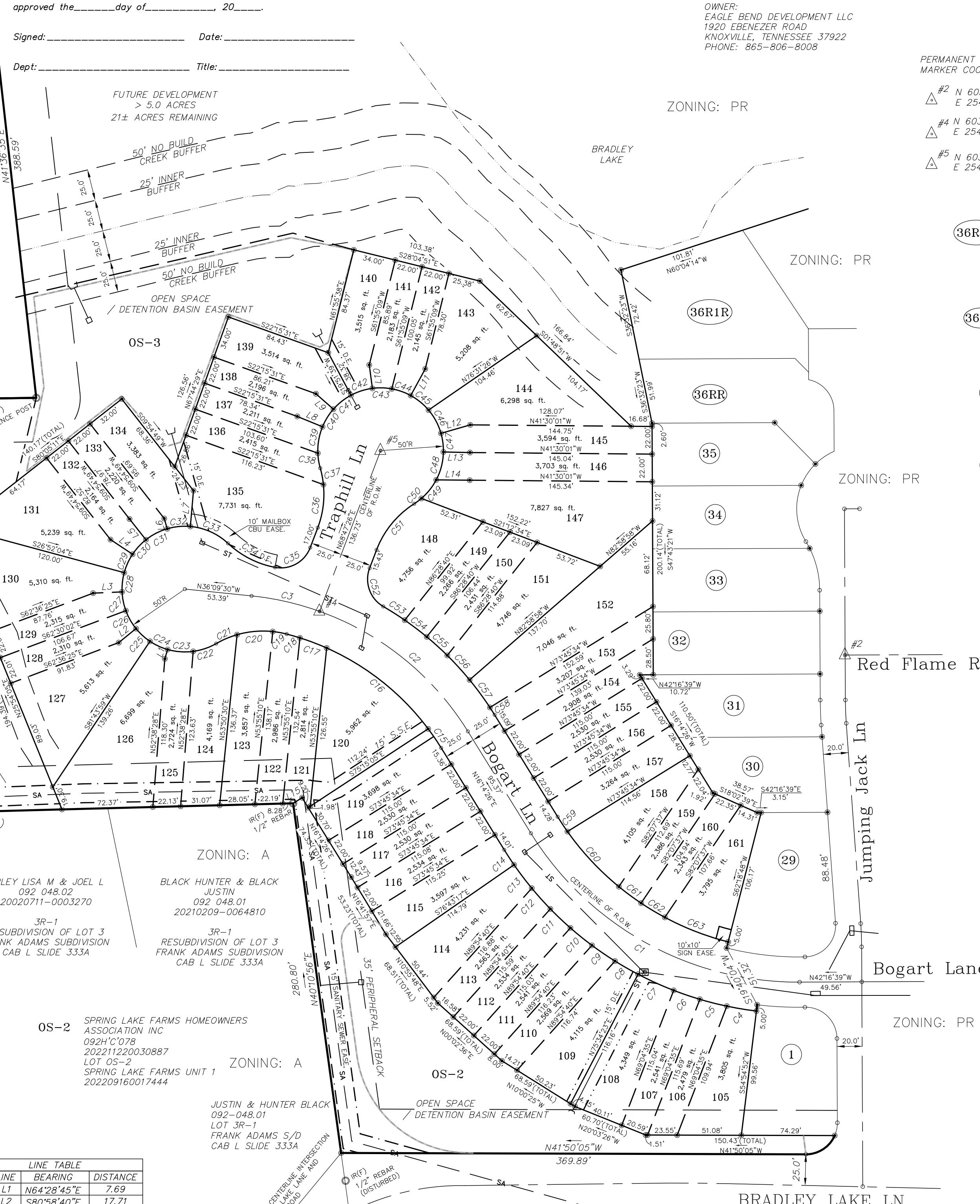
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

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 \_\_\_\_\_

Tennessee License No. \_\_\_\_\_

Date: \_\_\_\_\_



LINE TABLE

| LINE | BEARING     | CHORD | RADIUS | LENGTH |
|------|-------------|-------|--------|--------|
| L1   | N64°28'45"E | 7.69  |        |        |
| L2   | S80°58'40"E | 17.71 |        |        |
| L3   | S44°32'38"E | 23.08 |        |        |
| L4   | S08°21'26"E | 21.06 |        |        |
| L5   | S09°41'18"W | 21.03 |        |        |
| L6   | S31°42'44"W | 8.49  |        |        |
| L7   | S53°00'39"W | 28.63 |        |        |
| L8   | S19°40'16"E | 21.67 |        |        |
| L9   | S00°39'24"E | 18.55 |        |        |
| L10  | S40°28'49"W | 18.82 |        |        |
| L11  | S76°59'24"W | 24.21 |        |        |
| L12  | N58°02'59"W | 24.21 |        |        |
| L13  | N40°48'23"W | 21.14 |        |        |
| L14  | N41°30'01"W | 26.67 |        |        |
| L15  | S23°45'34"E | 8.38  |        |        |

LINE LEGEND

|     |                       |
|-----|-----------------------|
| --- | ZERO SETBACK LOT LINE |
| --- | SEWER LINE            |
| --- | STORM SEWER LINE      |
| --- | SANITARY SEWER EASE.  |
| --- | DRAINAGE EASE.        |
| --- | DETENTION BASIN       |

PROJECT NO. 4151-13

REVISIONS

| NO. | DATE       | DESCRIPTION    |
|-----|------------|----------------|
| 1   | 10/14/2024 | PS Comments    |
| 2   | 10/15/2024 | PS Comments    |
| 3   | 10/21/2024 | PS Comments    |
| 4   | 10/22/2024 | CLOSURE ISSUES |
| 5   |            |                |
| 6   |            |                |

DRAWN BY: M.STRANGE  
CHECKED BY: R. LYNCH  
APPROVED BY: R.S.L.  
SCALE: 1"=60'  
DATE: 09/16/2024

MESANA INVESTMENTS, LLC  
P.O. Box 11315  
Knoxville, Tennessee 37919  
Phone (865) 806-8008

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

SPRING LAKE FARMS SUBDIVISION UNIT 2  
District 6, Knox County, Tennessee