

**TOTAL AREA**  
20.77 Acres  
904,592 sq. ft.  
INCLUDES FUTURE DEVELOPMENT AND R.O.W.

**TOTAL BUILDING LOTS = 55**

**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 or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

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

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 \_\_\_\_\_

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

**Certification of Approval of Public Sanitary Sewer System - Major Subdivisions**

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider \_\_\_\_\_

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

**Certification of Approval of Public Water System - Major Subdivisions**

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider \_\_\_\_\_

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

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

ZONING: A  
MICKLES  
061-067  
INST: 202208220011845  
SURVEY OF VICKIE  
PAULETTE MORRIS  
PROPERTY  
INST: 202206240096242

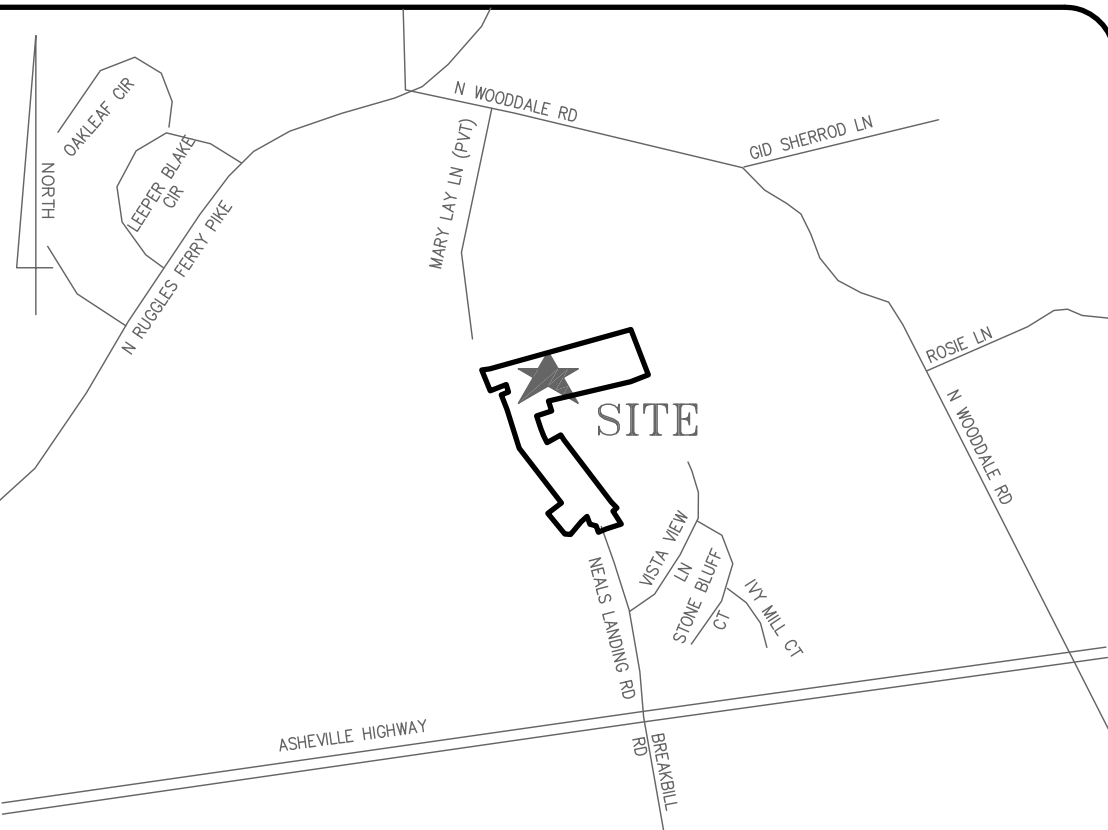
**Certificate of Ownership and General Dedication**

(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): \_\_\_\_\_

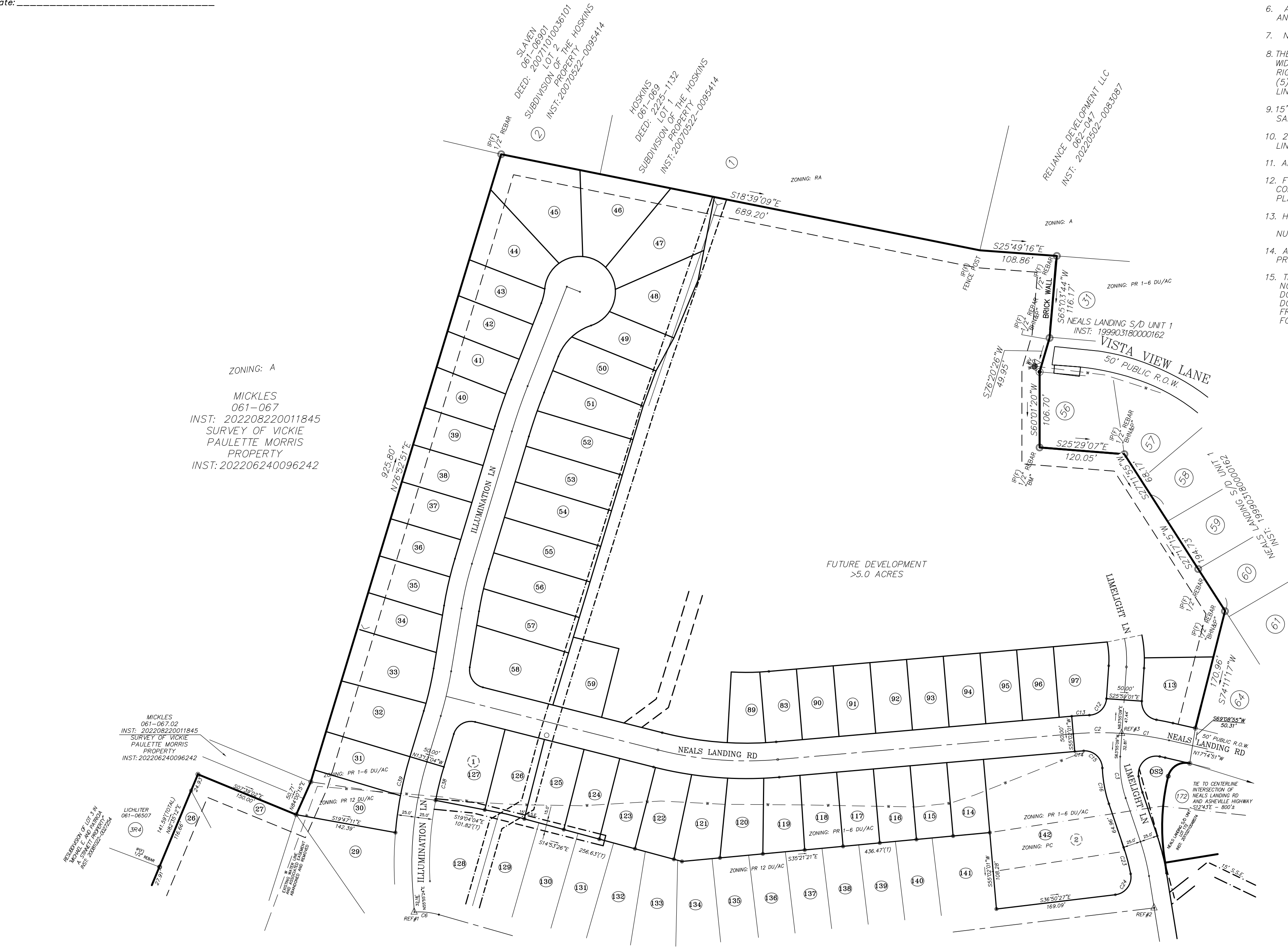
Date: \_\_\_\_\_

- 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 061 PART OF PARCELS 070.01.
- DEED REFERENCES -- 070.01 -- 20190517-0667775  
PLAT REFERENCE -- EXEMPT SUBDIVISION PLAT OF KENNEDY & NEAL PROPERTY 20190424-0062417
- THIS PROPERTY IS ZONED PR 1-6 DU/AC (PARCEL 071.01)  
NOTE LOT 142 IS ZONED PR 1-6 DU/AC, PC AND PR 12 DU/AC  
MINIMUM SETBACKS:  
FRONT: 20' SIDE: 5' REAR: 15'  
PERIPHERAL: 25'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0169F EFFECTIVE DATE: MAY 02, 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.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 20' PERMANENT DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL STORM WATER 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 KNOXVILLE-KNOX COUNTY PLANNING'S FILES 7-30-20-C AND 7-D-20-UR (APPROVED 7/9/2020).
- HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT NUMBER: \_\_\_\_\_
- ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT OR PROVIDED ON SHEET #1.
- THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMPLIANCE FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-COMPLYING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.



**LOCATION MAP NO SCALE**

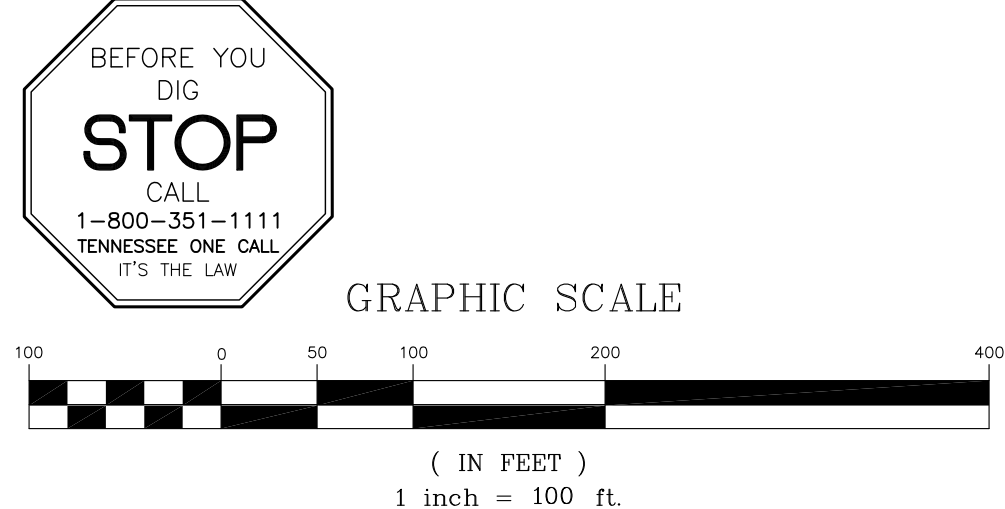
Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202211300032118 and \_\_\_\_\_



LINE LEGEND		SYMBOL LEGEND	
---	SANITARY SEWER EASE.	⊙	FOUND MONUMENTATION (WITH SIZE & TYPE)
---	DRAINAGE EASE.	⊙	DEI MONUMENTATION (SEE NOTE 1)
---	WATER LINE EASE.	⊙	PERMANENT REFERENCE MARKER
---	EXISTING WATER LINE AND ASSOCIATED EASEMENT ABANDONED AND REMOVED BY THIS PLAT	⊙	E.S.E. = SANITARY SEWER EASEMENT
		⊙	D.E. = DRAINAGE EASEMENT
		⊙	W.E. = WATERLINE EASEMENT

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 WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEDIOD9. 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.

**6-SB-24-F**

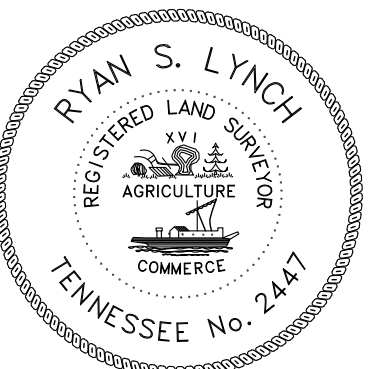


REVISIONS	
DRAWN BY: M.STRANGE	1 PS COMMENTS 05282024
CHECKED BY: R. LYNCH	2 05/30/2024 PS COMMENTS
APPROVED BY: R.S.L.	3 05/31/2024 ps comments
SCALE: 1"=100'	4
DATE: 04/23/2024	5
	6

SURVEY FOR:  
**Eagle Bend Development**  
1920 Ebenezer Road  
Knoxville, Tennessee 37922  
Phone: (865) 693-3356

FINAL PLAT OF:  
**THE RIDGE AT NEALS LANDING - UNIT 2**  
Lots 30-59, 83, 89-97, 113-127 & 142  
Knoxville, Tennessee  
District 8, Knox County, Tennessee

SHEET NO.  
**1 of 2**  
PROJECT NO.  
**4143**





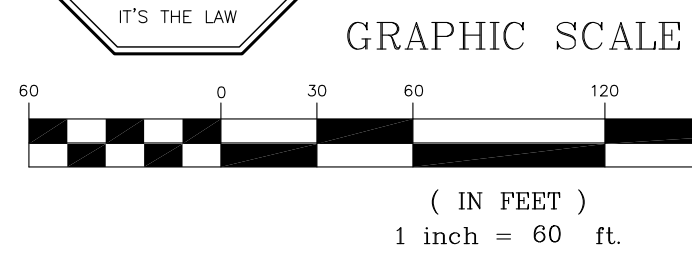
**TOTAL AREA**  
20.77 Acres  
904,592 sq. ft.  
INCLUDES COMMON AREA, FUTURE DEVELOPMENT AND R.O.W.  
**TOTAL BUILDING LOTS = 55**

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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.

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S66°21'40"W	181.17	500.00	182.17
C2	N75°08'59"E	28.78	500.00	28.78
C3	N71°26'16"E	35.98	500.00	35.98
C4	S73°03'15"W	64.73	500.00	64.77
C5	S79°08'35"W	67.56	820.00	67.58
C6	N24°03'27"W	34.80	100.00	34.97
C7	S25°23'15"E	169.73	510.00	170.53
C8	N30°29'48"W	68.58	440.00	68.65
C9	N21°38'14"W	67.36	440.00	67.42
C10	S29°24'41"W	58.99	150.00	59.38
C11	S67°44'46"W	52.60	525.00	52.62
C12	S73°42'29"W	56.61	525.00	56.64
C13	N76°07'46"E	11.10	475.00	11.10
C14	N72°26'06"E	50.41	475.00	50.44
C15	S71°37'36"W	41.23	525.00	41.24
C16	S75°20'17"W	26.77	525.00	26.77
C17	S29°24'41"W	47.84	845.00	47.85
C18	S80°46'55"W	21.79	845.00	21.79
C19	N73°35'42"E	20.68	75.00	20.75
C20	S89°29'36"W	41.04	50.00	42.29
C21	N45°53'39"W	34.82	50.00	35.57
C22	N04°38'40"W	35.62	50.00	36.43
C23	N36°04'50"E	33.96	50.00	34.65
C24	N74°40'47"E	32.38	50.00	32.98
C25	S67°16'28"E	32.56	50.00	33.17
C26	N60°31'10"W	31.82	75.00	32.07
C27	N85°17'24"W	33.37	75.00	33.66
C28	S80°32'00"W	27.41	795.00	27.41
C29	S78°10'20"W	38.11	795.00	38.11
C30	S75°03'24"W	28.88	475.00	28.89
C31	S71°20'43"W	32.64	475.00	32.65
C32	S26°47'02"W	33.84	25.00	37.17
C33	S18°30'01"E	45.55	485.00	45.57
C34	S23°59'49"E	47.46	485.00	47.48
C35	S29°59'57"E	54.11	485.00	54.14
C36	S34°04'55"E	14.98	485.00	14.98
C37	N33°25'40"W	24.97	465.00	24.98
C38	S73°59'02"E	33.52	25.00	36.74
C39	N56°14'56"E	33.56	125.00	33.66
C40	N56°14'56"E	40.27	150.00	40.39
C41	N53°52'02"E	32.53	175.00	32.58
C42	N61°34'49"E	14.53	175.00	14.54
C43	S21°52'18"W	33.49	25.00	36.69
C44	N18°44'41"W	23.76	465.00	23.76
C45	S83°46'03"E	36.52	25.00	40.95
C46	N45°16'17"E	38.70	275.00	38.73
C47	S49°40'35"W	51.37	175.00	51.55
C48	N12°26'28"E	35.77	25.00	39.86
C49	N34°06'00"W	12.55	415.00	12.55
C50	S33°47'31"E	21.93	535.00	21.94
C51	S29°53'17"E	50.95	535.00	50.97
C52	S24°29'29"E	51.06	535.00	51.08
C53	S18°53'51"E	52.10	535.00	52.12
C54	S15°57'27"E	2.78	535.00	2.78
C55	N59°30'18"W	34.54	25.00	38.13
C56	S73°51'56"W	48.61	475.00	48.64
C57	S46°07'13"W	50.03	300.00	50.09
C58	S16°27'20"E	34.64	375.00	34.65
C59	S23°58'02"E	37.48	375.00	37.50
C60	S29°54'50"E	40.33	375.00	40.35
C61	S33°58'52"E	12.90	375.00	12.90
C62	N65°27'54"E	0.54	75.00	0.54

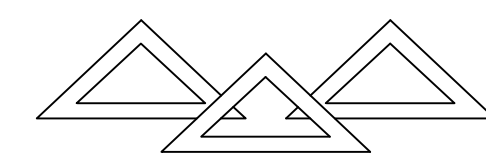
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

**BEFORE YOU DIG STOP**  
CALL 1-800-351-1111  
TENNESSEE ONE CALL  
IT'S THE LAW



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 WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GED009. 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.

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

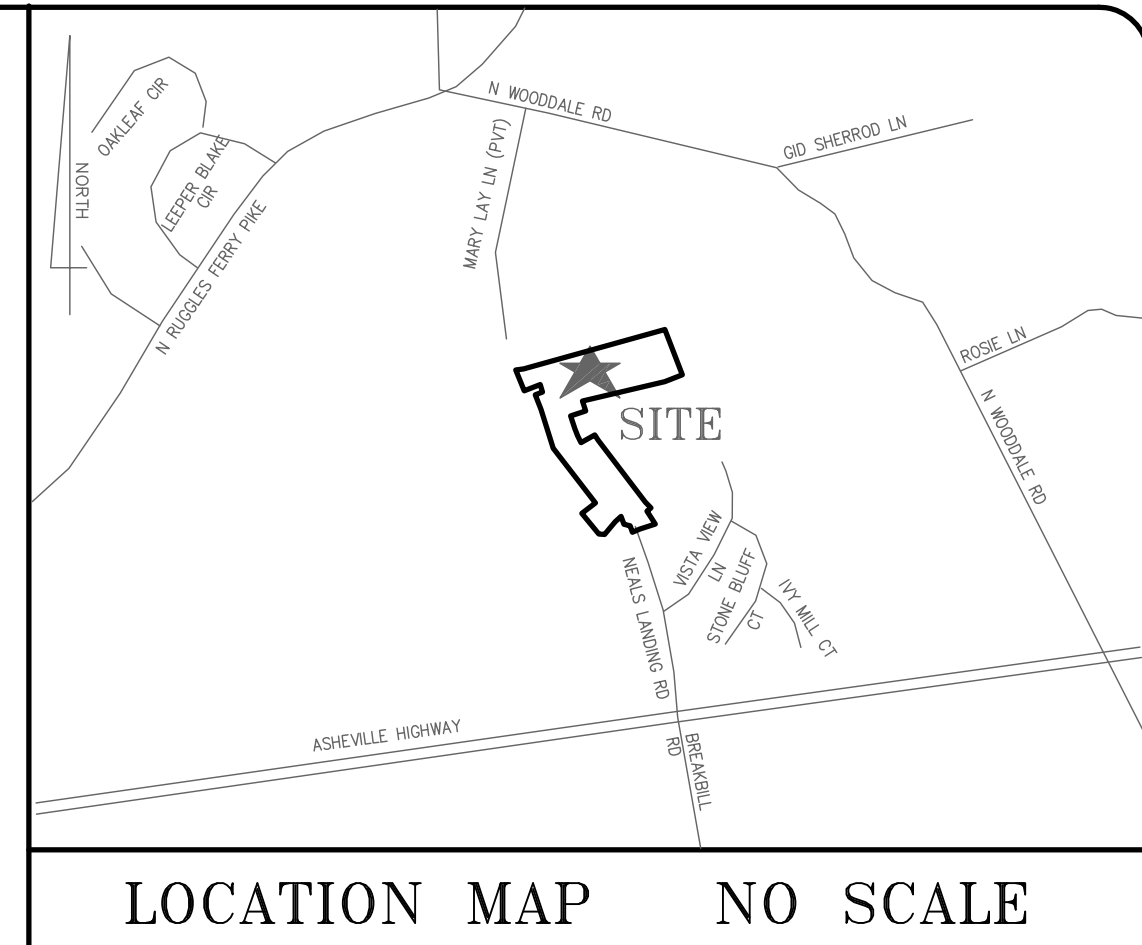
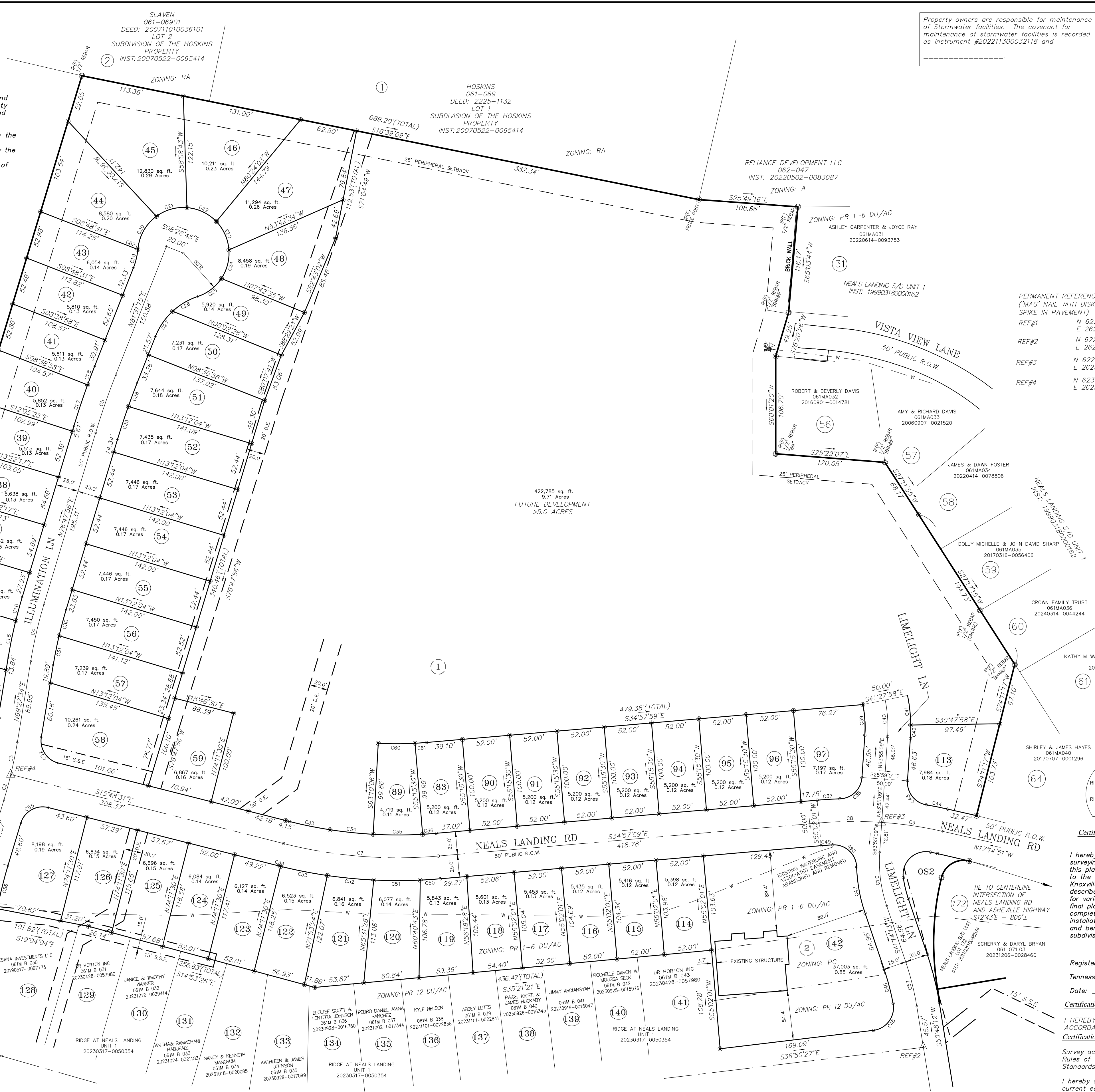


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**6-SB-24-F**  
SURVEY FOR: Eagle Bend Development  
1920 Ebenezer Road  
Knoxville, Tennessee 37922  
Phone: (865) 693-3356

FINAL PLAT OF: THE RIDGE AT NEALS LANDING - UNIT 2  
Lots 30-59, 83, 89-97, 113-127 & 142  
Knoxville, Tennessee  
District 8, Knox County, Tennessee

SHEET NO. 2 of 2  
PROJECT NO. 4143



PERMANENT REFERENCE MARKERS  
(“MAG” NAIL WITH DISK OR RR SPIKE IN PAVEMENT)

REF#	N	E
REF#1	N 623598.6584	E 2625043.2355
REF#2	N 622697.1232	E 2625570.5574
REF#3	N 622859.7930	E 2625761.0219
REF#4	N 623712.1250	E 2625329.4354

EXISTING WATER LINE AND ASSOCIATED CASMENT ABANDONED AND REMOVED BY THIS PLAT

LINE LEGEND	
---	SANITARY SEWER EASE.
---	DRAINAGE EASE.
---	WATER LINE EASE.

SYMBOL LEGEND

○	FOUND MONUMENTATION (WITH SIZE & TYPE)
⊙	SEE MONUMENTATION (SEE NOTE 1)
⊙	PERMANENT REFERENCE MARKER
---	S.S.E. = SANITARY SEWER EASEMENT
---	D.E. = DRAINAGE EASEMENT
---	W.E. = WATERLINE EASEMENT

**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 “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 \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_

