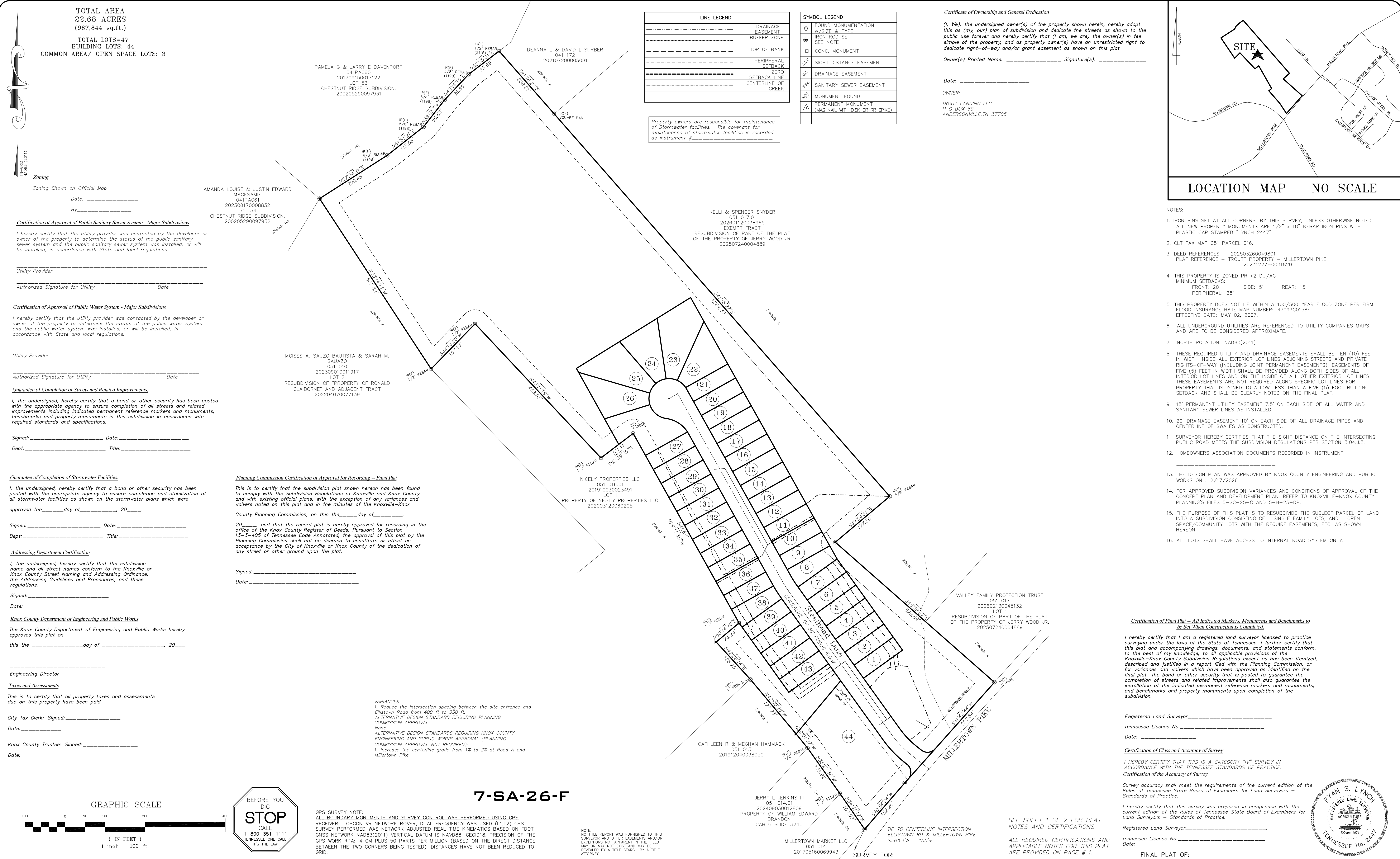
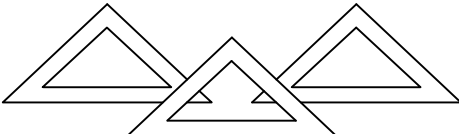




LYNCH SURVEYS LLC
 SUBDIVISIONS | AS-BUILTS | SITE DESIGN
 4405 COSTER RD. KNOXVILLE, TENN. 37912
 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS		
DRAWN BY:	M.STRANGE	1 06/23/2026 PS COMMENTS
CHECKED BY:	R. LYNCH	2 06/23/2026 REV. NAME & RD NAME
APPROVED BY:	R.S.L.	3 06/25/2026 PS COMMENTS
SCALE:	1"=100'	4
DATE:	05/14/2026	5
		6

Eagle Bend Development LLC
 1920 Ebenezer Road
 Knoxville, Tennessee 37922
 Phone: (865) 806-8008

Troutt Landing
 Millertown Pike
 Knoxville, Tennessee
 District 8, Knox County, Tennessee

PROJECT NO.
 5151-01
 SHEET NO.
 1 of 2

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

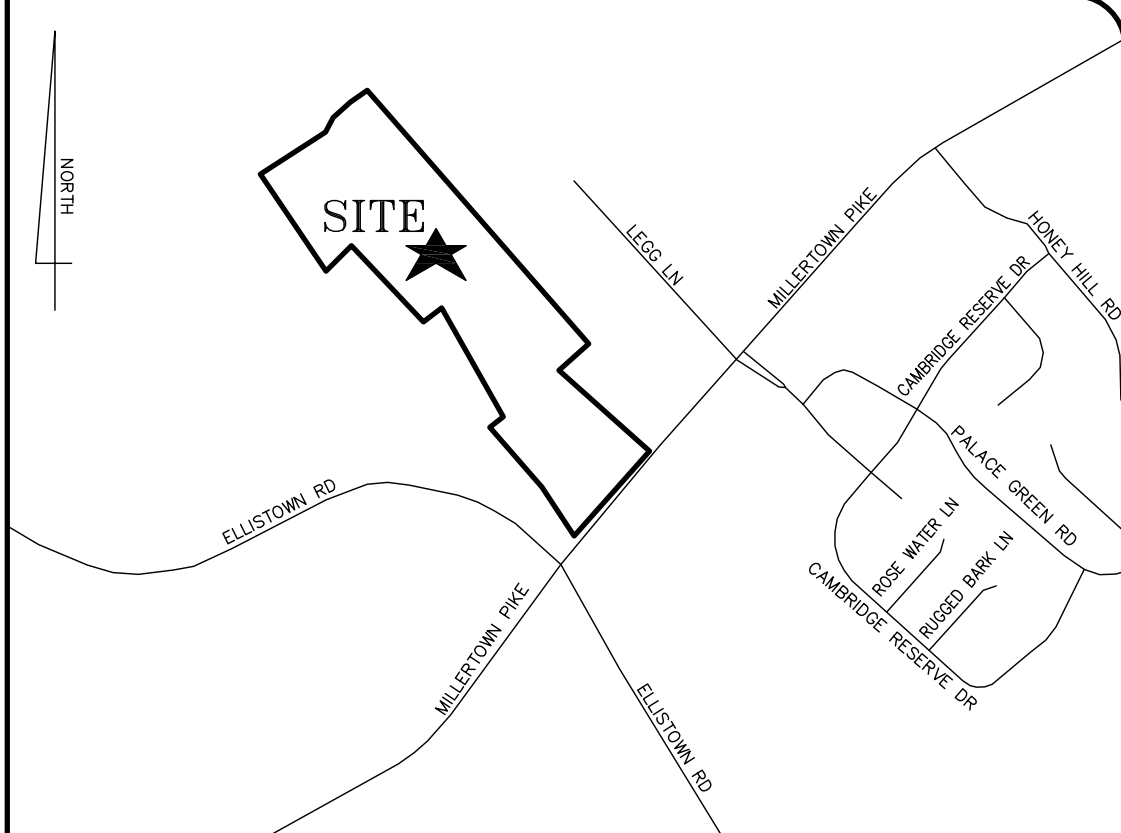
SYMBOL LEGEND	
	FOUND MONUMENTATION w/ SIZE & TYPE
	IRON ROD SET SEE NOTE 1
	CONC. MONUMENT
	SIGHT DISTANCE EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	MONUMENT FOUND
	PERMANENT MONUMENT (MAG NAIL WITH DISK OR RR SPIKE)

REF #1 N 637023.54
E 2616289.33

REF #2 N 637405.11
E 2616017.18

REF #3 N 637872.70
E 2615756.17

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



NOTE:
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.

OS-2
597,486
sq. ft.
13.72 Acres.

KELLI & SPENCER SNYDER
051 017.01
2026011200338965
EXEMPT TRACT
RESUBDIVISION OF PART OF THE PLAT
OF THE PROPERTY OF JERRY WOOD JR.
202507240004889

OS-2
597,486
sq. ft.
13.72 Acres.

NICELY PROPERTIES LLC
051 016.01
201910030023491
LOT 1
PROPERTY OF NICELY PROPERTIES LLC
202003120060205

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S43°37'24"E	68.96	250.00	69.18
C2	S32°25'58"E	28.46	250.00	28.47
C3	N04°54'40"W	36.35	25.00	40.70
C4	N85°05'20"E	34.33	25.00	37.84
C5	S43°37'24"E	62.07	225.00	62.26
C6	S43°37'24"E	75.86	275.00	76.10
C7	S32°25'58"E	31.30	275.00	31.32
C8	S32°25'58"E	25.61	225.00	25.63
C9	N31°04'53"W	5.00	75.00	5.00
C10	N57°38'48"W	62.57	75.00	64.54
C11	S49°50'50"E	53.66	50.00	56.64
C12	S00°35'09"E	28.92	50.00	29.34
C13	S32°38'28"W	28.26	50.00	28.65
C14	S65°22'58"W	28.11	50.00	28.49
C15	N81°57'55"W	28.11	50.00	28.50
C16	N49°41'22"W	27.48	50.00	27.83
C17	N31°27'22"W	3.99	50.00	3.99

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: _____

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 TDOOT GNSS NETWORK NAD83(2011) VERTICAL DATUM IS NAVD83, GEOID18, 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.



7-SA-26-F

SEE SHEET 1 OF 2 FOR PLAT NOTES AND CERTIFICATIONS.

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

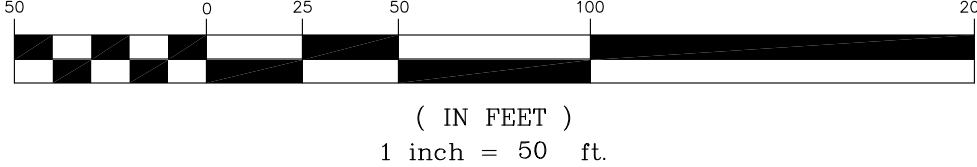
FINAL PLAT OF:

TROUTT LANDING
Millertown Pike
Knoxville, Tennessee
District 8, Knox County, Tennessee

JERRY L JENKINS III
051 014.01
202409030012809
PROPERTY OF WILLIAM EDWARD BRANDON
CAB G SLIDE 324C

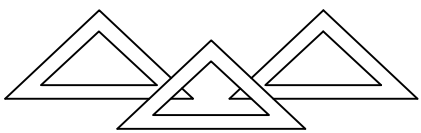
MILLERTOWN MARKET LLC
051 014
201705160069943

GRAPHIC SCALE



Eagle Bend Development LLC
1920 Ebenezer Road
Knoxville, Tennessee 37922
Phone: (865) 806-8008

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865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



DRAWN BY: M.STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=50'
DATE: 05/14/2026

REVISIONS	
1	06/23/2026 PS COMMENTS
2	06/23/2026 REVISED NAME AND ROAD NAME
3	06/25/2026 PS COMMENTS
4	
5	
6	

PROJECT NO.
5151-01
SHEET NO.
2 of 2