

TOTAL AREA = 27.63 ACRES

BUILDABLE LOTS = 135

OPEN SPACE LOTS = 5

LINE LEGEND	
---	DRAINAGE EASEMENT
---	BUFFER ZONE
---	TOP OF BANK
---	PERIPHERAL SETBACK
---	ZERO SETBACK LINE
---	CENTERLINE OF CREEK

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

SYMBOL LEGEND	
○	FOUND MONUMENTATION W/ SIZE & TYPE
●	IRON ROD SET SEE NOTE 1
□	CONC. MONUMENT
⊘	SIGHT DISTANCE EASEMENT
⊘	DRAINAGE EASEMENT
⊘	SANITARY SEWER EASEMENT
⊘	MONUMENT FOUND
⊘	PERMANENT MONUMENT (MAG NAIL WITH DISK OR RR SPIKE)

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.

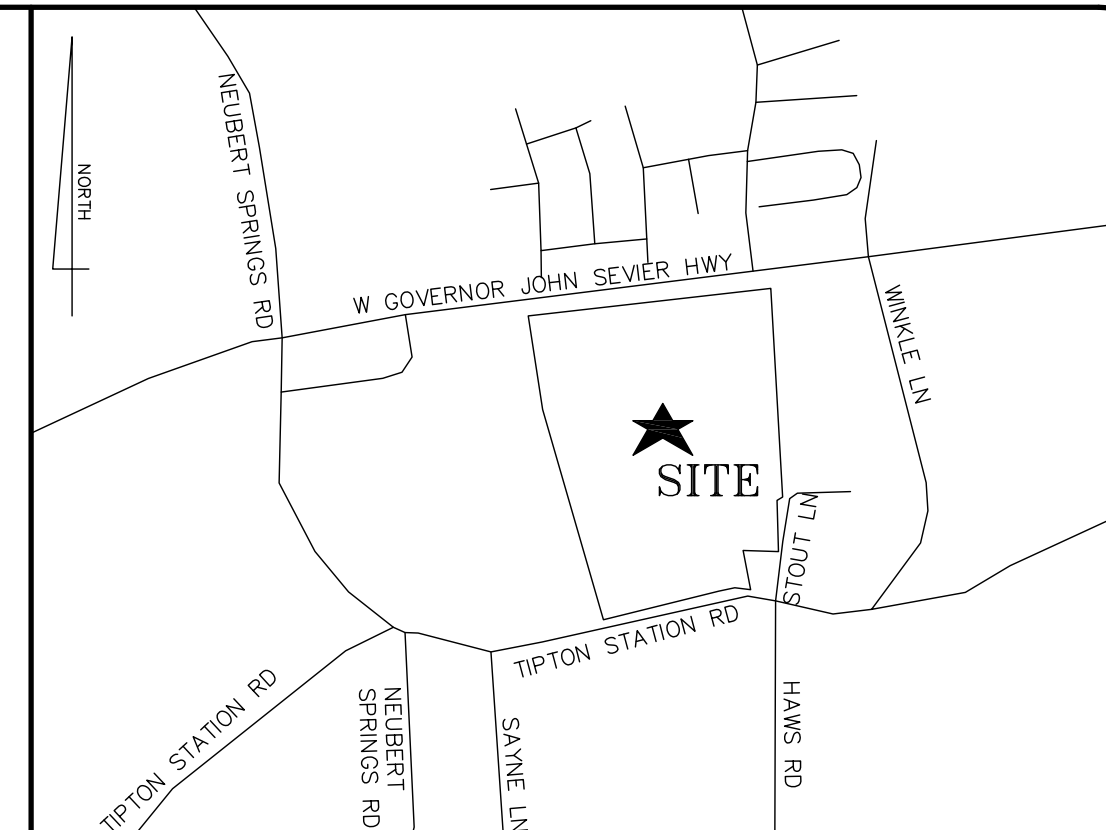
Signed: _____ Date: _____

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: _____



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 137 PARCEL 053.
- DEED REFERENCES -- DEED REFERENCES -- 202006080081741 PLAT REFERENCES -- FINAL PLAT OF THE TERESA HAGAMAN GREENE PROPERTY, 202005280079112 SURVEY BY TERRY ROMANS "FINAL PLAT OF THE HAGAMAN PROPERTY" (NOT RECORDED)
- THIS PROPERTY IS ZONED PR <= DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' OR 0' WHERE ZERO SETBACK LINES ARE SHOWN REAR: 15' PERIPHERAL: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0313F EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(2011)
- 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(JPEs), 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.
- 10' DRAINAGE EASEMENT 5' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED UNLESS SHOWN OTHERWISE.
- SURVEYOR HEREBY CERTIFIES THAT THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS PER SECTION 3.04.I.I.S.
- HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT _____
- THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON :08/26/2025
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 1-SB-25-C AND 1-D-25-DP.
- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE THE SUBJECT PARCEL OF LAND INTO A SUBDIVISION CONSISTING OF 81 SINGLE FAMILY LOTS, 54 TOWNHOME LOTS AND 5 OPEN SPACE/COMMUNITY LOTS WITH THE REQUIRE EASEMENTS, ETC. AS SHOWN HEREON.
- SIGHT DISTANCE MEETS THE CURRENT SUBDIVISION REGULATIONS.
- PRIVATE R.O.W. DOCUMENTATION RECORDED AT: _____



ZONING: A

ZONING: PR

ZONING: A

ZONING: A

SHEET 2 SHEET 3

ROAD 'A' IS NOW TIPTON PLACE LANE
ROAD 'B' IS NOW ROLLINS FORK WAY
ROAD 'C' IS NOW BRANDY STATION WAY
ROAD 'D' IS NOW CAPE HENRY DRIVE
ROAD 'E' IS NOW FALLING SPRING LANE

VARIANCE

- Reduce the minimum K-value from 25 to 20 on Road 'A' at its intersection with Governor John Sevier Highway.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:

- Reduce the minimum centerline radius on Road 'A' from 250 ft to 225 ft between STA 6+46.23 and 8+08.77.
- Reduce the minimum centerline radius on Road 'A' from 250 ft to 225 ft between STA 10+22.10 and 11+67.25.
- Reduce the minimum centerline radius on Road 'E' from 250 ft to 175 ft between STA 1+29.91 and 1+57.81.
- Reduce the minimum centerline radius on Road 'E' from 250 ft to 175 ft between STA 4+54.73 and 5+57.48.
- Reduce the minimum lot frontage width from 25 ft to 22 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):

- Increase the maximum intersection grade from 1 percent to 2 percent on Road 'A' at Governor John Sevier Highway, Road 'B' at Road 'A', Road 'C' at Road 'A', and Road 'D' at its intersections with Road 'A' and Road 'E'.

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 _____
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: _____

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____

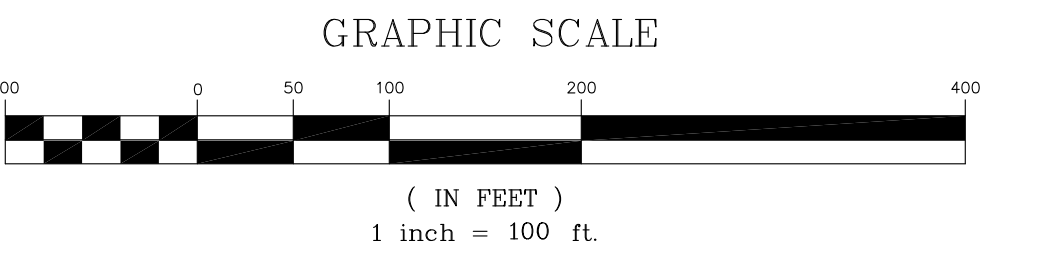
Engineering Director _____
Taxing and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.

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

Signed: _____ Date: _____



NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

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(NSRS2007) 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.



5-SH-26-F

OWNER/SURVEY FOR:

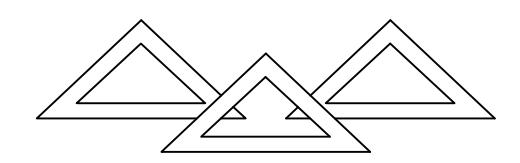
SEE SHEET 1 OF 3 FOR PLAT NOTES AND CERTIFICATIONS.

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.

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: _____
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 04/22/2026 PS COMMENTS
CHECKED BY: R. LYNCH	2 05/01/2026 REVISE ROAD NAMES
APPROVED BY: R.S.L.	3
SCALE: 1"=100'	4
DATE: 10/23/2024	5
	6

Mesana Investments LLC
P.O. Box 11315
Knoxville, Tennessee 37939
Phone: (865) 806-8008

Tipton Place
Tipton Station Road
District 9, Knox County, Tennessee

PROJECT NO.
5006-01
SHEET NO.
1 of 3

SEE SHEET 1 OF 3 FOR PLAT NOTES AND CERTIFICATIONS.

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.

CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS
C1	N08°40'47"W	13.32	225.00
C2	N12°01'00"E	146.51	225.00
C3	S12°32'06"W	142.65	225.00
C4	S81°22'58"W	33.60	250.00
C5	N14°11'45"E	101.28	175.00
C6	N07°11'33"W	27.87	175.00
C7	S37°41'12"W	35.46	25.00
C8	N52°18'48"W	35.25	25.00
C9	N37°41'26"E	35.46	25.00
C10	S52°08'00"E	22.63	16.00
C11	S37°52'00"W	22.63	16.00
C12	N52°18'34"W	35.25	25.00
C13	N37°41'26"E	35.46	25.00
C14	S52°08'00"E	22.63	16.00
C15	S37°52'00"W	22.63	16.00
C16	N52°25'01"W	35.18	25.00
C17	S52°22'34"E	35.36	25.00
C18	S41°17'04"W	31.02	25.00
C19	N07°39'21"W	18.98	200.00
C20	N09°16'32"E	98.20	200.00
C21	N27°15'06"E	26.27	200.00
C22	N11°18'40"E	72.84	250.00
C23	N25°21'08"E	49.35	250.00
C24	S25°45'28"W	45.83	250.00
C25	S29°48'53"W	8.39	200.00
C26	S13°44'12"W	102.69	200.00
C27	S14°52'37"W	48.98	250.00
C28	S03°47'24"W	47.62	250.00
C29	S03°32'35"E	16.78	200.00
C30	S03°48'39"E	18.64	250.00
C31	S02°22'12"E	3.73	75.00
C32	S24°48'18"E	43.89	75.00
C33	N33°24'49"W	15.53	50.00
C34	N00°57'53"E	43.69	50.00
C35	N47°35'30"E	35.38	50.00
C36	N88°29'58"E	34.51	50.00
C37	S65°14'20"E	10.00	50.00
C38	S46°30'36"E	30.42	50.00
C39	S02°17'42"E	51.51	50.00
C40	S29°51'30"W	1.86	50.00
C41	N12°29'17"E	47.43	75.00
C42	S82°23'03"W	26.49	275.00
C43	S86°15'36"W	10.70	275.00
C44	S83°29'58"W	30.42	225.00
C45	N42°22'30"E	35.36	25.00
C46	N47°37'30"W	35.36	25.00
C47	S42°22'30"W	35.36	25.00
C48	S49°15'02"E	34.34	25.00
C49	N08°49'05"W	20.53	200.00
C50	N07°11'33"W	23.89	150.00
C51	N18°40'54"W	18.08	75.00
C52	N37°07'00"W	29.94	75.00
C53	S31°22'21"E	29.67	50.00
C54	S07°28'13"W	36.79	50.00
C55	S54°28'00"W	42.91	50.00
C56	N75°22'45"W	41.86	50.00
C57	N27°05'16"W	39.95	50.00
C58	N10°47'07"E	24.74	50.00
C59	S11°52'23"W	35.02	75.00
C60	S06°49'37"E	12.90	75.00
C61	N03°17'34"E	41.24	200.00
C62	N16°23'29"E	50.00	200.00
C63	N27°17'40"E	25.97	200.00
C64	N11°34'55"E	73.63	150.00
C65	N28°24'09"E	13.68	150.00
C66	N36°11'31"E	14.40	75.00
C67	N50°09'17"E	21.18	75.00
C68	S39°24'56"W	32.32	50.00
C69	S00°26'55"E	35.85	50.00
C70	S43°03'58"E	36.83	50.00
C71	N52°29'37"E	32.14	50.00
C72	N52°29'39"E	33.09	50.00
C73	N12°45'21"E	44.49	50.00
C74	S08°04'43"E	14.60	75.00
C75	S14°15'42"W	43.24	75.00



ZONING: PR

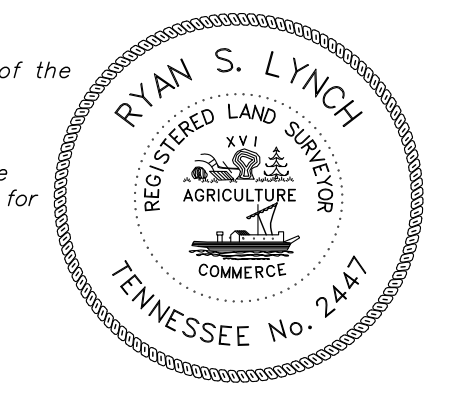
SANFORD GODDARD PROPERTIES LLC
PARCEL 137 048.04
DEED 202406250064949

PERMANENT REFERENCE MARKERS (SEE LEGEND)

- #1 N 572324.73
E 2598724.35
- #2 N 571909.51
E 2598783.03
- #3 N 572140.82
E 2599114.08

RAY W & DIXIE C PETERS
137 048.02
1826-1039
LOT 1
SUBD. OF PROPERTY OF
RAY W. PETERS & DIXIE C. PETERS
PLAT 200705250096631

Certification of Class and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "M" 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.



Registered Land Surveyor
Tennessee License No. _____
Date: _____

FINAL PLAT OF:
Tipton Place
Tipton Station Road
District 9, Knox County, Tennessee

PROJECT NO.
5006-01
SHEET NO.
2 of 3



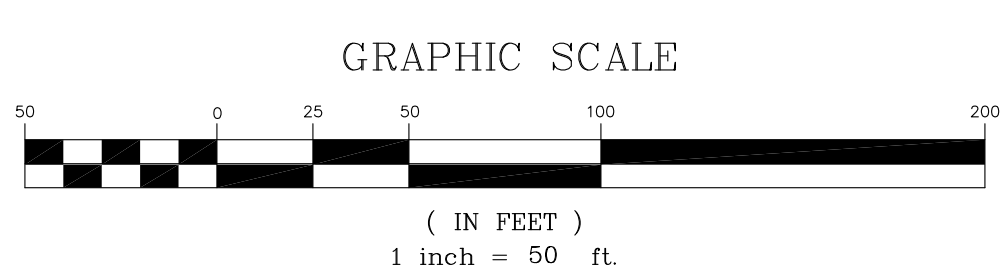
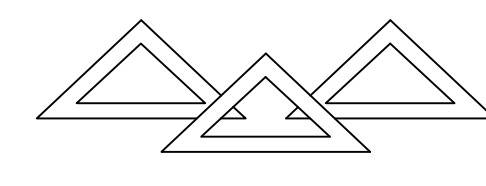
5-SH-26-F OWNER/SURVEY FOR:

Mesana Investments LLC
P.O. Box 11315
Knoxville, Tennessee 37939
Phone: (865) 806-8008

REVISIONS	
1	04/22/2026 PS COMMENTS
2	05/01/2026 REVISED ROAD NAMES
3	
4	
5	
6	

DRAWN BY: M.STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=50'
DATE: 03/30/2026

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



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: _____

NOTICE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

SEE SHEET 1 OF 3 FOR PLAT NOTES AND CERTIFICATIONS.

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.



CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS
C1	N08°40'47"W	13.32	225.00
C2	N12°01'00"E	146.51	225.00
C3	S12°32'06"W	142.65	225.00
C4	S83°29'58"W	33.80	250.00
C5	N14°11'45"E	101.28	175.00
C6	N07°11'33"W	27.87	175.00
C7	S37°41'12"W	35.46	25.00
C8	N52°18'48"W	35.25	25.00
C9	N37°41'26"E	35.46	25.00
C10	S52°08'00"E	22.63	16.00
C11	S37°52'00"W	22.63	16.00
C12	N52°18'34"W	35.25	25.00
C13	N37°41'26"E	35.46	25.00
C14	S52°08'00"E	22.63	16.00
C15	S37°52'00"W	22.63	16.00
C16	N52°25'01"W	35.18	25.00
C17	S55°22'34"E	35.36	25.00
C18	S41°17'04"W	31.02	25.00
C19	N07°39'21"W	18.98	200.00
C20	N09°16'32"E	98.20	200.00
C21	N27°15'06"E	26.27	200.00
C22	N11°18'40"E	72.84	250.00
C23	N25°21'08"E	49.35	250.00
C24	S25°45'28"W	45.83	250.00
C25	S29°48'53"W	8.39	200.00
C26	S13°44'12"W	102.69	200.00
C27	S14°52'37"W	48.98	250.00
C28	S03°47'24"W	47.62	250.00
C29	S03°32'35"E	16.78	200.00
C30	S03°48'39"E	18.64	250.00
C31	S02°22'12"E	3.73	75.00
C32	S29°48'18"E	43.89	75.00
C33	N33°52'49"W	15.53	50.00
C34	N00°57'53"E	43.69	50.00
C35	N47°35'30"E	35.38	50.00
C36	N88°29'58"E	34.51	50.00
C37	S65°34'20"E	10.00	50.00
C38	S46°31'36"E	23.02	50.00
C39	S02°12'47"E	51.51	50.00
C40	S29°51'30"W	1.86	50.00
C41	N12°29'17"E	47.43	75.00
C42	S82°23'03"W	26.49	275.00
C43	S86°15'36"W	10.70	275.00
C44	S83°29'58"W	30.42	225.00
C45	N42°22'30"E	35.36	25.00
C46	N47°32'30"W	35.36	25.00
C47	S42°22'30"W	35.36	25.00
C48	S49°15'02"E	34.34	25.00
C49	N08°49'05"W	20.53	200.00
C50	N07°11'33"W	23.89	150.00
C51	N18°40'54"W	18.08	75.00
C52	N37°07'00"W	29.94	75.00
C53	S31°22'21"E	29.67	50.00
C54	S07°28'13"W	36.79	50.00
C55	S54°28'00"W	42.91	50.00
C56	N75°22'45"W	41.86	50.00
C57	N27°05'16"W	39.95	50.00
C58	N10°47'07"E	24.74	50.00
C59	S11°36'29"W	35.02	75.00
C60	S06°49'37"E	12.90	75.00
C61	N03°17'34"E	41.24	200.00
C62	N16°23'29"E	50.00	200.00
C63	N27°17'40"E	25.97	200.00
C64	N11°34'55"E	73.63	150.00
C65	N28°24'09"E	13.68	150.00
C66	N36°31'34"E	14.40	75.00
C67	N50°09'17"E	21.18	75.00
C68	S39°24'56"W	32.32	50.00
C69	S00°26'55"E	35.85	50.00
C70	S43°03'58"E	36.83	50.00
C71	S83°25'37"E	32.14	50.00
C72	N58°29'59"E	33.09	50.00
C73	N12°45'21"E	44.49	50.00
C74	S08°04'43"E	14.60	75.00
C75	S14°15'42"W	43.24	75.00

SHEET 2 MATCH LINE
SHEET 3

MATCH LINE

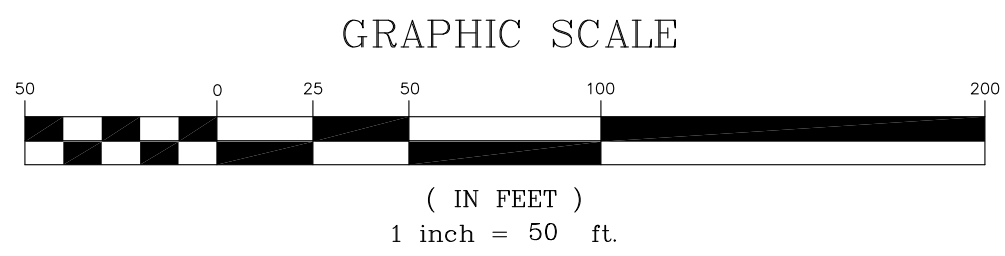
ZONING: A

ZONING: A

ZONING: A

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 15-3-405 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: _____



NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

5-SH-26-F



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 "M" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

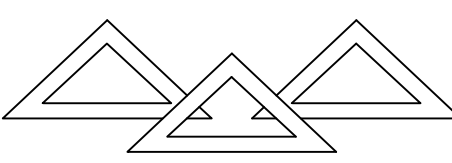
Certification of the Accuracy of Survey

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.

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



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 04/22/2026 PS COMMENTS
CHECKED BY: R. LYNCH	2 05/01/2026 REVISE ROAD NAMES
APPROVED BY: R.S.L.	3
SCALE: 1"=50'	4
DATE: 03/30/2026	5
	6

OWNER/SURVEY FOR:
Mesana Investments LLC
P.O. Box 11315
Knoxville, Tennessee 37939
Phone: (865) 806-8008

FINAL PLAT OF:
Tipton Place
Tipton Station Road
District 9, Knox County, Tennessee

PROJECT NO.
5006-01
SHEET NO.
3 of 3