

TOTAL AREA = 30.04 ACRES
1,308,482 sq. ft.
(INCLUDING ROADS AND COMMUNITY / OPEN SPACE LOTS)
ROADS: 3.64 Acres
OPEN SPACE LOTS: 4.64 Acres

Total Building Lots: 66
Total Open Space Lots: 1

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

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider _____ Date: _____
Authorized Signature for Utility _____

Certification of Approval of Public Water System - Major Subdivisions

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider _____ Date: _____
Authorized Signature for Utility _____

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 _____ 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: _____

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.

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

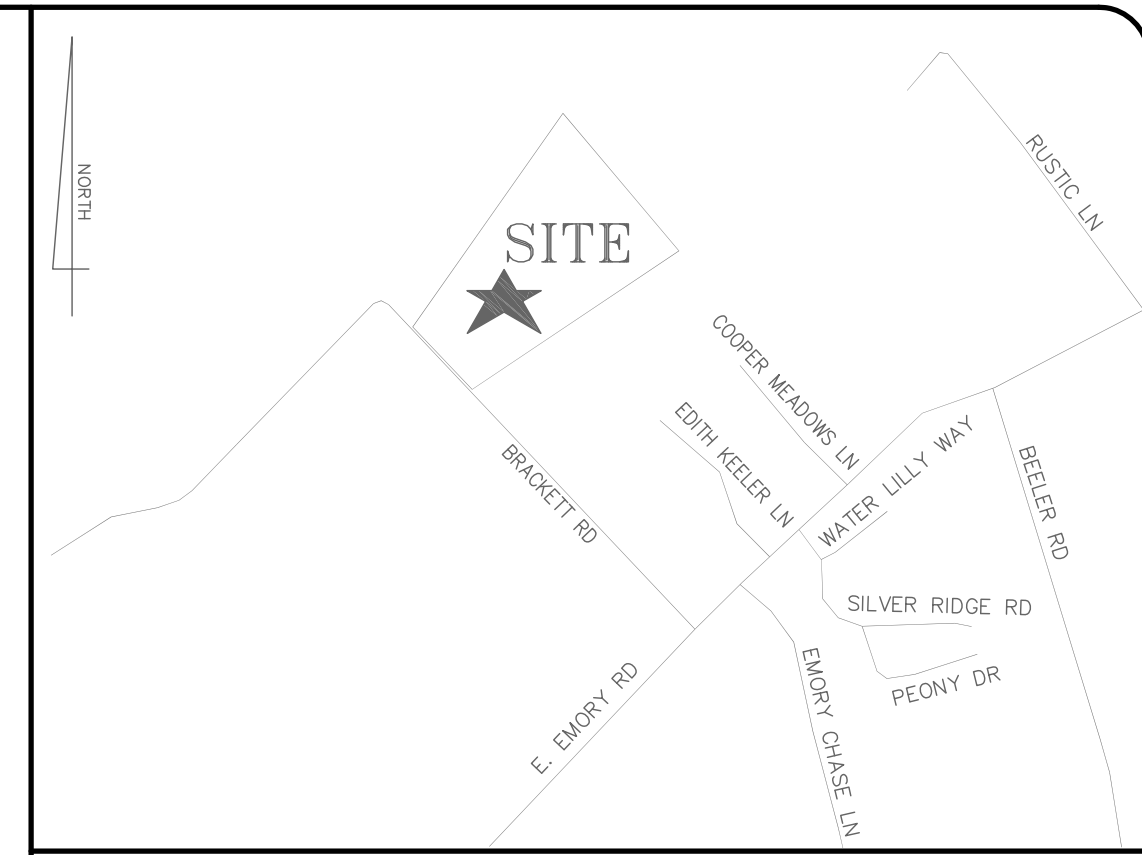
Signed: _____ Date: _____
Dept: _____ Title: _____

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 to the 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

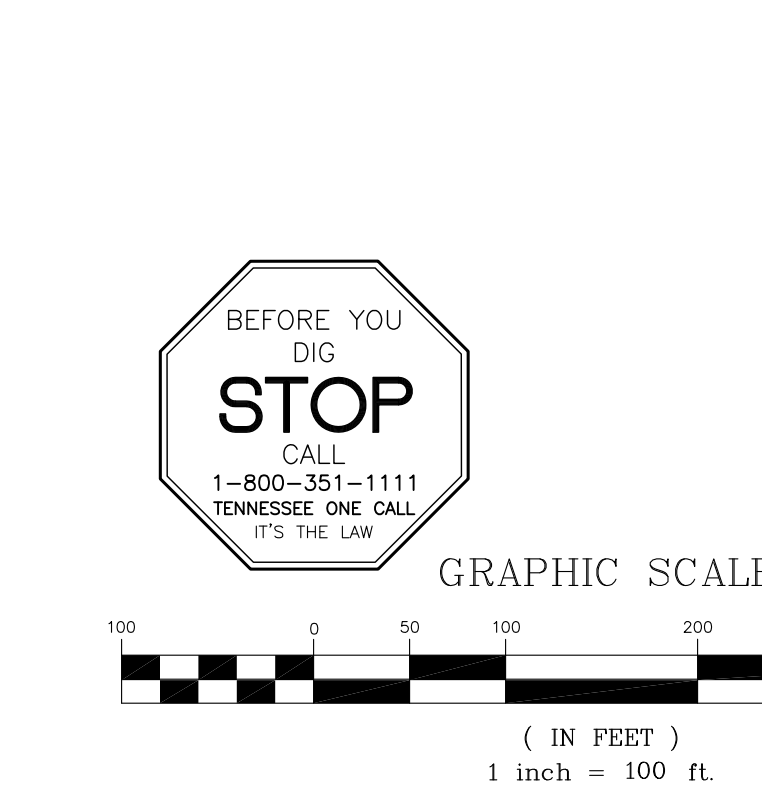
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 020 PARCEL 132.
- DEED REFERENCES - 20211122-0041757
- THIS PROPERTY IS ZONED PR <3 DU/AC MINIMUM SETBACKS: FRONT: 20' 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 (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.
- 15' PERMANENT 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.

Knox County Department of Engineering and Public Works **Zoning**
The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of 20____. Date: _____
By: _____
Engineering Director _____

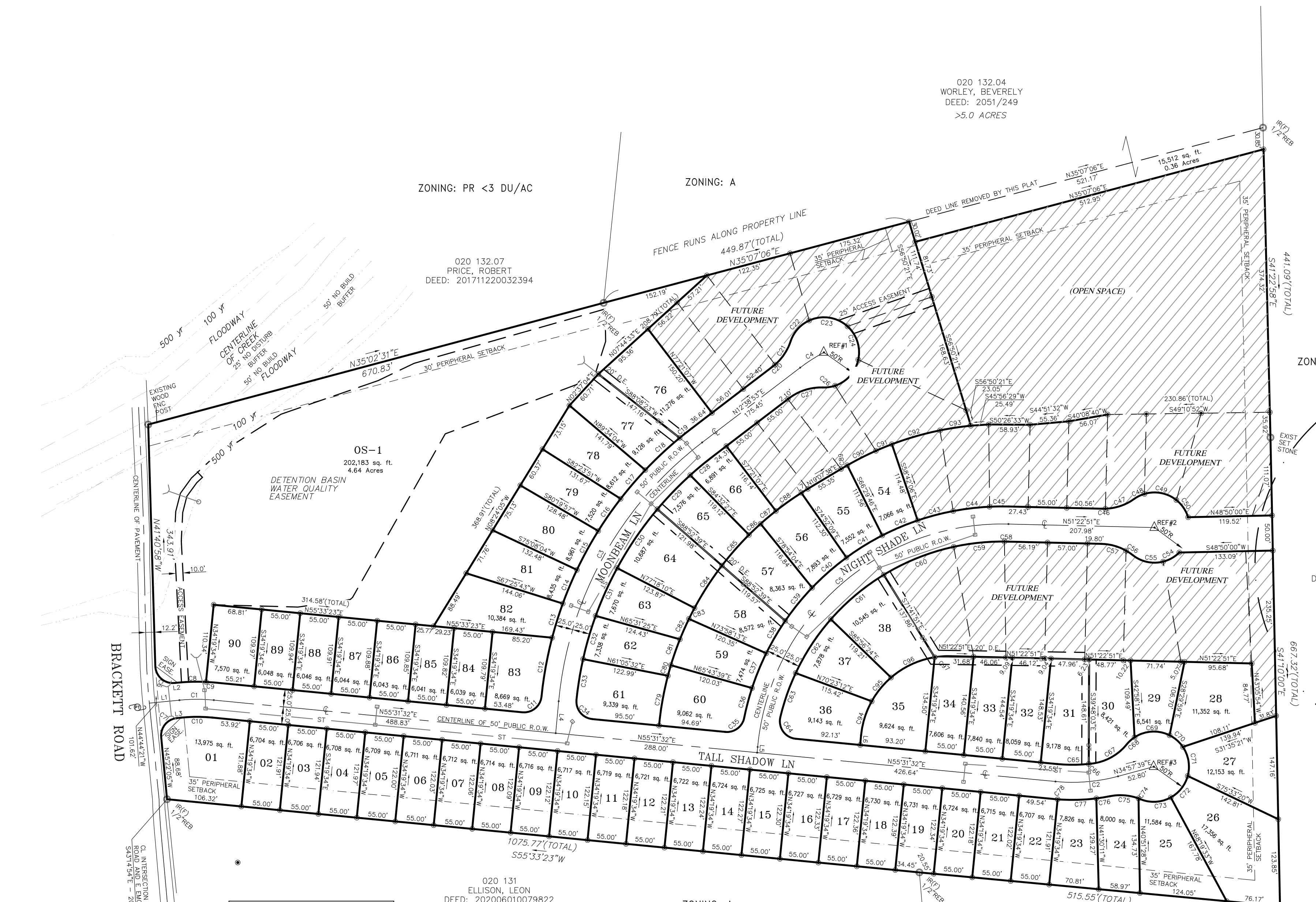
Taxes and Assessments **Addressing Department Certification**
This is to certify that all property taxes and assessments due on this property have been paid. City Tax Clerk: Signed: _____ Date: _____
Knox County Trustee: Signed: _____ Date: _____

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S49°54'17"W	48.97	250.00	49.05
C2	N45°14'35"E	89.25	250.00	89.73
C3	S11°00'01"E	421.18	525.00	433.38
C4	S17°53'44"W	40.22	250.00	40.26
C5	S08°21'58"W	477.53	350.00	525.53
C6	S88°41'57"E	36.58	25.00	41.03
C7	S00°32'31"E	35.25	25.00	39.12
C8	S48°29'14"W	40.31	275.00	40.35
C9	S54°06'28"W	13.61	275.00	13.61
C10	S49°54'17"W	44.07	225.00	44.14
C11	N10°39'52"E	35.27	25.00	39.15
C12	S22°39'46"E	50.94	550.00	50.96
C13	S22°39'46"E	50.94	550.00	50.96
C14	S17°17'49"E	52.04	550.00	52.06
C15	S11°17'42"E	63.14	550.00	63.17
C16	S05°05'51"E	55.79	550.00	55.81
C17	S00°37'02"W	53.88	550.00	53.90
C18	S06°54'57"W	66.98	550.00	67.03
C19	S11°31'39"W	21.51	550.00	21.51
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°42'56"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
C28	S10°15'19"W	41.75	500.00	41.76
C29	S04°00'04"W	67.34	500.00	67.39
C30	S05°41'11"E	101.51	500.00	101.69
C31	S15°47'18"E	74.56	500.00	74.63
C32	S23°44'22"E	64.12	500.00	64.17
C33	S30°46'41"E	58.62	500.00	58.65
C34	S79°18'23"E	35.46	25.00	39.42
C35	N13°27'01"E	33.51	25.00	36.72
C36	S25°16'08"E	43.91	375.00	43.93
C37	S17°49'26"E	53.48	375.00	53.52
C38	S09°38'22"E	63.56	375.00	63.61
C39	S02°53'49"E	60.76	375.00	60.83
C40	S08°43'15"W	64.99	375.00	65.07
C41	S18°16'08"W	59.85	375.00	59.91
C42	S27°01'51"W	54.73	375.00	54.78
C43	S35°13'01"W	52.34	375.00	52.38
C44	S43°12'16"W	52.14	375.00	52.18
C45	S49°17'02"W	27.42	375.00	27.43
C46	N48°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

CURVE	BEARING	CHORD	RADIUS	LENGTH
C51	N25°59'10"W	51.81	50.00	54.46
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°04'25"W	72.60	325.00	72.75
C60	S28°09'54"W	107.23	325.00	107.73
C61	S09°42'56"W	98.36	325.00	98.74
C62	S06°49'31"E	91.44	325.00	91.75
C63	S20°47'18"E	66.54	325.00	66.66
C64	S75°34'10"E	37.68	25.00	42.68
C65	N49°47'59"E	44.90	225.00	44.97
C66	N43°24'37"E	5.21	225.00	5.21
C67	N20°57'15"E	55.69	75.00	57.05
C68	S07°55'20"W	15.23	50.00	15.29
C69	S46°37'53"W	49.92	50.00	52.27
C70	N88°51'49"W	25.13	50.00	25.40
C71	N49°31'50"W	41.91	50.00	43.24
C72	N01°49'23"W	38.96	50.00	40.02
C73	N46°45'41"E	43.29	50.00	44.77
C74	S71°18'43"W	2.89	75.00	2.89
C75	S54°29'12"W	40.65	75.00	41.16
C76	N40°49'45"E	19.82	275.00	19.82
C77	N48°38'28"E	55.08	275.00	55.17
C78	N54°57'25"E	5.46	275.00	5.46
C79	S29°56'04"E	71.94	442.00	72.02
C80	S24°15'23"E	15.59	442.00	15.59
C81	S20°42'36"E	39.11	442.00	39.13
C82	S16°07'14"E	31.68	442.00	31.68
C83	S12°56'14"E	17.43	442.00	17.43
C84	S07°08'19"E	71.96	442.00	72.03
C85	S01°18'30"W	58.25	442.00	58.29
C86	S06°33'56"W	22.82	442.00	22.82
C87	S09°33'22"W	28.46	442.00	28.46
C88	S14°37'02"W	44.46	442.00	44.48
C89	S19°31'16"W	10.22	442.00	10.22
C90	S23°08'14"W	45.58	442.00	45.60
C91	S27°41'17"W	71.22	442.00	71.29
C92	S33°54'13"W	71.22	442.00	71.29
C93	S41°24'14"W	44.46	442.00	44.47
C94	S22°42'12"E	51.00	125.00	51.36
C95	S00°53'04"E	43.62	125.00	43.84
C96	S25°03'28"W	68.47	125.00	69.35
C97	S45°56'15"W	21.72	125.00	21.75



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



10-SA-23-F
SURVEY FOR: Mesana Investments, LLC
1515 Ashland Road
Knoxville, Tennessee 37922
Phone: 865-806-8008

REVISIONS
DRAWN BY: M.STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=100'
DATE: 08/02/2023

1-6 09/06/2023 - 09/28/2023
CLIENT AND PLANNING COMMENTS
7 10/26/2023 PS COMMENTS
8 11/03/2023 PS COMMENTS
9 11/06/2023 PS COMMENTS
10

ISABEL ESTATES PHASE 1
Lots 1-38, 54-66 AND 76-90
Knoxville, Tennessee
District 8, Knox County, Tennessee

PROJECT NO. 4547-01

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: _____

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

