

NO SCALE

TOTAL AREA	County - Release of Easements	Planning Staff Certification of Approval for Recording Final Plat	Certification of Approval of Public Sanitary Sewer System - Major Subdivisions	Certificate of Ownership and General Dedication
$15.85~{ m Acres} \ 690,528~{ m sq.}~{ m ft.} \ { m Includes~common~area~and~r.o.w.}$	Except as noted or shown on this plat, the following parties here consent to the release of all rights that may have accrued for the use and benefit in the utility and drainage easements along to original lot lines eliminated by this 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. Pursuan	This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.  KUB	(I, We), the undersigned owner(s) of the property a hereby adopt this as (my, our) plan of subdivision streets as shown to the public use forever and he (I am, we are) the owner(s) in fee simple of the
TOTAL LOTS = 43	The following parties do not release any rights that may have accrufor their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this placed and the proper and a superior of existing facilities will be made at the proper owner superior expense. If the facilities are relocated, the easement right	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.	Utility Provider  Mar 9, 2023  Date:	property owner(s) have an unrestricted right to de right—of—way and/or grant easement as shown on Scott Davis Owner(s) Printed Name:
	will be released.	Signed: Signed:	Authorized Signature for Utility	Acon Davis
	Knox County Department of Engineering and Public Works  Amanda Purkey  Signed:  Amanda Purkey  Date:		Certification of Approval of Public Water System - Major Subdivisions	Signature(s):
Zoning O/A/a	Signed: Date:	Date:	This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.	Date:
Zoning Shown on Official Map & 12 DU/AC)  PR (1-6 DU/AC & 12 DU/AC)	Signed: Date: Mar 9, 2023		KUB  Utility Provider	Owner Certification on Release of Easement
Date: 3/16/23 By Wirfell	Sewer: (KUB)  Mar 9, 202		Authorized Signature for Utility  Mar 9, 2023  Date:	(I, We) the undersigned owner(s) of the property and understand that easement rights for any existing being released and it is our responsibility to verify parties if there are any existing facilities along the eliminated by this plat before digging or constructions.
Addressing Department Certification	Signed: Date:	<del></del>		or structure. Scott Davis
l, the undersigned, hereby certify that the subdivision name and all street names conform to the	Signed: Mar 9, 202	3	OWNER:  MESANA INVESTMENTS LLC	Owner(s) Printed Name:
Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.	Gas: (KUB)	<del></del>	1515 ASHLAND SPRINGS WAY KNOXVILLE, TENNESSEE 3792. PH: 865–806–8008	2 Signature(s):
Signed: Worm Wall	Signed: Mar 9, 202	3		Mar 16, 2023 Date:
3/16/2023	Telephone: (AT&T)	LINE LEGEND		
Date:	Signed: Mes Atkins (Mar 8, 2023 10:41 ES 1)  Date:	SANITARY SEWER E	EASE.	
Taxes and Assessments This is to certify that all property taxes and assessments	Cable Television: <u>(COMCAST)</u> <u>Peven Smith</u> Mar 16, 202	DRAINAGE E		SYMBOL LEGEND
due on this property have been paid.	Signed:	WATER LINE E	EASE.	FOUND MONUMENTATION  (WITH SIZE & TYPE)  SET MONUMENTATION
City Tax Clerk: Signed:				(SEE NOTE 1)  A PERMANENT REFERENCE  MARKER
Date		S25 59 01"E		S.S.E. = SANITARY SEWER EASEMENT D.E. = DRAINAGE EASEMENT W.E. = WATERLINE EASEMENT
Knox County Trustee: Signed: JUSTIN BIGGS (Mar 8, 2023 09:59 EST:		C13 C19 74 C2 C10	32.47'	W.L WATERLINE EASEMENT
Mar 8, 2023 Date		COLT ACCESS 0 0 C2 REF#3 C1	S1774*51"E	
		EXISTING 50' PERMANENT ACCESS TO SO	569'08'55"W 50.31'	
Knox County Department of Engineering and Public Works  The Knox County Department of Engineering and Public Works I	nerebv	EASEMENT CT4 CS 88	6'54'35"W NEALS	
approves this plat on this the day of 20		T LOT LINE RECTYPICALY THIS PLAT (TYPICAL)	NEALS LANDING RD	
Amanda Purkey Mar 16,	2023	FUTURE DEVELOPMENT	TIE TO CENTERLINE INTERSECTION OF	
		>5.0 ACRES	NEALS LANDING RD	
BEELER 061–06504		ZONING: PR 1-6 DU/AC 30 17 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	$5/0  \text{UNIT}  1  \text{S12'43'E} = 800' \pm $	
			W S LANGT 174 0574	
		0) 25.0	INST: 201102110048574	
		ZONING: PC (2) 25.0° 25.	MST. 201102  NEALS	LANDING S/D UNIT 1
		0) 25.0	MST. 201102  NEALS	LANDING S/D UNIT 1 200409130022429
		0) 25.0	NEALS  NEALS  NEALS  NS3'00'57"E  14.95'  14.95'  14.95'  15.300'E  16.300'E  16.300'E  17.509'  18.300'E	200409130022429
		0) 25.0	NEALS 1853'00'57"E . 1899 15 16 2	LANDING S/D UNIT 1 200409130022429
		ZONING: PC 2 25.0°	NEALS  NEALS  NEALS  NS3'00'57"E  14.95'  14.95'  14.95'  15.300'E  16.300'E  16.300'E  17.509'  18.300'E	200409130022429
		ECLIPSE LANE (25.0°) 25.0° 25.	NEALS  NEALS  NEALS  NS3'00'57"E  14.95'  14.95'  14.95'  15.300'E  16.300'E  16.300'E  17.509'  18.300'E	200409130022429
		ECLIPSE LANE  S2.00'   52.00'   52.00'   52.00'   52.00'   50.00'	NEALS  NEALS  NEALS  NS3'00'57"E  14.95'  (23.31')  (818-21'08"E)  15' \$\$  (\$5.60')  (\$51.80')  (\$5	200409130022429
		ECLIPSE LANE  S2.00'  52.00'	NEALS  NEALS  NEALS  NS3'00'57"E  14.95'  14.95'  14.95'  15.300'E  16.300'E  16.300'E  17.509'  18.300'E	200409130022429
	CURVE TABLE CURVE BEARING CHORD RADIUS LENGTH	ECLIPSE LANE  S2.00' 52.00' 52.00' 52.00' 7,383 sq. ft. 0.17 Agres 1, 13971'48"	S39 15'46"E  S39 15'46"E  NEALS  INST:  NEALS  INST:  S14.95'  (S18 21'08'E)  IS. S.S.E. (67.60)  S15.55'06"E	200409130022429
CURVE         BEARING         CHORD         RADIUS         LENGTH           C1         N21*38'14"W         67.36         440.00         67.42           C2         N30*29'48"W         68.58         440.00         68.65	CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 S15"29"51"E 24.19 475.00 24.19  C32 S20"45"20"E 62.95 475.00 62.99	ECLIPSE LANE  Solve to the second sec	NEALS 75.09 N53'00'57"E  14.95' (\$3.31') (\$18.21'08"E)  15: \$5.55'06"E  \$5.65'  DETENTION BASIN	200409130022429
CURVE         BEARING         CHORD         RADIUS         LENGTH           C1         N21*38'14"W         67.36         440.00         67.42           C2         N30*29'48"W         68.58         440.00         68.65           C3         S52*34'41"W         58.99         150.00         59.38           C4         N46*01'13"E         50.03         300.00         50.09	CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 S15'29'51"E 24.19 475.00 24.19  C32 S20'45'20"E 62.95 475.00 62.99  C33 S28'25'09"E 64.02 475.00 64.07  C34 S34'33'43"E 37.77 475.00 37.78	ECLIPSE LANE  FC 125.00  S25.00  S25.0	NEALS  NEALS  NS39*15'46"E  N539*05'57"E  (80,00)  (S18*27'08"E)	200409730022429
CURVE         BEARING         CHORD         RADIUS         LENGTH           C1         N21'38'14"W         67.36         440.00         67.42           C2         N30'29'48"W         68.58         440.00         68.65           C3         S52'34'41"W         58.99         150.00         59.38           C4         N46'01'13"E         50.03         300.00         50.09           C5         S25'26'23"E         197.68         500.00         198.99           C6         N24'03'27"W         34.80         100.00         34.97	CURVE TABLE           CURVE         BEARING         CHORD         RADIUS         LENGTH           C31         \$15'29'51"E         24.19         475.00         24.19           C32         \$20'45'20"E         62.95         475.00         62.99           C33         \$28'25'09"E         64.02         475.00         64.07           C34         \$34'33'43"E         37.77         475.00         37.78           C35         \$N14'18'10"W         1.15         125.00         1.15           C36         \$21'15'57"W         29.27         25.00         31.27	ECLIPSE LANE  FCUIPSE LANE  52.00'  52	NEALS  NEALS  NST:  NEALS  NST:  NST: NST:	80.23' 937'10"E  N. 180.823' 1111' 120.00 12
CURVE         BEARING         CHORD         RADIUS         LENGTH           C1         N21'38'14"W         67.36         440.00         67.42           C2         N30'29'48"W         68.58         440.00         68.65           C3         S52'34'41"W         58.99         150.00         59.38           C4         N46'01'13"E         50.03         300.00         50.09           C5         S25'26'23"E         197.68         500.00         198.99           C6         N24'03'27"W         34.80         100.00         34.97           C7         N51'50'08"W         61.00         100.00         61.99           C8         S38'37'21"E         102.92         100.00         108.11	CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 S15'29'51"E 24.19 475.00 24.19  C32 S20'45'20"E 62.95 475.00 62.99  C33 S28'25'09"E 64.02 475.00 64.07  C34 S34'33'43"E 37.77 475.00 37.78  C35 N14'18'10"W 1.15 125.00 1.15  C36 S21'15'57"W 29.27 25.00 31.27  C37 S64'00'56"W 114.41 475.00 114.68  C38 S73'51'56"W 48.61 475.00 48.64	ECLIPSE LANE  FC 12  Solve of the state of t	NEALS  NEALS  NST:  NEALS  NST:  NST: NST:	80.23' 937'10"E  100409130022429  1005000000000000000000000000000000000
CURVE         BEARING         CHORD         RADIUS         LENGTH           C1         N21'38'14"W         67.36         440.00         67.42           C2         N30'29'48"W         68.58         440.00         68.65           C3         S52'34'41"W         58.99         150.00         59.38           C4         N46'01'13"E         50.03         300.00         50.09           C5         S25'26'23"E         197.68         500.00         198.99           C6         N24'03'27"W         34.80         100.00         34.97           C7         N51'50'08"W         61.00         100.00         61.99           C8         S38'37'21"E         102.92         100.00         108.11           C9         S66'21'40"W         181.17         500.00         182.17           C10         N18'42'41"W         23.76         465.00         23.76           C11         S21'52'18"W         33.49         25.00         36.69	CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 S15'29'51"E 24.19 475.00 24.19  C32 S20'45'20"E 62.95 475.00 62.99  C33 S28'25'09"E 64.02 475.00 64.07  C34 S34'33'43"E 37.77 475.00 37.78  C35 N14'18'10"W 1.15 125.00 1.15  C36 S21'15'57"W 29.27 25.00 31.27  C37 S64'00'56"W 1114.41 475.00 114.68  C38 S73'51'56"W 48.61 475.00 48.64  C39 S70'50'12"W 109.06 525.00 109.26  C40 S60'52'59"W 73.09 525.00 73.15  C41 S88'18'44"E 28.53 25.00 30.37	ECLIPSE LANE    Solution   Soluti	NEALS  NEALS  NST:  NEALS  NST:  NST: NST:	80.23' 937'10"E  100409130022429  1005000000000000000000000000000000000
CURVE         BEARING         CHORD         RADIUS         LENGTH           C1         N21'38'14"W         67.36         440.00         67.42           C2         N30'29'48"W         68.58         440.00         68.65           C3         S52'34'41"W         58.99         150.00         59.38           C4         N46'01'13"E         50.03         300.00         50.09           C5         S25'26'23"E         197.68         500.00         198.99           C6         N24'03'27"W         34.80         100.00         34.97           C7         N51'50'08"W         61.00         100.00         61.99           C8         S38'37'21"E         102.92         100.00         108.11           C9         S66'21'40"W         181.17         500.00         182.17           C10         N18'42'41"W         23.76         465.00         23.76           C11         S21'52'18"W         33.49         25.00         36.69           C12         S73'59'06"E         33.52         25.00         36.74           C13         N33'25'40"W         24.97         465.00         24.98	CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15'29'51"E 24.19 475.00 24.19  C32 \$20'45'20"E 62.95 475.00 62.99  C33 \$28'25'09"E 64.02 475.00 64.07  C34 \$34'33'43"E 37.77 475.00 37.78  C35 \$N14'18'10"W 1.15 125.00 1.15  C36 \$21'15'57"W 29.27 25.00 31.27  C37 \$64'00'56"W 114.41 475.00 114.68  C38 \$73'51'56"W 48.61 475.00 48.64  C39 \$70'50'12"W 109.06 525.00 109.26  C40 \$60'52'59"W 73.09 525.00 30.37  C41 \$88'18'44"E 28.53 25.00 30.37  C42 \$N41'48'59"W 69.91 75.00 72.72  C43 \$N60'52'25"W 32.01 125.00 32.10	ECLIPSE LANE  FC 12  Solve of the state of t	NEALS  NEALS  NST:  NEALS  NST:  NST: NST:	80.23' 937'10"E  N. 180.823' 1111' 120.00 12
CURVE         BEARING         CHORD         RADIUS         LENGTH           C1         N21*38*14*W         67.36         440.00         67.42           C2         N30*29*48*W         68.58         440.00         68.65           C3         S52*34*41*W         58.99         150.00         59.38           C4         N46*01*13*E         50.03         300.00         50.09           C5         S25*26*23*E         197.68         500.00         198.99           C6         N24*03*27*W         34.80         100.00         34.97           C7         N51*50*08*W         61.00         100.00         61.99           C8         S38*37*21*E         102.92         100.00         108.11           C9         S66*21*40*W         181.17         500.00         182.17           C10         N18*42*41*W         23.76         465.00         23.76           C11         S21*52*18*W         33.49         25.00         36.69           C12         S73*59*06*E         33.52         25.00         36.74           C13         N33*25*40*W         24.97         465.00         24.98           C14         N34*06*00*W         12.55         415.00 <td>CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15'29'51"E 24.19 475.00 24.19  C32 \$20'45'20"E 62.95 475.00 62.99  C33 \$28'25'09"E 64.02 475.00 64.07  C34 \$34'33'43"E 37.77 475.00 37.78  C35 \$N14'18'10"W 1.15 125.00 1.15  C36 \$21'15'57"W 29.27 25.00 31.27  C37 \$64'00'56"W 114.41 475.00 114.68  C38 \$73'51'56"W 48.61 475.00 48.64  C39 \$70'50'12"W 109.06 525.00 109.26  C40 \$60'52'59"W 73.09 525.00 73.15  C41 \$88'18'44"E 28.53 25.00 30.37  C42 \$N41'48'59"W 69.91 75.00 72.72  C43 \$N60'52'25"W 32.01 125.00 32.10  C44 \$N68'54'45"W 2.97 125.00 2.97  C45 \$558'23'28"E 48.57 125.00 48.88</td> <td>ECLIPSE LANE    Solution   Soluti</td> <td>NEALS  NEALS  NST:  NEALS  NST:  NST: NST:</td> <td>80.23' 937'10"E  100409130022429  1005000000000000000000000000000000000</td>	CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15'29'51"E 24.19 475.00 24.19  C32 \$20'45'20"E 62.95 475.00 62.99  C33 \$28'25'09"E 64.02 475.00 64.07  C34 \$34'33'43"E 37.77 475.00 37.78  C35 \$N14'18'10"W 1.15 125.00 1.15  C36 \$21'15'57"W 29.27 25.00 31.27  C37 \$64'00'56"W 114.41 475.00 114.68  C38 \$73'51'56"W 48.61 475.00 48.64  C39 \$70'50'12"W 109.06 525.00 109.26  C40 \$60'52'59"W 73.09 525.00 73.15  C41 \$88'18'44"E 28.53 25.00 30.37  C42 \$N41'48'59"W 69.91 75.00 72.72  C43 \$N60'52'25"W 32.01 125.00 32.10  C44 \$N68'54'45"W 2.97 125.00 2.97  C45 \$558'23'28"E 48.57 125.00 48.88	ECLIPSE LANE    Solution   Soluti	NEALS  NEALS  NST:  NEALS  NST:  NST: NST:	80.23' 937'10"E  100409130022429  1005000000000000000000000000000000000
CURVE         BEARING         CHORD         RADIUS         LENGTH           C1         N21'38'14"W         67.36         440.00         67.42           C2         N30'29'48"W         68.58         440.00         68.65           C3         S52'34'41"W         58.99         150.00         59.38           C4         N46'01'13"E         50.03         300.00         50.09           C5         S25'26'23"E         197.68         500.00         198.99           C6         N24'03'27"W         34.80         100.00         34.97           C7         N51'50'08"W         61.00         100.00         61.99           C8         S38'37'21"E         102.92         100.00         108.11           C9         S66'21'40"W         181.17         500.00         182.17           C10         N18'42'41"W         23.76         465.00         23.76           C11         S21'52'18"W         33.49         25.00         36.69           C12         S73'59'06"E         33.52         25.00         36.74           C13         N33'25'40"W         24.97         465.00         24.98           C14         N34'06'00"W         12.55         415.00 <td>CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15'29'51"E 24.19 475.00 24.19  C32 \$20'45'20"E 62.95 475.00 62.99  C33 \$28'25'09"E 64.02 475.00 64.07  C34 \$34'33'43"E 37.77 475.00 37.78  C35 \$N14'18'10"W 1.15 125.00 1.15  C36 \$21'15'57"W 29.27 25.00 31.27  C37 \$64'00'56"W 114.41 475.00 114.68  C38 \$73'51'56"W 48.61 475.00 48.64  C39 \$70'50'12"W 109.06 525.00 109.26  C40 \$60'52'59"W 73.09 525.00 73.15  C41 \$88'18'44"E 28.53 25.00 30.37  C42 \$N41'48'59"W 69.91 75.00 72.72  C43 \$N60'52'25"W 32.01 125.00 32.10  C44 \$N68'54'45"W 2.97 125.00 2.97  C45 \$58'23'28"E 48.57 125.00 48.88  C46 \$35'09'06"E 52.13 125.00 52.52  C47 \$44'34'32"E 63.44 75.00 65.50</td> <td>ECLIPSE LANE    Second   Secon</td> <td>NEALS 75.09 75.09 N53700'5/"E 14.95' (33.31') (S182708'E) (53.52') (S182708'E) (S182708'E)</td> <td>BO 23' 9'37'10"E  PROPERTY LINE FOLLOWS CREEK SHINING CREEK EAST SHINING CREEK EAST</td>	CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15'29'51"E 24.19 475.00 24.19  C32 \$20'45'20"E 62.95 475.00 62.99  C33 \$28'25'09"E 64.02 475.00 64.07  C34 \$34'33'43"E 37.77 475.00 37.78  C35 \$N14'18'10"W 1.15 125.00 1.15  C36 \$21'15'57"W 29.27 25.00 31.27  C37 \$64'00'56"W 114.41 475.00 114.68  C38 \$73'51'56"W 48.61 475.00 48.64  C39 \$70'50'12"W 109.06 525.00 109.26  C40 \$60'52'59"W 73.09 525.00 73.15  C41 \$88'18'44"E 28.53 25.00 30.37  C42 \$N41'48'59"W 69.91 75.00 72.72  C43 \$N60'52'25"W 32.01 125.00 32.10  C44 \$N68'54'45"W 2.97 125.00 2.97  C45 \$58'23'28"E 48.57 125.00 48.88  C46 \$35'09'06"E 52.13 125.00 52.52  C47 \$44'34'32"E 63.44 75.00 65.50	ECLIPSE LANE    Second   Secon	NEALS 75.09 75.09 N53700'5/"E 14.95' (33.31') (S182708'E) (53.52') (S182708'E)	BO 23' 9'37'10"E  PROPERTY LINE FOLLOWS CREEK SHINING CREEK EAST SHINING CREEK EAST
CURVE         BEARING         CHORD         RADIUS         LENGTH           C1         N21'38'14"W         67.36         440.00         67.42           C2         N30'29'48"W         68.58         440.00         68.65           C3         S52'34'41"W         58.99         150.00         59.38           C4         N46'01'13"E         50.03         300.00         50.09           C5         S25'26'23"E         197.68         500.00         198.99           C6         N24'03'27"W         34.80         100.00         34.97           C7         N51'50'08"W         61.00         100.00         61.99           C8         S38'37'21"E         102.92         100.00         108.11           C9         S66'21'40"W         181.17         500.00         182.17           C10         N18'42'41"W         23.76         465.00         23.76           C11         S21'52'18"W         33.49         25.00         36.69           C12         S73'59'06"E         33.52         25.00         36.74           C13         N33'25'40"W         24.97         465.00         24.98           C14         N34'06'00"W         12.55         415.00 <td>CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15*29*51"E 24.19 475.00 24.19  C32 \$20*45*20"E 62.95 475.00 62.99  C33 \$28*25*09"E 64.02 475.00 64.07  C34 \$34*33*43"E 37.77 475.00 37.78  C35 \$N14*18*10"W 1.15 125.00 1.15  C36 \$21*15*57"W 29.27 25.00 31.27  C37 \$64*00*56"W 114.41 475.00 114.68  C38 \$73*51*56"W 48.61 475.00 48.64  C39 \$70*50*12"W 109.06 525.00 109.26  C40 \$60*52*59"W 73.09 525.00 73.15  C41 \$88*18*44"E 28.53 25.00 30.37  C42 \$N41*48*59"W 69.91 75.00 72.72  C43 \$N60*52*25"W 32.01 125.00 32.10  C44 \$N68*54*45"W 2.97 125.00 2.97  C45 \$58*23*28"E 48.57 125.00 48.88  C46 \$35*09*06"E 52.13 125.00 52.52  C47 \$44*34*32"E 63.44 75.00 65.50  C48 \$18*19*03"E 20.91 125.00 20.93  C49 \$10*12*18"W 43.37 75.00 44.00</td> <td>ECLIPSE LANE    Solution   Soluti</td> <td>NEALS 75.09 75.09 N53700'5/"E 14.95' (33.31') (S182708'E) (53.52') (S182708'E) (S182708'E)</td> <td>BO 23' 9'37'10"E  PROPERTY LINE FOLLOWS CREEK SHINING CREEK EAST SHINING CREEK EAST</td>	CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15*29*51"E 24.19 475.00 24.19  C32 \$20*45*20"E 62.95 475.00 62.99  C33 \$28*25*09"E 64.02 475.00 64.07  C34 \$34*33*43"E 37.77 475.00 37.78  C35 \$N14*18*10"W 1.15 125.00 1.15  C36 \$21*15*57"W 29.27 25.00 31.27  C37 \$64*00*56"W 114.41 475.00 114.68  C38 \$73*51*56"W 48.61 475.00 48.64  C39 \$70*50*12"W 109.06 525.00 109.26  C40 \$60*52*59"W 73.09 525.00 73.15  C41 \$88*18*44"E 28.53 25.00 30.37  C42 \$N41*48*59"W 69.91 75.00 72.72  C43 \$N60*52*25"W 32.01 125.00 32.10  C44 \$N68*54*45"W 2.97 125.00 2.97  C45 \$58*23*28"E 48.57 125.00 48.88  C46 \$35*09*06"E 52.13 125.00 52.52  C47 \$44*34*32"E 63.44 75.00 65.50  C48 \$18*19*03"E 20.91 125.00 20.93  C49 \$10*12*18"W 43.37 75.00 44.00	ECLIPSE LANE    Solution   Soluti	NEALS 75.09 75.09 N53700'5/"E 14.95' (33.31') (S182708'E) (53.52') (S182708'E)	BO 23' 9'37'10"E  PROPERTY LINE FOLLOWS CREEK SHINING CREEK EAST SHINING CREEK EAST
CURVE         BEARING         CHORD         RADIUS         LENGTH           C1         N21'38'14"W         67.36         440.00         67.42           C2         N30'29'48"W         68.58         440.00         68.65           C3         S52'34'41"W         58.99         150.00         59.38           C4         N46'01'13"E         50.03         300.00         50.09           C5         S25'26'23"E         197.68         500.00         198.99           C6         N24'03'27"W         34.80         100.00         34.97           C7         N51'50'08"W         61.00         100.00         61.99           C8         S38'37'21"E         102.92         100.00         108.11           C9         S66'21'40"W         181.17         500.00         182.17           C10         N18'42'41"W         23.76         465.00         23.76           C11         S21'52'18"W         33.49         25.00         36.69           C12         S73'59'06"E         33.52         25.00         36.74           C13         N33'25'40"W         24.97         465.00         24.98           C14         N34'06'00"W         12.55         415.00 <td>CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15'29'51"E 24.19 475.00 24.19  C32 \$20'45'20"E 62.95 475.00 62.99  C33 \$28'25'09"E 64.02 475.00 64.07  C34 \$34'33'43"E 37.77 475.00 37.78  C35 \$N14'18'10"W 1.15 125.00 1.15  C36 \$21'15'57"W 29.27 25.00 31.27  C37 \$64'00'56"W 114.41 475.00 114.68  C38 \$73'51'56"W 48.61 475.00 48.64  C39 \$70'50'12"W 109.06 525.00 109.26  C40 \$60'52'59"W 73.09 525.00 73.15  C41 \$88'18'44"E 28.53 25.00 30.37  C42 \$N41'48'59"W 69.91 75.00 72.72  C43 \$N60'52'25"W 32.01 125.00 32.10  C44 \$N68'54'45"W 2.97 125.00 2.97  C45 \$58'23'28"E 48.57 125.00 48.88  C46 \$35'09'06"E 52.13 125.00 52.52  C47 \$44'34'32"E 63.44 75.00 65.50  C48 \$18'19'03"E 20.91 125.00 20.93  C49 \$10'12'18"W 43.37 75.00 44.00  C50 \$N11'31'26"E 30.67 50.00 29.18</td> <td>ECLIPSE LANE    Second   Secon</td> <td>NEALS 75.09 N5300'57'E  14.95' 15.33.17  190.00') NST:  NEALS INST:  NEALS INST: IN</td> <td>BO 23' 9'37'10"E  PROPERTY LINE FOLLOWS CREEK SHINING CREEK EAST SHINING CREEK EAST</td>	CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15'29'51"E 24.19 475.00 24.19  C32 \$20'45'20"E 62.95 475.00 62.99  C33 \$28'25'09"E 64.02 475.00 64.07  C34 \$34'33'43"E 37.77 475.00 37.78  C35 \$N14'18'10"W 1.15 125.00 1.15  C36 \$21'15'57"W 29.27 25.00 31.27  C37 \$64'00'56"W 114.41 475.00 114.68  C38 \$73'51'56"W 48.61 475.00 48.64  C39 \$70'50'12"W 109.06 525.00 109.26  C40 \$60'52'59"W 73.09 525.00 73.15  C41 \$88'18'44"E 28.53 25.00 30.37  C42 \$N41'48'59"W 69.91 75.00 72.72  C43 \$N60'52'25"W 32.01 125.00 32.10  C44 \$N68'54'45"W 2.97 125.00 2.97  C45 \$58'23'28"E 48.57 125.00 48.88  C46 \$35'09'06"E 52.13 125.00 52.52  C47 \$44'34'32"E 63.44 75.00 65.50  C48 \$18'19'03"E 20.91 125.00 20.93  C49 \$10'12'18"W 43.37 75.00 44.00  C50 \$N11'31'26"E 30.67 50.00 29.18	ECLIPSE LANE    Second   Secon	NEALS 75.09 N5300'57'E  14.95' 15.33.17  190.00') NST:  NEALS INST:  NEALS INST: IN	BO 23' 9'37'10"E  PROPERTY LINE FOLLOWS CREEK SHINING CREEK EAST SHINING CREEK EAST
CURVE         BEARING         CHORD         RADIUS         LENGTH           C1         N21'38'14"W         67.36         440.00         67.42           C2         N30'29'48"W         68.58         440.00         68.65           C3         S52'34'41"W         58.99         150.00         59.38           C4         N46'01'13"E         50.03         300.00         50.09           C5         S25'26'23"E         197.68         500.00         198.99           C6         N24'03'27"W         34.80         100.00         34.97           C7         N51'50'08"W         61.00         100.00         61.99           C8         S38'37'21"E         102.92         100.00         108.11           C9         S66'21'40"W         181.17         500.00         182.17           C10         N18'42'41"W         23.76         465.00         23.76           C11         S21'52'18"W         33.49         25.00         36.69           C12         S73'59'06"E         33.52         25.00         36.74           C13         N33'25'40"W         24.97         465.00         24.98           C14         N34'06'00"W         12.55         415.00 <td>CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15'29'51"E 24.19 475.00 24.19  C32 \$20'45'20"E 62.95 475.00 62.99  C33 \$28'25'09"E 64.02 475.00 64.07  C34 \$34'33'43"E 37.77 475.00 37.78  C35 \$N14'18'10"W 1.15 125.00 1.15  C36 \$21'15'57"W 29.27 25.00 31.27  C37 \$64'00'56"W 114.41 475.00 114.68  C38 \$73'51'56"W 48.61 475.00 48.64  C39 \$70'50'12"W 109.06 525.00 109.26  C40 \$60'52'59"W 73.09 525.00 73.15  C41 \$88'18'44"E 28.53 25.00 30.37  C42 \$N41'48'59"W 69.91 75.00 72.72  C43 \$N60'52'25"W 32.01 125.00 32.10  C44 \$N68'54'45"W 2.97 125.00 2.97  C45 \$58'23'28"E 48.57 125.00 48.88  C46 \$35'09'06"E 52.13 125.00 52.52  C47 \$44'34'32"E 63.44 75.00 48.88  C49 \$18'19'03"E 20.91 125.00 20.93  C49 \$10'12'18"W 43.37 75.00 44.00  C50 \$N11'31'26"E 30.67 50.00 31.18  C51 \$N23'03'35"W 28.77 50.00 29.18  C52 \$N65'02'14"W 42.67 50.00 44.08  C53 \$67'32'24"W 37.73 50.00 38.69</td> <td>ECLIPSE LANE    Second   Secon</td> <td>NEALS  NEALS  NE</td> <td>BO 23' 9'37'10"E  PROPERTY LINE FOLLOWS CREEK SHINING CREEK EAST SHINING CREEK EAST</td>	CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15'29'51"E 24.19 475.00 24.19  C32 \$20'45'20"E 62.95 475.00 62.99  C33 \$28'25'09"E 64.02 475.00 64.07  C34 \$34'33'43"E 37.77 475.00 37.78  C35 \$N14'18'10"W 1.15 125.00 1.15  C36 \$21'15'57"W 29.27 25.00 31.27  C37 \$64'00'56"W 114.41 475.00 114.68  C38 \$73'51'56"W 48.61 475.00 48.64  C39 \$70'50'12"W 109.06 525.00 109.26  C40 \$60'52'59"W 73.09 525.00 73.15  C41 \$88'18'44"E 28.53 25.00 30.37  C42 \$N41'48'59"W 69.91 75.00 72.72  C43 \$N60'52'25"W 32.01 125.00 32.10  C44 \$N68'54'45"W 2.97 125.00 2.97  C45 \$58'23'28"E 48.57 125.00 48.88  C46 \$35'09'06"E 52.13 125.00 52.52  C47 \$44'34'32"E 63.44 75.00 48.88  C49 \$18'19'03"E 20.91 125.00 20.93  C49 \$10'12'18"W 43.37 75.00 44.00  C50 \$N11'31'26"E 30.67 50.00 31.18  C51 \$N23'03'35"W 28.77 50.00 29.18  C52 \$N65'02'14"W 42.67 50.00 44.08  C53 \$67'32'24"W 37.73 50.00 38.69	ECLIPSE LANE    Second   Secon	NEALS  NE	BO 23' 9'37'10"E  PROPERTY LINE FOLLOWS CREEK SHINING CREEK EAST SHINING CREEK EAST
CURVE         BEARING         CHORD         RADIUS         LENGTH           C1         N21'38'14"W         67.36         440.00         67.42           C2         N30'29'48"W         68.58         440.00         68.65           C3         S52'34'41"W         58.99         150.00         59.38           C4         N46'01'13"E         50.03         300.00         50.09           C5         S25'26'23"E         197.68         500.00         198.99           C6         N24'03'27"W         34.80         100.00         34.97           C7         N51'50'08"W         61.00         100.00         61.99           C8         S38'37'21"E         102.92         100.00         108.11           C9         S66'21'40"W         181.17         500.00         182.17           C10         N18'42'41"W         23.76         465.00         23.76           C11         S21'52'18"W         33.49         25.00         36.69           C12         S73'59'06"E         33.52         25.00         36.74           C13         N33'25'40"W         24.97         465.00         24.98           C14         N34'06'00"W         12.55         415.00 <td>CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15'29'51"E 24.19 475.00 24.19  C32 \$20'45'20"E 62.95 475.00 62.99  C33 \$28'25'09"E 64.02 475.00 64.07  C34 \$34'33'43"E 37.77 475.00 37.78  C35 \$N14'18'10"W 1.15 125.00 1.15  C36 \$21'15'57"W 29.27 25.00 31.27  C37 \$64'00'56"W 114.41 475.00 114.68  C38 \$73'51'56"W 48.61 475.00 48.64  C39 \$70'50'12"W 109.06 525.00 109.26  C40 \$60'52'59"W 73.09 525.00 73.15  C41 \$88'18'44"E 28.53 25.00 30.37  C42 \$N41'48'59"W 69.91 75.00 72.72  C43 \$N60'52'25"W 32.01 125.00 32.10  C44 \$N68'54'45"W 2.97 125.00 2.97  C45 \$58'23'28"E 48.57 125.00 48.88  C46 \$35'09'06"E 52.13 125.00 52.52  C47 \$44'34'32"E 63.44 75.00 48.08  C49 \$10'12'18"W 43.37 75.00 44.00  C50 \$N11'31'26"E 30.67 50.00 31.18  C51 \$N23'03'35"W 28.77 50.00 29.18  C52 \$N65'02'14"W 42.67 50.00 38.69  C54 \$27'46'30"W 30.23 50.00 30.72  C55 \$17'34'08"E 46.55 50.00 14.58  C56 \$N39'44'44"W 14.56 75.00 14.58</td> <td>ECLIPSE LANE    Solid   Solid</td> <td>NEALS  NEALS  NEALS  NEALS  NST:  NS</td> <td>BO 23' 9'37'10"E  PROPERTY LINE FOLLOWS CREEK SHINING CREEK EAST SHINING CREEK EAST</td>	CURVE TABLE  CURVE BEARING CHORD RADIUS LENGTH  C31 \$15'29'51"E 24.19 475.00 24.19  C32 \$20'45'20"E 62.95 475.00 62.99  C33 \$28'25'09"E 64.02 475.00 64.07  C34 \$34'33'43"E 37.77 475.00 37.78  C35 \$N14'18'10"W 1.15 125.00 1.15  C36 \$21'15'57"W 29.27 25.00 31.27  C37 \$64'00'56"W 114.41 475.00 114.68  C38 \$73'51'56"W 48.61 475.00 48.64  C39 \$70'50'12"W 109.06 525.00 109.26  C40 \$60'52'59"W 73.09 525.00 73.15  C41 \$88'18'44"E 28.53 25.00 30.37  C42 \$N41'48'59"W 69.91 75.00 72.72  C43 \$N60'52'25"W 32.01 125.00 32.10  C44 \$N68'54'45"W 2.97 125.00 2.97  C45 \$58'23'28"E 48.57 125.00 48.88  C46 \$35'09'06"E 52.13 125.00 52.52  C47 \$44'34'32"E 63.44 75.00 48.08  C49 \$10'12'18"W 43.37 75.00 44.00  C50 \$N11'31'26"E 30.67 50.00 31.18  C51 \$N23'03'35"W 28.77 50.00 29.18  C52 \$N65'02'14"W 42.67 50.00 38.69  C54 \$27'46'30"W 30.23 50.00 30.72  C55 \$17'34'08"E 46.55 50.00 14.58  C56 \$N39'44'44"W 14.56 75.00 14.58	ECLIPSE LANE    Solid   Solid	NEALS  NEALS  NEALS  NEALS  NST:  NS	BO 23' 9'37'10"E  PROPERTY LINE FOLLOWS CREEK SHINING CREEK EAST SHINING CREEK EAST
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Mar 16, 2023 Engineer

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 \_\_\_

Mar 16, 2023 Engineer

and dedicate the property, and as edicate this plat

shown herein e lot lines being

1. 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".

ereby certify that 2. CLT TAX MAP 061 PART OF PARCELS 070.01 & 071.00.

3. DEED REFERENCES - 071.00- 20190517-0067775 070.01- 20190517-0067775 PLAT REFERENCE - EXEMPT SUBDIVISION PLAT OF KENNEDY & NEAL PROPERTY 20190424-0062417

4. THIS PROPERTY IS ZONED PR 1-6 DU/AC (PARCEL 071.01) AND 12 DU/AC MINIMUM SETBACKS:

FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 25'

5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0169F EFFECTIVE DATE: MAY 02, 2007.

facilities are not 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.

cting any building
7. NORTH ROTATION: NAD83(NSRS2007) 8. 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. 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND

10. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.

SANITARY SEWER LINES AS INSTALLED.

11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 7-SD-20-C AND 7-D-20-UR.

12. HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT 202303060048333 NUMBER:

('MAG' NAIL WITH DISK OR RR

PERMANENT REFERENCE MARKERS

SPIKE IN PAVEMENT) N 623598.6584 E 2625043.2355 FUTURE DEVELOPMENT N 622697.1232 E 2625570.5574

Certification of Final Plat -- All Indicated Markers, Monuments and Benchmarks to

be Set When Construction is Completed.

LOCATION MAP

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

RYAN S. LYNCH

Tennessee License No.\_ Date: \_\_\_\_08/04/2022

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.

RYAN S. LYNCH Registered Land Surveyor\_ Tennessee License No.\_\_\_\_2447

08/04/2022

FINAL PLAT OF:



## LYNCH SURVEYS LLC

Property owners are responsible for maintenance

maintenance of stormwater facilities is recorded

of Stormwater facilities. The covenant for

as instrument #202211300032118.

GRAPHIC SCALE

( IN FEET )

1 inch = 60 ft.

BEFORE YOU DIG

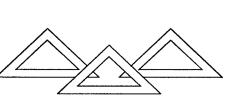
CALL

TENNESSEE ONE CALL

IT'S THE LAW

1-800-351-1111

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



ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS

TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09.

BEEN REDUCED TO GRID.

RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON

DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCE'S HAVE NOT

PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE

	REVISIONS
DRAWN BY: M.STRANGE	1 12/07/2022 PLANNING COMMENTS
CHECKED BY: R. LYNCH	2 01/17/2023 PLANNING COMMENTS
APPROVED BY: R.S.L.	3
SCALE: 1"=60'	4
DATE: 08/04/2022	5
	6

Eagle Bend Development 1920 Ebenezer Road Knoxville, Tennessee 37922

SURVEY FOR:

Phone: (865) 693-3356

10-H-22

THE RIDGE AT NEALS LANDING - UNIT 1 Lots 1-29 and 128-141 Knoxville, Tennessee District 8, Knox County, Tennessee

SHEET NO. 2 of 2 PROJECT NO.

4143