

TOTAL AREA = 10.52 ACRES
458,347 sq. ft.
(INCLUDING ROADS AND COMMUNITY / OPEN SPACE LOTS)

Total Building Lots: 24
Total Open Space Lots: 3

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202308310011787.

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: _____

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C3	S11°00'01"E	421.18	525.00	433.38
C4	S17°15'44"W	40.22	250.00	40.26
C5	S08°21'58"W	477.53	350.00	525.53
C20	N10°53'26"E	4.60	75.00	4.60
C21	N06°16'21"W	39.85	75.00	40.33
C22	S01°48'10"W	39.83	50.00	40.96
C23	S58°47'56"W	55.23	50.00	58.51
C24	N57°48'38"W	49.79	50.00	52.12
C25	N01°44'55"E	49.54	50.00	51.83
C26	N41°40'49"E	17.77	50.00	17.87
C27	S32°17'16"W	50.42	75.00	51.42
C43	S35°13'01"W	52.34	375.00	52.38
C44	S43°12'16"W	52.14	375.00	52.18
C45	S49°17'09"W	27.42	375.00	27.43
C46	N49°40'56"E	4.45	75.00	4.45
C47	N31°14'51"E	43.19	75.00	43.81
C48	S23°53'01"W	16.28	50.00	16.36
C49	S60°49'58"W	46.29	50.00	48.13
C50	N74°23'25"W	29.57	50.00	30.02
C51				
C52				
C53				
C54	N20°31'11"E	26.39	50.00	26.71
C55	N62°02'09"E	44.17	50.00	45.75
C56	S83°48'48"W	11.60	75.00	11.62
C57	S65°22'43"W	36.28	75.00	36.65
C58	S50°56'02"W	5.07	325.00	5.07
C59	S44°03'25"W	72.60	325.00	72.75
C60	S28°09'54"W	107.23	325.00	107.73

ADJOINER LIST

76	EAGLE BEND DEVELOPMENT LLC 020K B 053 20211122-0041757
66	EAGLE BEND DEVELOPMENT LLC 020K B 051 20211122-0041757
56	EAGLE BEND DEVELOPMENT LLC 020K B 041 20211122-0041757
55	EAGLE BEND DEVELOPMENT LLC 020K B 040 20211122-0041757
54	EAGLE BEND DEVELOPMENT LLC 020K B 039 20211122-0041757
38	D R HORTON 020K B 038 20231222-0031306
35	D R HORTON 020K B 035 20231222-0031306
34	D R HORTON 020K B 034 20231222-0031306
33	D R HORTON 020K B 033 20231222-0031306
32	D R HORTON 020K B 032 20231222-0031306
31	D R HORTON 020K B 031 20231222-0031306
30	D R HORTON 020K B 030 20231222-0031306
29	D R HORTON 020K B 029 20231222-0031306
28	D R HORTON 020K B 028 20231222-0031306
27	D R HORTON 020K B 027 20231222-0031306

SYMBOL LEGEND	
	FOUND MONUMENTATION (WITH SIZE/TITLE)
	SET MONUMENTATION (SEE NOTE 1)
	PERMANENT REFERENCE MONUMENT (EITHER R.R. SPIKE, NAIL & WASHER)



GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

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 _____

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: _____

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: _____

Zoning

Zoning Shown on Official Map _____

Date: _____

By _____

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: _____

Inspection of Completed Stormwater Facilities.

I, the undersigned, hereby certify this subdivision has been inspected and the stormwater facilities have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and are fully stabilized 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

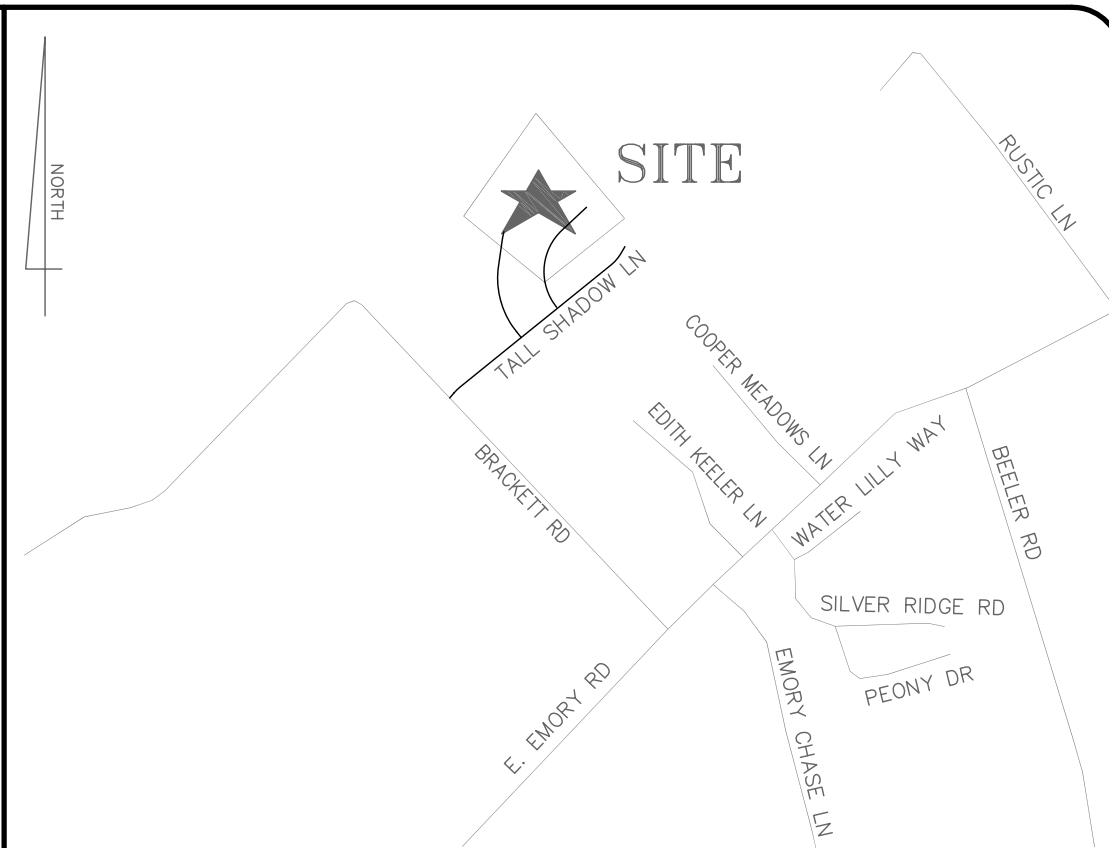
Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

OWNER INFO:

EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER 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".
- CLT TAX MAP 020K GROUP 'B' PARCELS: 068, 069, 070, 071, AND MAP 020 PARCEL 132.
- DEED REFERENCES - 20211122-0041757
PLAT REFERENCE - ISABEL ESTATES, PHASE 1
20231128-0027009
- THIS PROPERTY IS ZONED PR <3 DU/AC
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: 47093C0132F
EFFECTIVE DATE: AUGUST 5, 2013.
- 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 PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS(PER). 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 10-SC-21-C AND 10-E-21-UR.
- HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED IN INSTRUMENT NUMBER _____
- ALL LOTS TO HAVE ACCESS TO THE INTERNAL STREET SYSTEM ONLY.
- PER SECTION 3.04.J OF THE SUBDIVISION REGULATIONS, THIS SITE MEETS THE SIGHT DISTANCE REQUIREMENTS ALONG BRACKETT ROAD.

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 _____

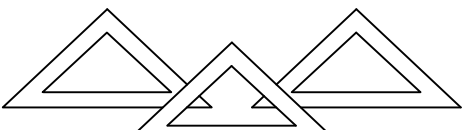
Tennessee License No. _____

Date: _____

SURVEY FOR:

FINAL PLAT OF:

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
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=60'	4
DATE: 10/07/2024	5
	6

Mesana Investments, LLC
1515 Ashland Road
Knoxville, Tennessee 37922
Phone: 865-806-8008

ISABEL ESTATES, Phase 2
LOTS 39-53 & 67-75
Knoxville, Tennessee
District 8, Knox County, Tennessee

PROJECT NO.
4547-03

