

TOTAL AREA
23.66 ACRES
(1,030,466 SQ.FT.)
INCLUDES ROADS AND OPEN SPACE
OPEN SPACE: 11.15 AC. (485,739 SQ.FT.)
TOTAL LOTS = 53
TOTAL BUILDING LOTS: 52
TOTAL OPEN SPACE LOTS: 1

CURVE TABLE				CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N64°46'31"E	150.66	250.00	153.04	C36	S88°19'36"W	75.56	230.00	75.91
C2	S53°27'57"W	108.47	500.00	108.69	C37	S64°03'47"W	117.57	230.00	118.89
C3	N53°15'19"E	112.13	500.00	112.36	C38	S44°37'33"W	37.12	230.00	37.16
C4	N43°24'26"E	59.48	500.00	59.52	C39	N41°02'21"E	18.91	500.00	18.91
C5	S75°02'08"W	287.90	250.00	306.79	C40	S00°23'03"E	33.86	25.00	37.20
C6	N09°05'11"E	75.15	270.00	75.40	C41	S55°15'04"E	31.36	75.00	31.60
C7	S41°41'57"W	32.55	25.00	35.44	C42	S69°13'45"E	5.00	75.00	5.00
C8	S57°04'30"E	32.55	25.00	35.44	C43	N46°28'18"W	41.73	50.00	43.05
C9	N20°27'44"W	37.67	270.00	37.70	C44	N00°05'17"W	37.00	50.00	37.91
C10	N66°32'45"E	62.97	230.00	63.17	C45	N43°21'03"E	37.01	50.00	37.91
C11	N52°57'30"E	45.85	230.00	45.92	C46	N86°47'34"E	37.01	50.00	37.91
C12	S42°25'27"W	2.31	520.00	2.31	C47	S49°25'53"E	37.01	50.00	37.91
C13	S50°24'15"W	52.82	520.00	52.84	C48	S10°23'11"E	30.33	50.00	30.82
C14	S56°13'53"W	52.91	520.00	52.93	C49	N15°14'47"W	57.45	75.00	58.96
C15	S59°25'13"W	4.95	520.00	4.95	C50	N40°28'28"W	7.09	75.00	7.09
C16	N58°03'10"E	27.48	480.00	27.48	C51	N85°48'52"W	33.86	25.00	37.20
C17	N52°25'22"E	66.80	480.00	66.85	C52	N54°31'12"E	48.38	500.00	48.40
C18	N44°24'09"E	67.47	480.00	67.53	C53	N58°17'23"E	25.47	500.00	25.47
C19	N40°11'05"E	3.14	480.00	3.14	C54	S59°24'11"W	10.45	480.00	10.45
C20	S44°25'58"W	41.76	270.00	41.80	C55	S54°22'28"W	68.17	480.00	68.22
C21	S56°15'26"W	69.45	270.00	69.64	C56	S03°46'14"W	36.29	25.00	40.61
C22	S69°33'39"W	55.64	270.00	55.74	C57	S63°01'47"E	51.96	75.00	53.06
C23	S80°53'48"W	51.02	270.00	51.10	C58	N71°34'28"W	20.32	50.00	20.46
C24	N88°15'37"W	51.02	270.00	51.10	C59	N35°43'07"W	40.89	50.00	42.12
C25	N39°40'13"W	29.85	270.00	29.96	C60	N07°19'30"E	37.01	50.00	37.00
C26	S86°11'20"E	25.24	75.00	25.24	C61	N43°20'26"E	37.01	50.00	37.91
C27	N76°06'14"E	20.93	75.00	21.00	C62	S88°35'54"E	37.01	50.00	37.91
C28	S87°10'34"W	32.71	50.00	33.32	C63	S40°25'13"E	44.55	50.00	46.18
C29	N52°00'44"W	37.01	50.00	37.91	C64	S08°05'43"E	10.22	50.00	10.24
C30	N08°34'18"W	37.01	50.00	37.91	C65	N22°29'36"W	51.96	75.00	53.06
C31	N34°52'08"E	37.01	50.00	37.91	C66	N87°45'42"W	35.36	25.00	39.27
C32	N28°18'54"E	37.01	50.00	37.91	C67	N47°24'52"E	1.67	500.00	1.67
C33	S85°54'08"E	40.78	50.00	42.01	C68	N43°20'26"E	51.02	270.00	51.10
C34	N40°38'21"W	22.96	75.00	23.05	C69	N63°51'31"E	51.02	270.00	51.10
C35	N65°49'56"W	42.32	75.00	42.90	C70	N74°42'07"E	51.02	270.00	51.10
					C71	N81°13'04"E	10.31	270.00	10.31
					C72	S78°21'46"W	31.68	230.00	31.71

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 Administrative Rules of the Planning Commission, and these regulations.
Signed: *[Signature]*
Date: 12/8/2022

Zoning
Zoning Shown on Official Map: PR, L-5-DU-AC
Date: 12-8-22
By: *[Signature]*
Knox County Trustee: *[Signature]*
Date: 12/8/2022

Property owners are responsible for maintenance of stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202212010032213.

Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.
City Tax Clerk: *[Signature]*
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: *[Signature]* Date: Dec 7, 2022
Engineering & Public Works Title: Inspector.

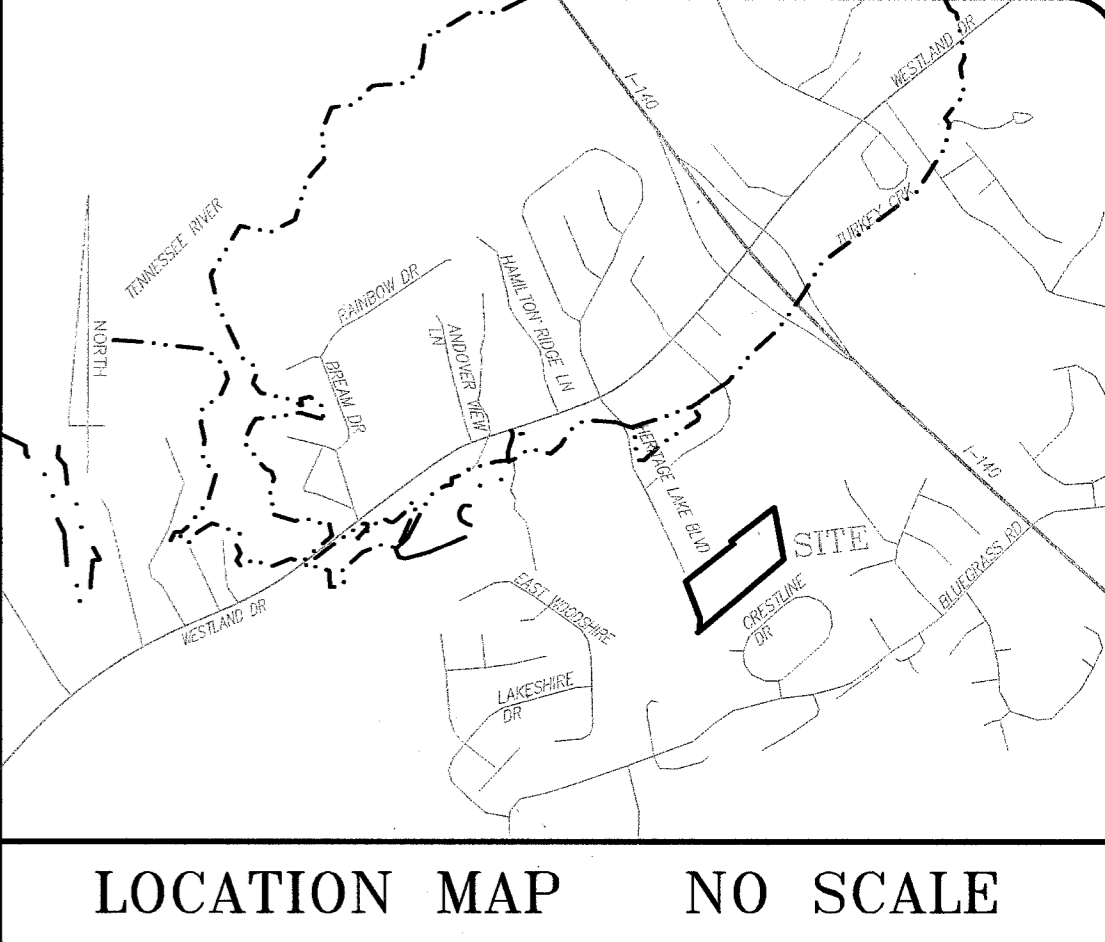
Owner Certification on Release of Easement
(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plot before digging or constructing any building or structure.
Owner(s) Printed Name: Scott Davis
Signature(s): *[Signature]*
Date: Dec 5, 2022

Owner Certification on Release of Easement
(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plot before digging or constructing any building or structure.
Owner(s) Printed Name: Ryan M Hickey
Signature(s): *[Signature]*
Date: Dec 5, 2022

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 plot.
Owner(s) Printed Name: Ryan M Hickey
Signature(s): *[Signature]*
Date: Dec 5, 2022

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 plot.
Owner(s) Printed Name: Scott Davis
Signature(s): *[Signature]*
Date: Dec 2, 2022

County - Release of Easements
Except as noted or shown on this plot, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plot.
The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plot. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.
Knox County Department of Engineering and Public Works
Signed: *[Signature]* Date: Dec 7, 2022
Water: (E.U.D.)
Signed: *[Signature]* Date: Dec 7, 2022
Sewer: (E.U.D.)
Signed: *[Signature]* Date: Dec 7, 2022
Electric: (L.C.U.B.)
Signed: *[Signature]* Date: Dec 5, 2022
Gas: (K.U.B.)
Signed: *[Signature]* Date: Dec 2, 2022
Telephone: (AT&T)
Signed: *[Signature]* Date: Dec 2, 2022
Cable Television: (COMCAST)
Signed: *[Signature]* Date: Dec 5, 2022



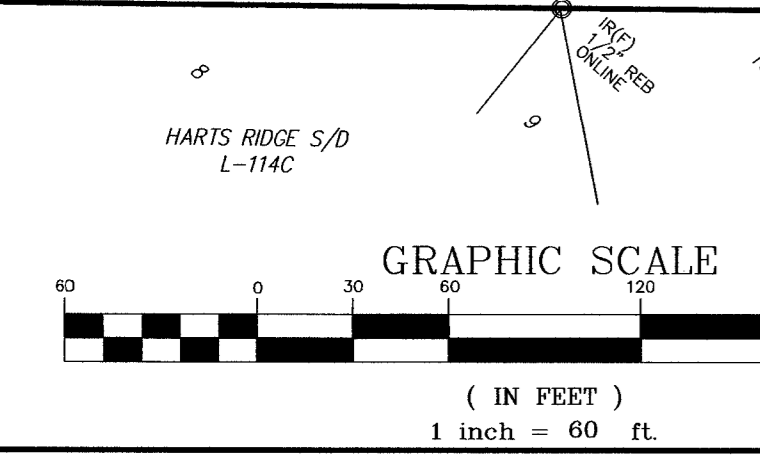
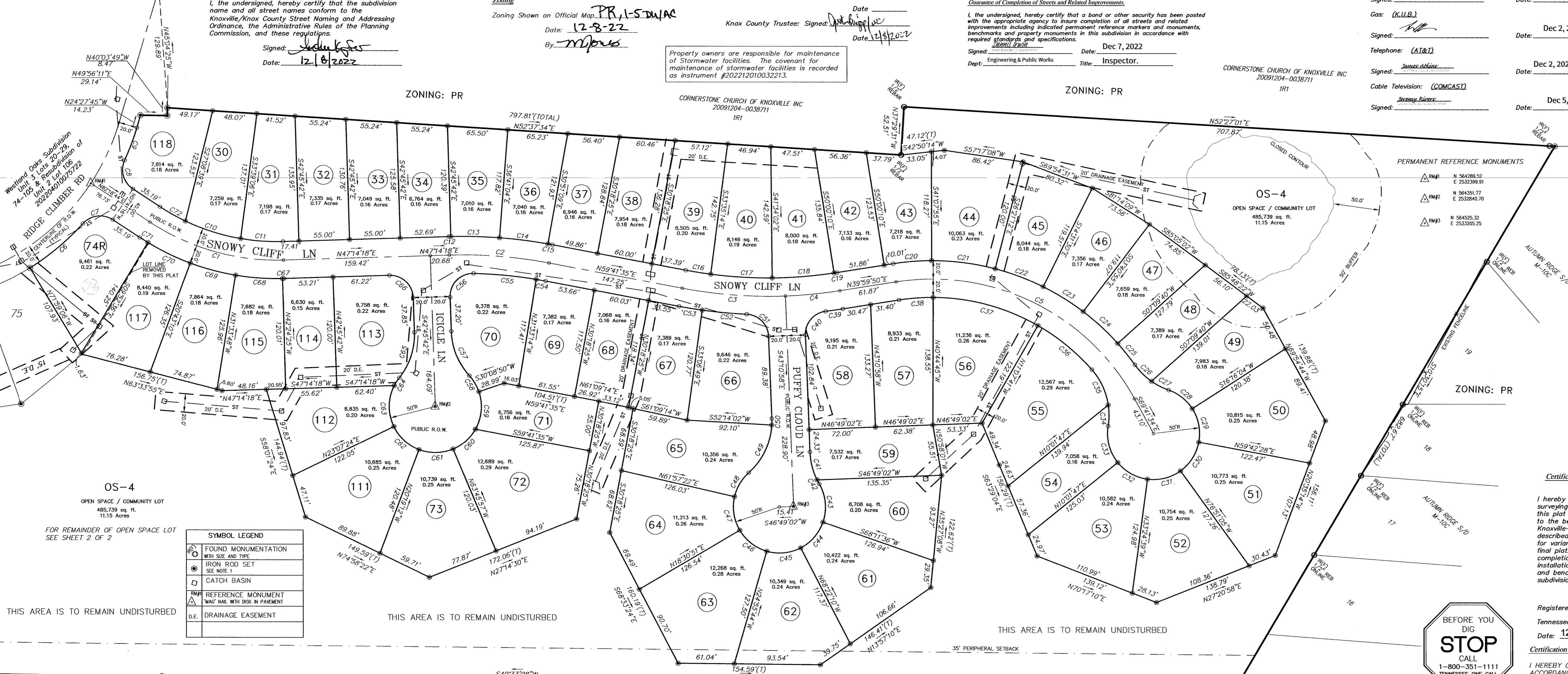
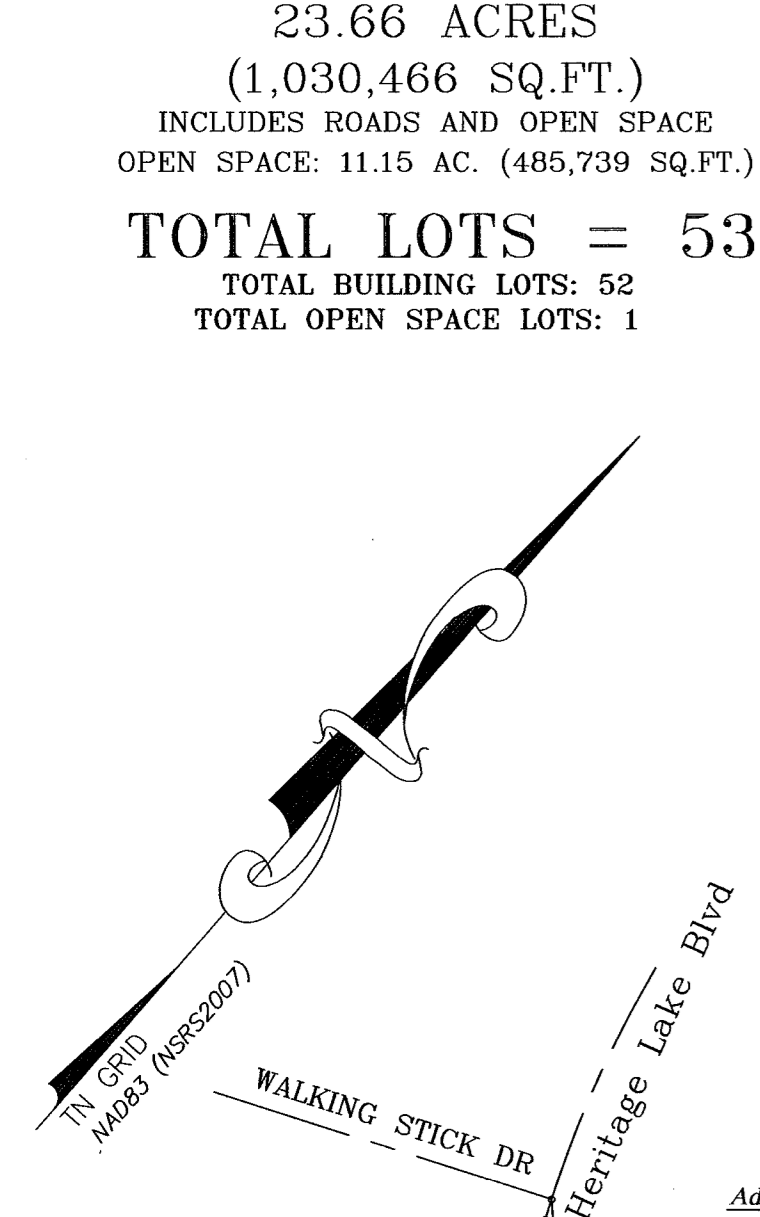
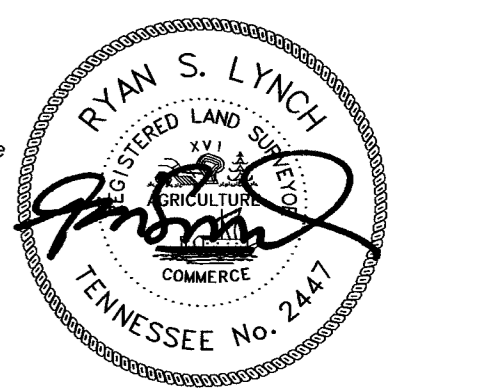
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 154B GROUP "G" PART OF PARCEL 019 AND 154B GROUP "H" PARCEL 011
- DEED REFERENCES - PARCEL 154B011 = 20220407007178
PARCEL 154B019 = 202008310017656
- PLAT REFERENCE - WESTLAND OAKS SUBDIVISION UNIT 3 (LOT 74) 202204010075722
- THIS PROPERTY IS ZONED PR (1-5 DU/AC)
SETBACKS: FRONT-20' SIDE-5' REAR-15'
35' PERIPHERAL SETBACK
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0380F
EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NADB3(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 JOINT PERMANENT EASEMENTS). 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 UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED PER INSTRUMENT NO. 200908100011396 IN KNOX COUNTY REGISTER OF DEEDS OFFICE.
- HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NO. 202212020032611
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSIONS FILES 12-SD-18-C AND 12-L-18-UR.
- ALL LOTS WILL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.

Planning Staff 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 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: *[Signature]*
Date: 12-8-2022 EK

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 and 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: RYAN S. LYNCH
Tennessee License No. 2447
Date: 12/02/2022
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: RYAN S. LYNCH
Tennessee License No. 2447
Date: 12/02/2022
FINAL PLAT OF:

202212080033700

Nick McBride
Register of Deeds
Knox County



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-CC-22

REVISIONS	
DRAWN BY: M.STRANGE	1 11/21/2022 PLANNING COMMENTS
CHECKED BY: R. LYNCH	2 11/23/2022 CLIENT CHANGE
APPROVED BY: R.S.L.	3 11/28/2022 CLOSURE ISSUES
SCALE: 1"=60'	4
DATE: 10/13/2022	5
	6

MESANA INVESTMENTS, LLC
P.O. Box 11315
Knoxville, Tennessee 37919
Phone (865) 806-8008

Westland Oaks Subdivision
Unit 4 Lots 30-73, 111-118 &
Resubdivision of Unit 3 Lot 74
District 6, Knox County, Tennessee

PROJECT NO.
4000-12
SHEET NO.
1 of 2