

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.

Mesana Investments, LLC
Owner(s) Printed Name
Signature(s) Date

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 Category and Accuracy of Survey

I hereby certify that this is a category 1 survey and the ratio of precision of the undistorted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors-Standards of Practice.

Registered Land Surveyor
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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.

WKUD
Utility Provider Authorized Signature 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.

WKUD
Utility Provider Authorized Signature Date

Knox County Department of Engineering & Public Works

The Knox County Department of Engineering & Public Works hereby approves this plat on this the day of 2020.

Engineering Director 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(s) Date

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 stabilization of all stormwater facilities as shown on the stormwater plans which were approved the day of 2020.

Signature(s) Date

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

Signature(s) Date

Zoning

Zoning Shown on Official Map

Signature(s) 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.

Signature Date

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 2020, and that the record plat is hereby approved for recording in the office of the Knoxville-Knox County Register of Deeds, Pursuant to Section 13-3-405 of the 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.

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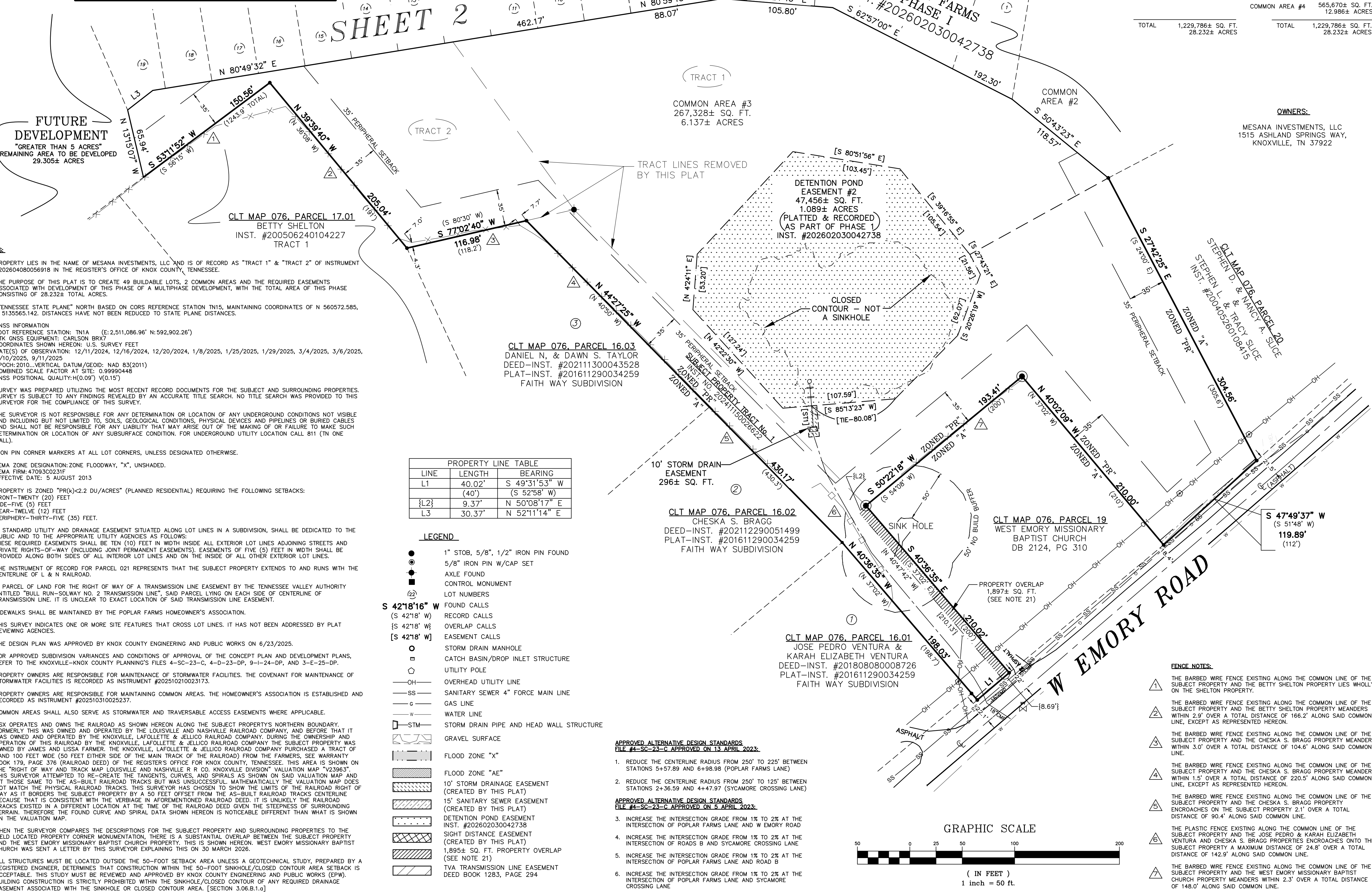
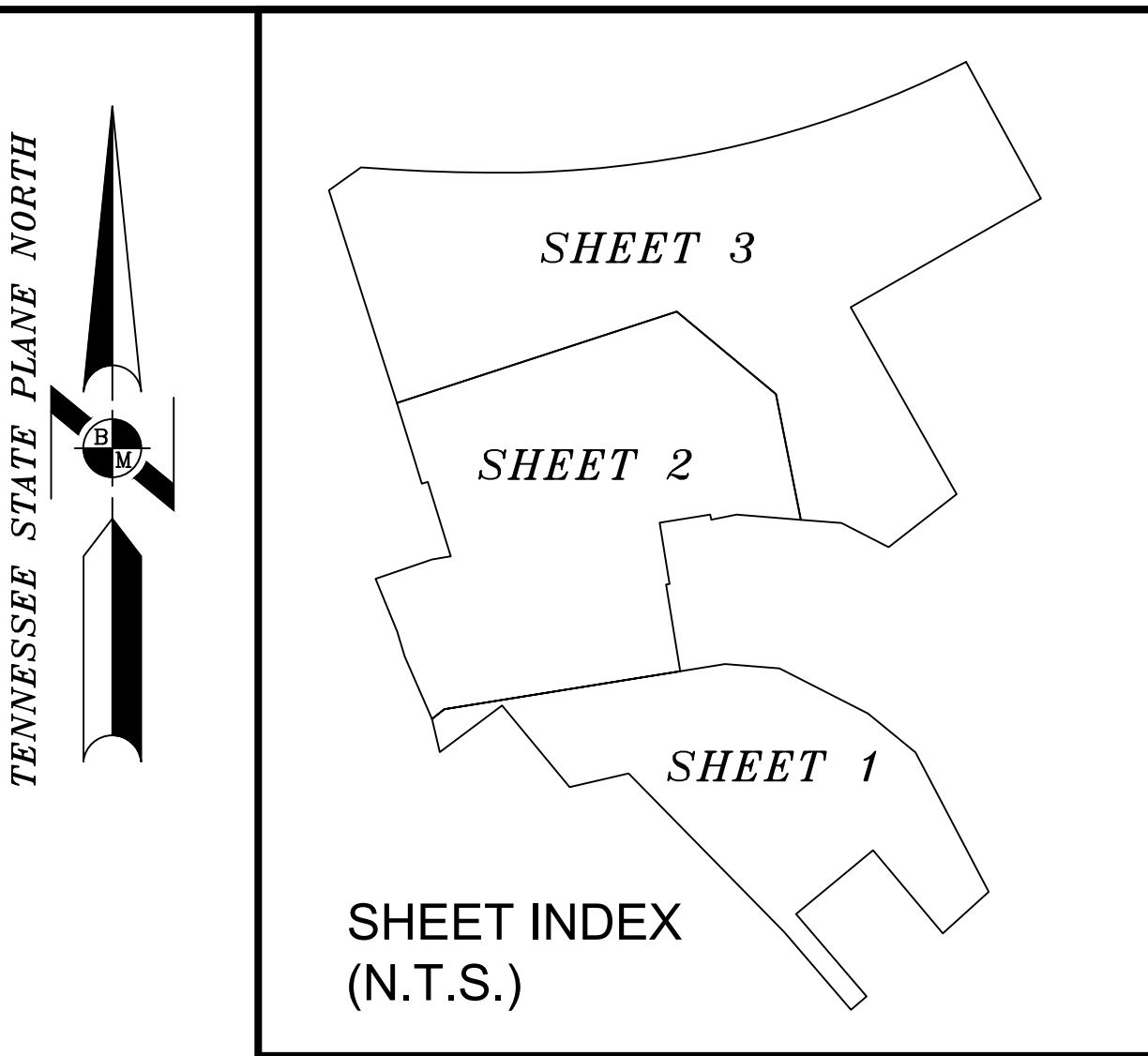
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Signature Date

FINAL PLAT of the POPLAR FARMS SUBDIVISION, PHASE II

BEING LOCATED ON CLT MAP 76 AND BEING REPRESENTED AS A PORTION OF PARCELS 018 & 021 SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

PLANNING FILE #5-SC-26-F



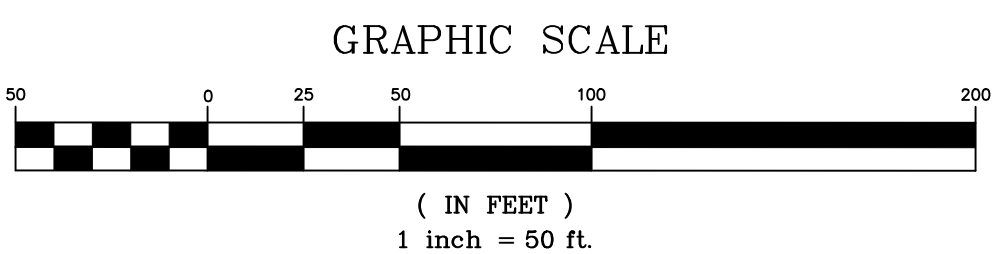
PROPERTY LINE TABLE with columns for LINE, LENGTH, and BEARING. Includes entries for L1, L2, and L3.

LEGEND

- 1" STOB, 5/8", 1/2" IRON PIN FOUND
5/8" IRON PIN W/CAP SET
AXLE FOUND
CONTROL MONUMENT
LOT NUMBERS
FOUND CALLS
RECORD CALLS
OVERLAP CALLS
EASEMENT CALLS
STORM DRAIN MANHOLE
CATCH BASIN/DROP INLET STRUCTURE
UTILITY POLE
OVERHEAD UTILITY LINE
SANITARY SEWER 4" FORCE MAIN LINE
GAS LINE
WATER LINE
STORM DRAIN PIPE AND HEAD WALL STRUCTURE
GRAVEL SURFACE
FLOOD ZONE "X"
FLOOD ZONE "AE"
10' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT)
15' SANITARY SEWER EASEMENT (CREATED BY THIS PLAT)
DETENTION POND EASEMENT
INST. #20250203042738
SIGHT DISTANCE EASEMENT (CREATED BY THIS PLAT)
1,895± SQ. FT. PROPERTY OVERLAP (SEE NOTE 21)
TVA TRANSMISSION LINE EASEMENT DEED BOOK 1263, PAGE 294

APPROVED ALTERNATIVE DESIGN STANDARDS

- 1. REDUCE THE CENTERLINE RADIUS FROM 250' TO 225' BETWEEN STATIONS 5+57.89 AND 6+98.98 (POPLAR FARMS LANE)
2. REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 2+36.59 AND 4+47.97 (SYCAMORE CROSSING LANE)
3. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF POPLAR FARMS LANE AND W EMORY ROAD
4. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROADS B AND SYCAMORE CROSSING LANE
5. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF POPLAR FARMS LANE AND ROAD B
6. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF POPLAR FARMS LANE AND SYCAMORE CROSSING LANE



AREA BEFORE and AREA AFTER comparison table. Includes columns for AREA THIS PHASE, AREA WITHIN LOTS, RIGHTS-OF-WAY AREA, COMMON AREA #3, COMMON AREA #4, and TOTAL.

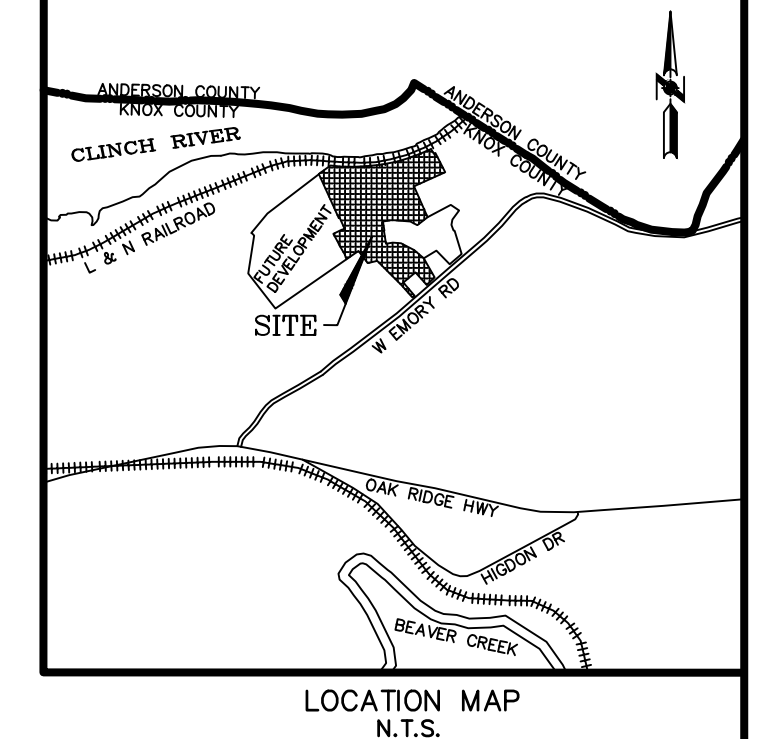
OWNERS:
MESANA INVESTMENTS, LLC
1515 ASHLAND SPRINGS WAY,
KNOXVILLE, TN 37922

- FENCE NOTES:
1. THE BARBED WIRE FENCE EXISTING ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND THE BETTY SHELTON PROPERTY LIES WHOLLY ON THE SHELTON PROPERTY.
2. THE BARBED WIRE FENCE EXISTING ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND THE JOSE PEDRO & KARAH VENTURA PROPERTY MEANDERS WITHIN 2.0' OVER A TOTAL DISTANCE OF 166.2' ALONG SAID COMMON LINE, EXCEPT AS REPRESENTED HEREON.
3. THE BARBED WIRE FENCE EXISTING ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND THE CHESKA S. BRAGG PROPERTY MEANDERS WITHIN 3.0' OVER A TOTAL DISTANCE OF 104.6' ALONG SAID COMMON LINE.
4. THE BARBED WIRE FENCE EXISTING ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND THE CHESKA S. BRAGG PROPERTY ENCLOSED ON THE SUBJECT PROPERTY 2.1' OVER A TOTAL DISTANCE OF 90.4' ALONG SAID COMMON LINE.
5. THE BARBED WIRE FENCE EXISTING ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND THE JOSE PEDRO & KARAH VENTURA PROPERTY ENCLOSED ON THE SUBJECT PROPERTY 2.1' OVER A TOTAL DISTANCE OF 142.5' ALONG SAID COMMON LINE.
6. THE BARBED WIRE FENCE EXISTING ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND THE WEST EMORY MISSIONARY BAPTIST CHURCH PROPERTY ENCLOSED ON THE SUBJECT PROPERTY 2.1' OVER A TOTAL DISTANCE OF 148.0' ALONG SAID COMMON LINE.

Vertical sidebar containing: BENCHMARK ASSOCIATES, INC. Land Surveyors; FINAL PLAT OF POPLAR FARMS SUBDIVISION, PHASE II; W EMORY ROAD, KNOXVILLE, TENNESSEE 37931; DATE: 25 MARCH 2026; SCALE: 1" = 50'; DRAWN BY: LGAS; FILE NAME: 24222-PHASE2; BM PROJECT NO.: 24222; SHEET 1 OF 3.

FINAL PLAT of the POPLAR FARMS SUBDIVISION, PHASE II

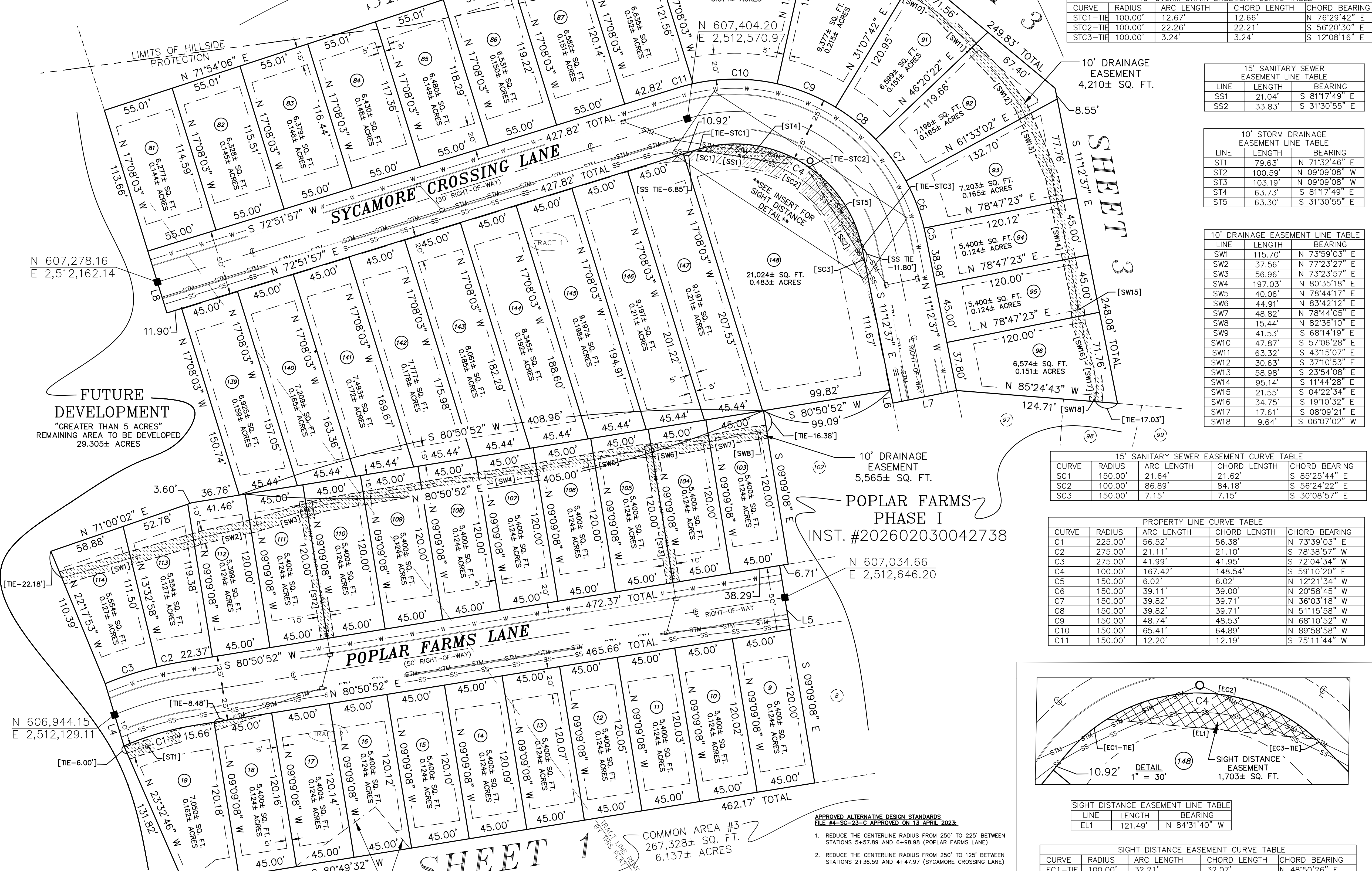
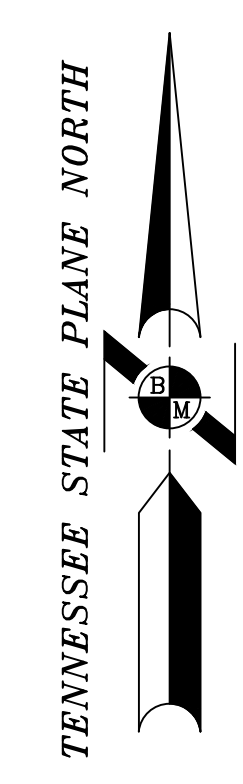
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SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE



OWNERS:
MESANA INVESTMENTS, LLC
1515 ASHLAND SPRINGS WAY,
KNOXVILLE, TN 37922

**THIS IS A MULTIPAGE
DOCUMENT. NOTES,
LEGENDS, AND ANNOTATION
ON ANY ONE PAGE ARE
APPLICABLE TO ALL PAGES.**

PLANNING FILE #5-SC-26-F



10' STORM DRAIN EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
STC1-TIE	100.00'	12.67'	12.66'	N 76°29'42" E
STC2-TIE	100.00'	22.26'	22.21'	S 56°20'30" E
STC3-TIE	100.00'	3.24'	3.24'	S 12°08'16" E

15' SANITARY SEWER EASEMENT LINE TABLE

LINE	LENGTH	BEARING
SS1	21.04'	S 81°17'49" E
SS2	33.83'	S 31°30'55" E

10' STORM DRAINAGE EASEMENT LINE TABLE

LINE	LENGTH	BEARING
ST1	79.63'	N 71°32'46" E
ST2	100.59'	N 09°09'08" W
ST3	103.19'	N 09°09'08" W
ST4	63.73'	S 81°17'49" E
ST5	63.30'	S 31°30'55" E

10' DRAINAGE EASEMENT LINE TABLE

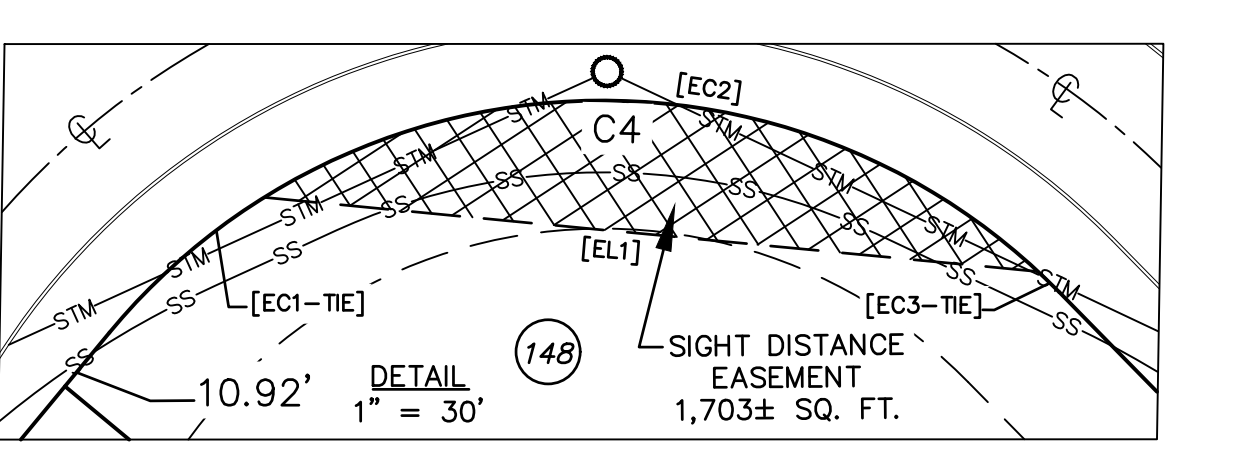
LINE	LENGTH	BEARING
SW1	115.70'	N 73°59'03" E
SW2	37.56'	N 77°23'27" E
SW3	56.96'	N 73°23'57" E
SW4	197.03'	N 80°35'18" E
SW5	40.06'	N 78°44'17" E
SW6	44.91'	N 83°42'12" E
SW7	48.82'	N 78°44'05" E
SW8	15.44'	N 82°36'10" E
SW9	41.53'	S 68°14'19" E
SW10	47.87'	S 57°06'28" E
SW11	63.32'	S 43°15'07" E
SW12	30.63'	S 37°10'53" E
SW13	58.98'	S 23°54'08" E
SW14	95.14'	S 11°44'28" E
SW15	21.55'	S 04°22'34" E
SW16	34.75'	S 19°10'32" E
SW17	17.61'	S 08°09'21" E
SW18	9.64'	S 06°07'02" W

15' SANITARY SEWER EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
SC1	150.00'	21.64'	21.62'	S 85°25'44" E
SC2	100.00'	86.89'	84.18'	S 56°24'22" E
SC3	150.00'	7.15'	7.15'	S 30°08'57" E

PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	225.00'	56.52'	56.38'	N 73°39'03" E
C2	275.00'	21.11'	21.10'	S 78°38'57" W
C3	275.00'	41.99'	41.95'	S 72°04'34" W
C4	100.00'	167.42'	148.54'	S 59°10'20" E
C5	150.00'	6.02'	6.02'	N 12°21'34" W
C6	150.00'	39.11'	39.00'	N 20°58'45" W
C7	150.00'	39.82'	39.71'	N 36°03'18" W
C8	150.00'	39.82'	39.71'	N 51°15'58" W
C9	150.00'	48.74'	48.53'	N 68°10'52" W
C10	150.00'	65.41'	64.89'	N 89°58'58" W
C11	150.00'	12.20'	12.19'	S 75°11'44" W



SIGHT DISTANCE EASEMENT LINE TABLE

LINE	LENGTH	BEARING
EL1	121.49'	N 84°31'40" W

SIGHT DISTANCE EASEMENT CURVE TABLE

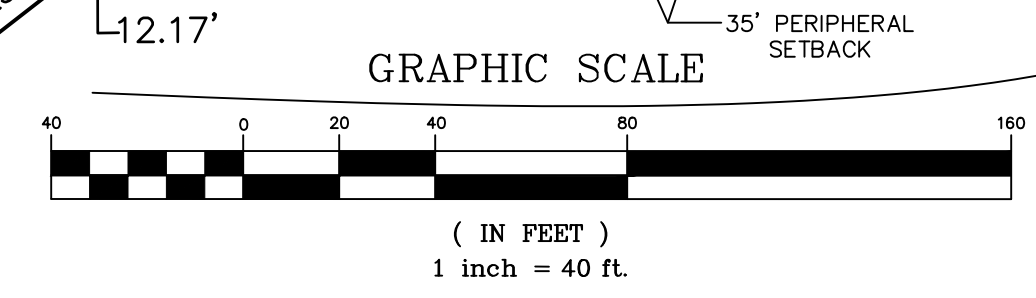
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
EC1-TIE	100.00'	32.21'	32.07'	N 48°50'26" E
EC2	100.00'	130.57'	121.49'	S 84°31'40" E
EC3-TIE	100.00'	4.64'	4.64'	S 45°47'33" E

PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C4	100.00'	167.42'	148.54'	S 59°10'20" E

PROPERTY LINE TABLE

LINE	LENGTH	BEARING
L3	30.37'	S 52°11'14" W
L4	50.29'	N 16°42'21" W
L5	50.00'	S 09°09'08" E
L6	10.12'	N 11°12'37" W
L7	50.00'	S 78°47'23" W
L8	50.00'	N 17°08'03" W



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.

Mesana Investments, LLC
Owner(s) Printed Name

Signature(s) Date

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 Category and Accuracy of Survey
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors-Standards of Practice.

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

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.

WKUD
Utility Provider Authorized Signature _____ 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.

WKUD
Utility Provider Authorized Signature _____ Date _____

Knox County Department of Engineering & Public Works
The Knox County Department of Engineering & Public Works hereby approves this plat on this _____ day of _____, 20____.

Engineering Director _____ 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(s) _____ Date _____

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

Signature(s) _____ Date _____

Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee _____ Date _____

Zoning
Zoning Shown on Official Map _____

Signature(s) _____ 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.

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Planning Commission Certification of Approval for Recording -Final Plat
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BENCHMARK ASSOCIATES, INC.
Land Surveyors

**FINAL PLAT OF
POPLAR FARMS SUBDIVISION,
PHASE II**
W EMORY ROAD
KNOXVILLE, TENNESSEE 37931

DATE: 25 MARCH 2026
SCALE: 1" = 40'
DRAWN BY: LGAS
FILE NAME: 24222-PHASE2
BM PROJECT NO.: 24222

FINAL PLAT
SHEET
2 OF 3

Phone (615) 692-4090
Facsimile (615) 692-4091
10308 Hardin Valley Road
Knoxville, Tennessee 37932
benchmark@bma-llc.com
benjamin@bma-llc.com

© 2016 BENCHMARK ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE LOANED, REPRODUCED, TRANSMITTED BY ELECTRONIC MEDIA OR SOLD OR IN ANY MANNER BEING MAINTAINED AS AN INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

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Signature(s) Date

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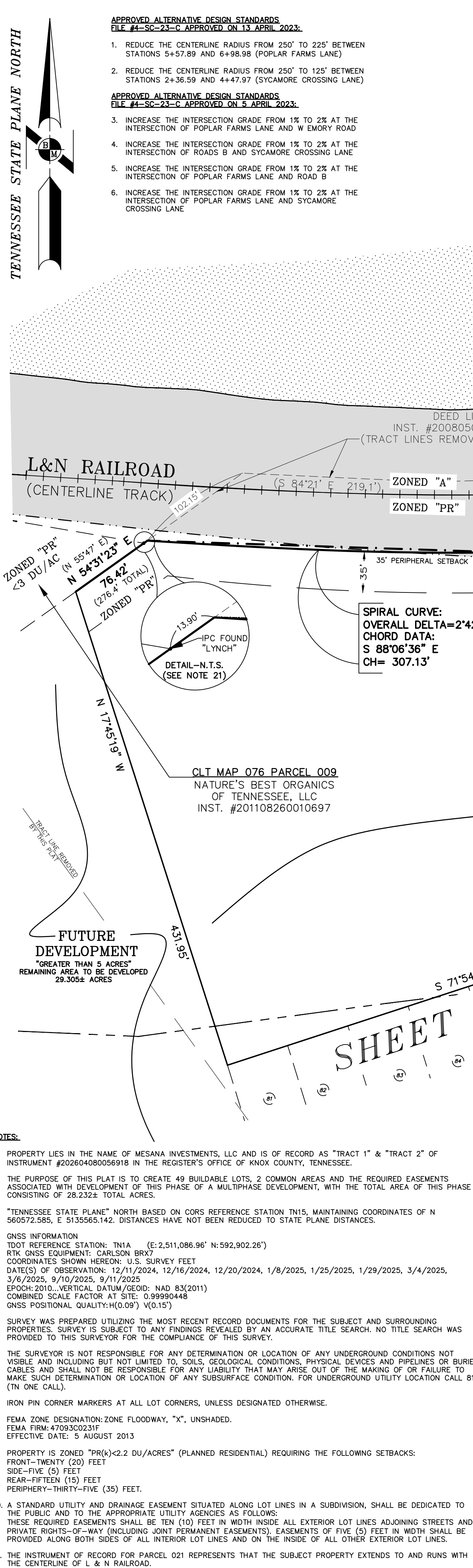
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FINAL PLAT of the POPLAR FARMS SUBDIVISION, PHASE II

BEING LOCATED ON CLT MAP 76 AND BEING REPRESENTED AS A PORTION OF PARCEL 021 SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

PLANNING FILE #5-SC-26-F



OWNERS: MESANA INVESTMENTS, LLC 1515 ASHLAND SPRINGS WAY, KNOXVILLE, TN 37922

R= 1935.30' L= 585.81' CHORD DATA: N 71°32'58" E CH= 583.58'

R= 2059.60' L= 311.83' CHORD DATA: N 84°33'31" E CH= 311.53'

SPIRAL CURVE: OVERALL DELTA=2°42' CHORD DATA: S 88°06'36" E CH= 307.13'

LEGEND table with symbols for various features: 1" STOB, 5/8", 1/2" IRON PIN FOUND; 5/8" IRON PIN W/CAP SET; AXLE FOUND; CONTROL MONUMENT; LOT NUMBERS; FOUND CALLS; RECORD CALLS; OVERLAP CALLS; EASEMENT CALLS; STORM DRAIN MANHOLE; CATCH BASIN/DROP INLET STRUCTURE; UTILITY POLE; OVERHEAD UTILITY LINE; SANITARY SEWER 4" FORCE MAIN LINE; GAS LINE; WATER LINE; STORM DRAIN PIPE AND HEAD WALL STRUCTURE; GRAVEL SURFACE; FLOOD ZONE "X"; FLOOD ZONE "AE"; 10' STORM DRAINAGE EASEMENT; 15' SANITARY SEWER EASEMENT; DETENTION POND EASEMENT; SIGHT DISTANCE EASEMENT; 1,895± SQ. FT. PROPERTY OVERLAP; TVA TRANSMISSION LINE EASEMENT.

THIS IS A MULTIPAGE DOCUMENT. NOTES, LEGENDS, AND ANNOTATION ON ANY ONE PAGE ARE APPLICABLE TO ALL PAGES. GRAPHIC SCALE (IN FEET) 1 inch = 60 ft. DATE: 25 MARCH 2026 SCALE: 1" = 60' DRAWN BY: LGAS FILE NAME: 24222-PHASE2 BM PROJECT NO.: 24222

BENCHMARK ASSOCIATES, INC. Land Surveyors Land Planners KNOXVILLE, TENNESSEE 37931 FINAL PLAT OF POPLAR FARMS SUBDIVISION, PHASE II W EMORY ROAD KNOXVILLE, TENNESSEE 37931 SHEET 3 OF 3