

TOTAL AREA
100.075 sq.ft.
2.30 ACRES

TOTAL LOTS = 10

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

LINE LEGEND

---	PERIPHERAL SETBACK
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	CENTERLINE CREEK BANK
---	CREEK BUFFER

PERMANENT REFERENCE MARKERS (SEE LEGEND)

#1 N 548130.98
E 2507751.54

#2 N 547807.66
E 2507880.60

#3 N 547458.02
E 2508004.69

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

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 _____ Date _____
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 _____ Date _____
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: _____

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 _____
Addressing Department Certification _____

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: _____

11-SA-25-F

SYMBOL LEGEND

○	FOUND MONUMENTATION (WITH SIZE & TYPE)
●	IRON ROD SET (SEE NOTE 1)
□	CONC. MONUMENT
(R/F)	FOUND MONUMENTATION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
#	REFERENCE MARKER (5/8" REBAR IN CONCRETE)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER. TOPCON VR NETWORK ROVER. DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NRS2007) VERTICAL DATUM IS NAVD83, GEOID09. 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.

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 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: _____

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S24°38'15"E	37.98	3895.00	37.98
C2	S23°50'35"E	70.03	3895.00	70.03
C3	S22°48'47"E	70.01	3895.00	70.01
C4	S21°47'00"E	70.00	3895.00	70.00
C5	S20°45'12"E	70.02	3895.00	70.02
C6	S19°43'59"E	46.03	3895.00	46.03
C7	S18°45'07"E	40.97	1445.00	40.97
C8	S15°55'06"E	101.92	1445.00	101.94

N25°03'04"E
CH=99.78'
L=150.39'
R=50.00'

S16°32'31"E
CH=48.73'
L=50.90'
R=50.00'

S05°48'44"E
CH=47.43'
L=48.26'
R=75.00'

N42°40'55"W
CH=47.43'
L=48.26'
R=75.00'

TRACT 1 FUTURE DEVELOPMENT
11.6 Acres
< 5.0 ACRES

ACCESS EASEMENT 'A' LINE TABLE

LINE	BEARING	DISTANCE
L65	S70°32'30"W	3.62
L66	N19°53'36"W	37.24
L67	S70°06'24"W	15.00
L68	S19°53'36"E	15.00
L69	S23°06'24"W	7.07
L70	S70°06'24"W	12.04
L71	S19°53'36"E	20.00
L72	N70°06'24"E	11.86
L73	S64°53'36"E	7.07
L74	S19°53'36"E	40.00
L75	S25°06'24"W	7.07
L76	S70°06'24"W	12.62
L77	S19°17'28"E	20.00
L78	N70°28'41"E	32.83
L79	N19°53'36"W	52.97
L80	N70°32'30"E	3.69

ACCESS EASEMENT 'D' LINE TABLE

LINE	BEARING	DISTANCE
L49	S70°42'32"W	0.14
L50	N20°48'14"W	37.01
L51	S70°42'32"W	15.00
L52	S18°14'41"E	15.00
L53	S26°13'56"W	7.14
L54	S70°42'32"W	13.75
L55	S19°17'28"E	33.36
L56	N70°42'32"E	13.84
L57	S65°24'37"E	7.21
L58	S18°49'32"E	40.01
L59	S26°13'56"W	7.14
L60	S70°42'32"W	13.75
L61	S19°17'28"E	20.00
L62	N70°42'32"E	33.36
L63	N18°14'41"E	53.01
L64	N70°42'32"E	1.10

ACCESS EASEMENT 'E' LINE TABLE

LINE	BEARING	DISTANCE
L65	S70°32'30"W	3.62
L66	N19°53'36"W	37.24
L67	S70°06'24"W	15.00
L68	S19°53'36"E	15.00
L69	S23°06'24"W	7.07
L70	S70°06'24"W	12.04
L71	S19°53'36"E	20.00
L72	N70°06'24"E	11.86
L73	S64°53'36"E	7.07
L74	S19°53'36"E	40.00
L75	S25°06'24"W	7.07
L76	S70°06'24"W	12.62
L77	S19°17'28"E	20.00
L78	N70°28'41"E	32.83
L79	N19°53'36"W	52.97
L80	N70°32'30"E	3.69

ACCESS EASEMENT 'C' LINE TABLE

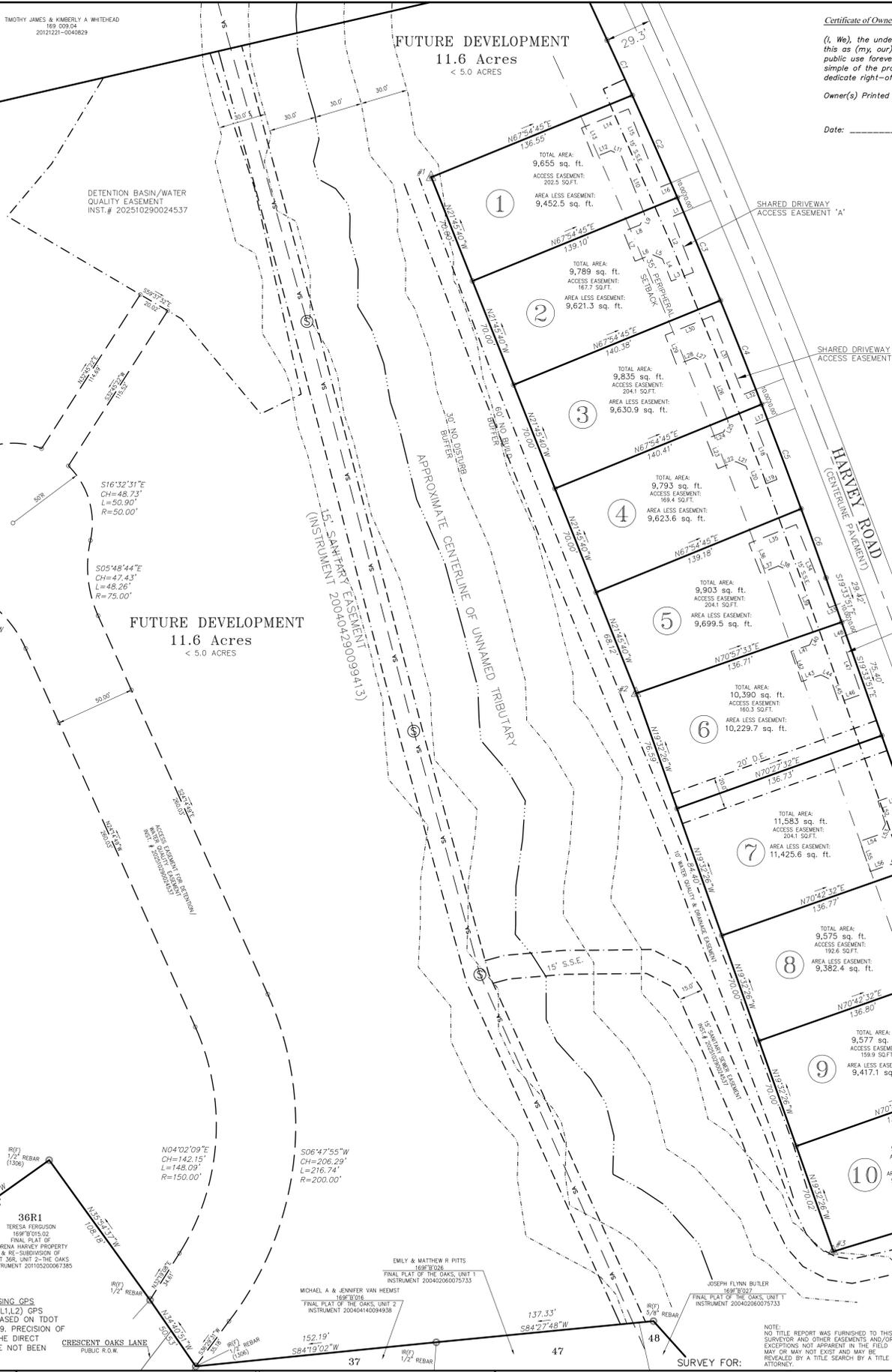
LINE	BEARING	DISTANCE
L33	S68°57'29"W	4.42
L34	N21°59'09"W	56.08
L35	S68°20'51"W	32.04
L36	S21°39'09"E	20.00
L37	N68°20'51"E	12.04
L38	S66°39'09"E	7.07
L39	S21°39'09"E	43.45
L40	S24°31'42"W	6.92
L41	S70°42'32"W	12.39
L42	S19°17'28"E	20.00
L43	N70°42'32"E	12.86
L44	S64°17'28"E	7.07
L45	S19°17'28"E	15.00
L46	N70°42'32"E	15.00
L47	N19°17'28"E	38.01
L48	N68°57'29"E	3.32

ACCESS EASEMENT 'B' LINE TABLE

LINE	BEARING	DISTANCE
L17	S67°54'45"W	8.34
L18	S21°39'09"E	37.24
L19	S68°20'51"W	15.00
L20	N21°39'09"W	15.00
L21	N66°39'09"W	7.07
L22	S68°20'51"W	11.46
L23	N21°39'09"W	7.07
L24	N68°20'51"E	40.00
L25	N23°20'51"E	7.07
L26	N21°39'09"W	40.00
L27	N66°39'09"W	7.07
L28	S68°20'51"W	12.04
L29	N21°39'09"W	20.01
L30	N67°58'34"E	31.90
L31	S21°39'09"E	52.97
L32	N67°54'45"E	8.66

ACCESS EASEMENT 'A' LINE TABLE

LINE	BEARING	DISTANCE
L1	S67°54'45"W	8.15
L2	S21°39'09"E	37.24
L3	S68°20'51"W	15.00
L4	N21°39'09"W	15.00
L5	N66°39'09"W	7.07
L6	S68°20'51"W	11.50
L7	N22°02'18"W	20.00
L8	N68°20'51"E	11.46
L9	N21°39'09"W	7.07
L10	N21°39'09"W	40.00
L11	N66°39'09"W	7.07
L12	S68°20'51"W	11.81
L13	N22°02'18"W	20.01
L14	N67°58'34"E	31.95
L15	S21°39'09"E	52.97
L16	N67°54'45"E	7.74



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: _____ MESANA INVESTMENTS LLC
PO BOX 11315
KNOXVILLE, TN 37939

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L22	S68°20'51"W	12.04
L23	N21°39'09"W	20.00
L24	N68°20'51"E	11.86
L25	N23°20'51"E	7.07
L26	N21°39'09"W	40.00
L27	N66°39'09"W	7.07
L28	S68°20'51"W	12.04
L29	N21°39'09"W	20.01
L30	N67°58'34"E	31.90
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L55	S19°17'28"E	33.36
L56	N70°42'32"E	13.84
L57	S65°24'37"E	7.21
L58	S18°49'32"E	40.01
L59	S26°13'56"W	7.14
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L77	S19°17'28"E	20.00
L78	N70°28'41"E	32.83
L79	N19°53'36"W	52.97
L80	N70°32'30"E	3.69

Certification of Final Plat -- All Indicated Markers, Monuments and Benchmarks

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 indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____, 20____.

Registered Land Surveyor _____
Tennessee License No. _____
Date: _____

Certification of Class and Accuracy of Survey

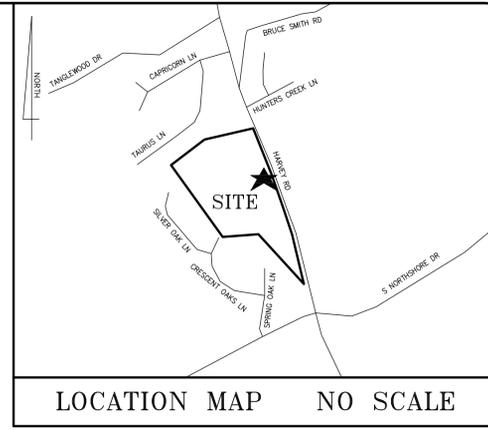
I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

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: _____



- 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 169 PART OF PARCEL 009.03
 - DEED REFERENCES -- 20241003-0018781 PLAT REFERENCE -- EXEMPT PLAT OF TRACT 1 OAKS POINTE 202510290024537
 - THIS PROPERTY IS ZONED PR <2 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL SETBACK: 35'
 - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0360F EFFECTIVE DATE: MAY 02, 2007.
 - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
 - NORTH ROTATION: NAD83(NRS2007)
 - THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS 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.
 - PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED. SAID EASEMENTS ARE SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTRUMENT #20090810001396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE, AS APPLICABLE.
 - 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 DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 9-SA-24-C AND 9-B-24-DP.
 - LOTS SHALL HAVE ACCESS TO HARVEY ROAD, SHARED DRIVE EASEMENTS ARE SHOWN ON DRAWING.
 - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF PARCEL 169 009.03 INTO 10 LOTS AND GRANT THE NECESSARY EASEMENTS AS SHOWN HEREON.
 - THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON: 09/12/2024
 - HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER _____ IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
 - WATER AND SEWER SERVICE AVAILABILITY IS CONTINGENT ON THE PROPOSED INSTALLATION OF FACILITIES BY EAGLE BEND DEVELOPMENT AND FINAL ACCEPTANCE BY FUD.
 - SIGHT DISTANCE MEETS THE CURRENT SUBDIVISION REGULATIONS.
 - SHARED DRIVEWAY ACCESS EASEMENTS A-E PER INSTRUMENT NUMBER _____



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

REVISIONS

DRAWN BY: M.STRANGE	1 09/25/2025 PS COMMENTS
CHECKED BY: R. LYNCH	2 10/29/2025 ADDED PLAT DATA
APPROVED BY: R.S.L.	3 10/30/2025 ADDED NOTE 17
SCALE: 1"=40'	4 11/03/2025 ADDED DE
DATE: 09/05/2025	5 11/03/2025 CHANGED LABEL
	6

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

Oaks Pointe
Harvey Road
Knoxville, Tennessee
District 6, Knox County, Tennessee