

TOTAL AREA  
33.13 ACRES

TOTAL BUILDING LOTS: 99  
OPEN SPACE/COMMUNITY LOTS: 5



GRAPHIC SCALE

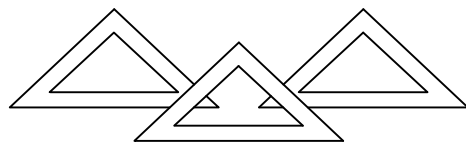


( IN FEET )  
1 inch = 60 ft.

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(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.

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.

**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	06/11/2025 PS COMMENTS
CHECKED BY: R. LYNCH	2	07/01/2025 PS COMMENTS
APPROVED BY: R.S.L.	3	
SCALE: 1"=60'	4	
DATE: 05/22/2025	5	
	6	

S&E Properties, LLC  
405 Montbrook Lane  
Knoxville, Tennessee 37919  
Phone: (865) 539-1112

SURVEY FOR/OWNER:

FINAL PLAT OF

THE HIGHLANDS AT EBENEZER  
EBENEZER ROAD  
Knoxville, Tennessee 37923  
District 6, Knox County, Tennessee

PROJECT NO.  
4865-09  
SHEET NO.  
2 of 3

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

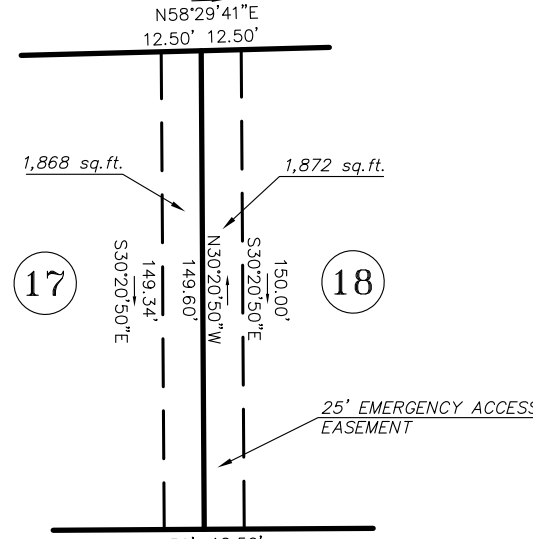
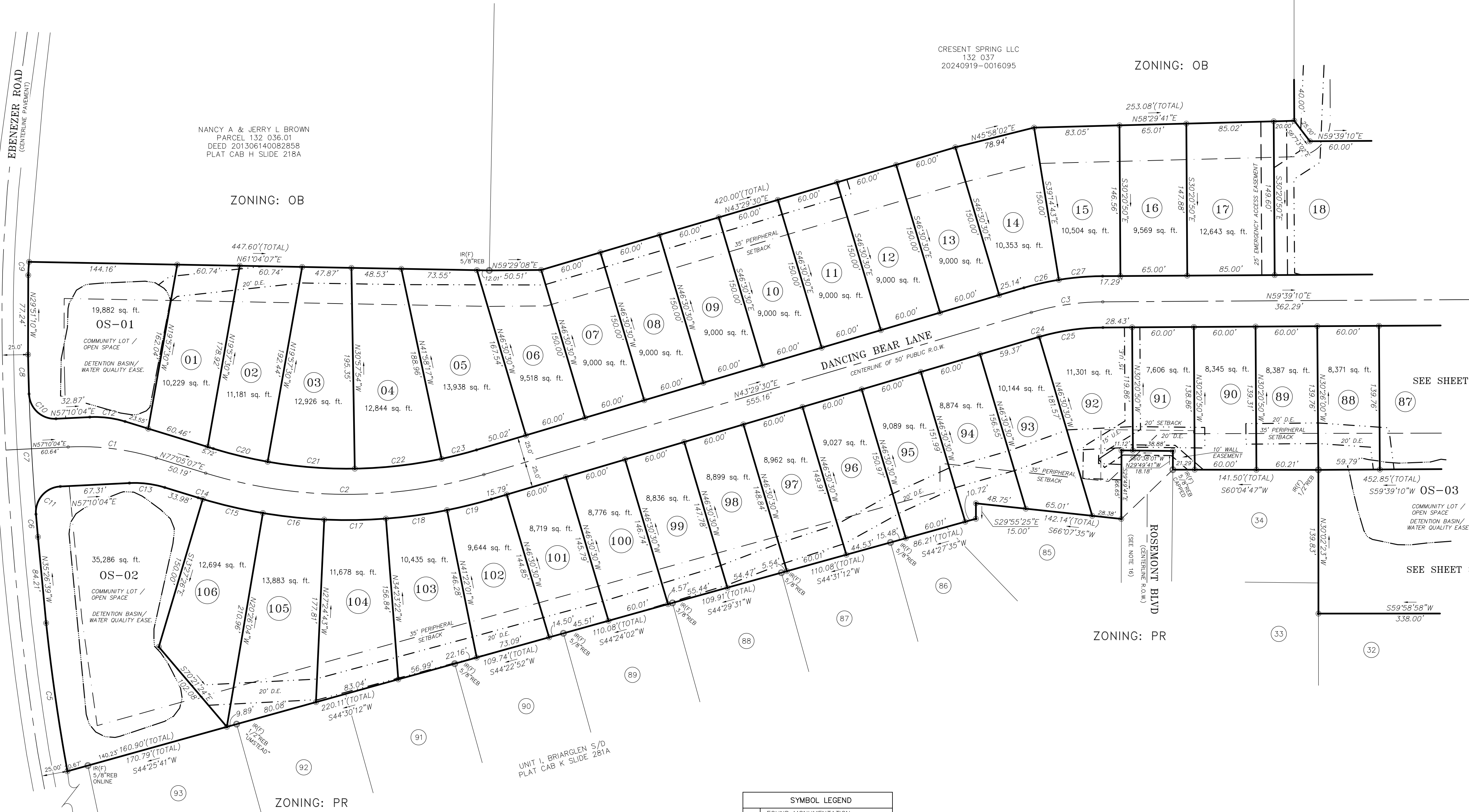
County Planning Commission, on this the \_\_\_\_\_ day of \_\_\_\_\_

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: \_\_\_\_\_

SEE SHEET 3 OF 3



25' EMERGENCY ACCESS  
EASEMENT

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S67°07'35"W	86.47	250.00	86.91
C2	N60°17'18"E	270.48	468.00	274.40
C3	S51°14'20"W	70.28	250.00	70.52
C5	N38°09'42"W	145.63	1942.49	145.67
C6	N34°56'53"W	22.16	2415.47	22.16
C7	N33°17'42"W	117.22	2415.47	117.23
C8	N31°27'00"W	38.32	2415.47	38.33
C9	N26°35'05"W	12.99	139.08	12.99
C10	S72°22'07"E	35.64	25.00	39.67
C11	N11°14'28"E	35.92	25.00	40.08
C12	N67°07'35"E	34.59	100.00	34.76
C13	N67°07'35"E	34.59	100.00	34.76
C14	N76°48'50"E	4.67	493.00	4.67
C15	N73°03'15"E	60.00	493.00	60.04
C16	N69°04'36"E	60.00	493.00	60.04
C17	N59°05'58"E	60.00	493.00	60.04
C18	N52°07'19"E	60.00	493.00	60.04
C19	N46°03'45"E	44.23	493.00	44.24
C20	N73°33'48"E	54.43	443.00	54.46
C21	N64°32'18"E	84.97	443.00	85.10
C22	N53°31'55"E	84.97	443.00	85.10
C23	N45°45'36"E	35.07	443.00	35.08
C24	S43°34'16"W	0.63	225.00	0.63
C25	S51°39'06"W	62.63	225.00	62.84
C26	S47°07'23"W	34.84	275.00	34.86
C27	S55°12'13"W	42.66	275.00	42.71

SYMBOL LEGEND	
○	FOUND MONUMENTATION (WITH SIZE & TYPE)
●	IRON ROD SET (SEE NOTE 1)
□	CONC. MONUMENT
IR(F)	FOUND MONUMENTATION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

LINE LEGEND	
---	PERIPHERAL SETBACK
---	DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	WALL EASEMENT
---	DETENTION BASIN

SEE SHEET 1 OF 3 FOR PLAT NOTES  
AND CERTIFICATIONS.

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

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: \_\_\_\_\_







JULIA ANDERSON DEBORD  
132 036  
LOT 1  
ANDERSON PROPERTY ON GROSPONT DRIVE  
202504030051868

GENEVA CAIN ANDERSON TRUST  
LOT 2R  
JOHN ANDERSON & GENEVA  
ANDERSON PROPERTY  
PLAT 200505050088694

MJA REVOCABLE TRUST  
LOT 1R  
JOHN ANDERSON & GENEVA  
ANDERSON PROPERTY  
PLAT 200505050088694

PATRICIA B & WILLIAM E ANDERSON  
PARCEL 132 036.04  
DEED 200003300020852

ZONING: RAE

GROSPONT DRIVE  
(CENTERLINE R.O.W.)

ZONING: RAE

CUL-DE-SAC

CURVE A  
N30°20'50"W  
CH=62.45  
L=71.65  
R=40.00

CURVE B  
S30°20'50"E  
CH=62.45  
L=71.65  
R=40.00

MATCH LINE

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County Planning Commission, on this the \_\_\_\_\_ day of \_\_\_\_\_

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S59°39'10"W	7.67
L2	S30°20'50"E	25.35
L3	N59°39'10"E	7.67
L4	N30°20'50"W	25.35
L5	N59°39'10"E	7.67
L6	N30°20'50"W	25.35
L7	S59°39'10"E	7.67
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●	IRON ROD SET (SEE NOTE 1)
□	CONC. MONUMENT
IR(F)	FOUND MONUMENTATION
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT

$$(\#\#, \#\#') = \text{TIE DISTANCE}$$

LINE LEGEND	
_____	PERIPHERAL SETBACK
_____	DRAINAGE EASEMENT
_____	UTILITY EASEMENT
_____	WALL EASEMENT
_____	DETENTION BASIN

SEE SHEET 1 OF 3 FOR PLAT NOTES  
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### 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

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 TDO  
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**7-SB-25-F**

SURVEY FOR/OWNER:

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405 Montbrook Lane  
Knoxville, Tennessee 37919  
Phone: (865) 539-1112

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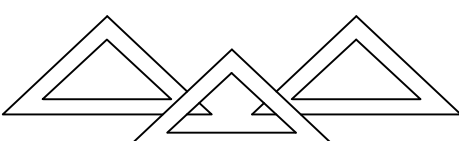


BEFORE YOU  
DIG  
**STOP**  
CALL  
1-800-351-1111  
TENNESSEE ONE CALL  
IT'S THE LAW

GRAPHIC SCALE

( IN FEET )  
inch = 60 ft

**LYNCH SURVEYS LLC**  
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