

TOTAL AREA 15.85 Acres 690,528 sq. ft. INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS = 43

County - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

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 plat. 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 Amanda Parkey Date: Mar 16, 2023

Water: (KUB) Signed: [Signature] Date: Mar 9, 2023

Sewer: (KUB) Signed: [Signature] Date: Mar 9, 2023

Electric: (KUB) Signed: [Signature] Date: Mar 9, 2023

Gas: (KUB) Signed: [Signature] Date: Mar 9, 2023

Telephone: (A&T) Signed: [Signature] Date: Mar 8, 2023

Cable Television: (COMCAST) Signed: [Signature] Date: Mar 16, 2023

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 this plat.

Signed: [Signature] Date: 3/16/2023 EK

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.

KUB Utility Provider [Signature] Date: Mar 9, 2023

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.

KUB Utility Provider [Signature] Date: Mar 9, 2023

Certificate of Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, am, 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 plat

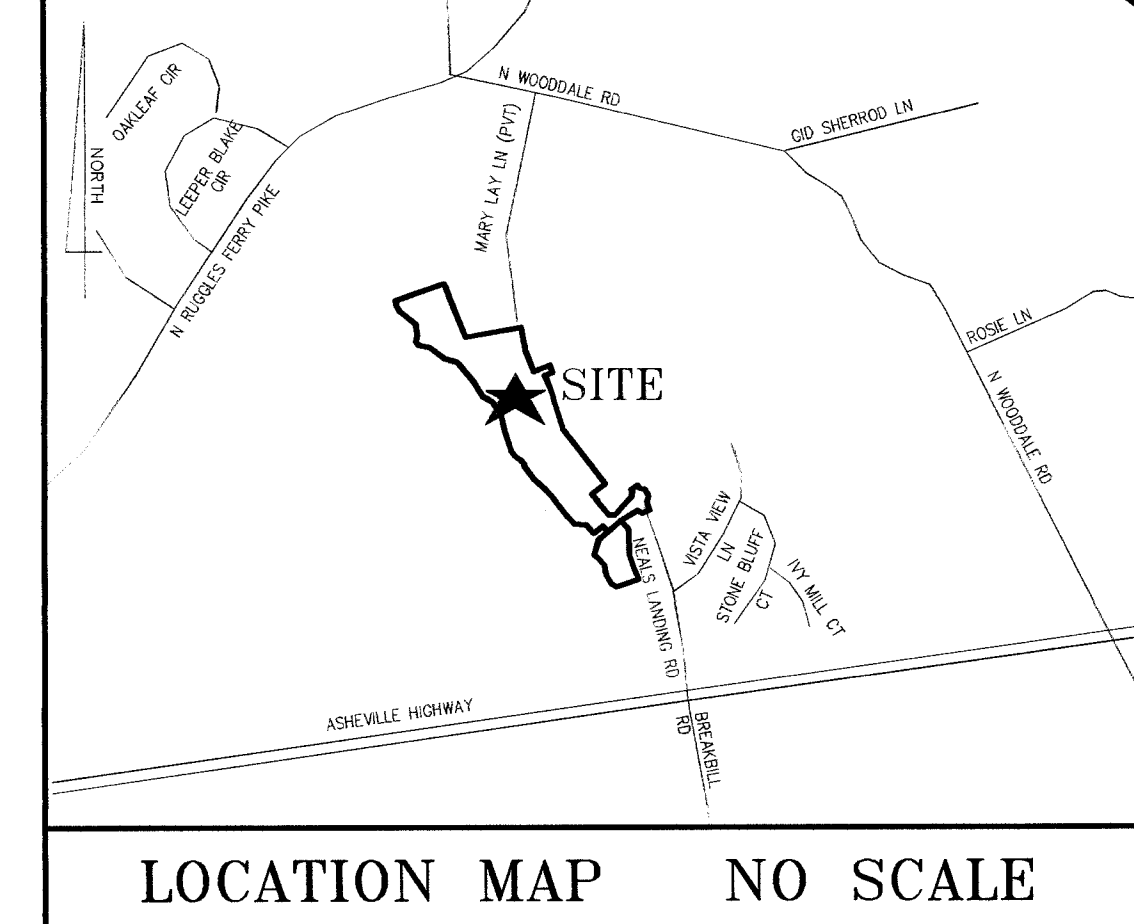
Owner's Printed Name: Scott Davis Signature: [Signature] Date: Mar 16, 2023

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 plat before digging or constructing any building or structure.

Owner's Printed Name: Scott Davis Signature: [Signature] Date: Mar 16, 2023

- 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".
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 20190424-082417
4. THIS PROPERTY IS ZONED PR 1-6 DU/AC (PARCEL 071.01) AND 12 DU/AC (PARCEL 071.00). 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.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83/NRSR2007
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 SANITARY SEWER LINES AS INSTALLED.
10. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
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-S-20-C AND 7-D-20-U.
12. HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT NUMBER: 202303060048333



Zoning PR (1-6 DU/AC & 12 DU/AC) Zoning Shown on Official Map Date: 3/16/23 By: [Signature]

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: 3/16/2023

Taxes and Assessments This is to certify that all property taxes and assessments due on this property have been paid. City Tax Clerk: Signed: [Signature] Date: Mar 8, 2023 Knox County Trustee: Signed: [Signature] Date: Mar 8, 2023

Knox County Department of Engineering and Public Works The Knox County Department of Engineering and Public Works hereby approves this plat on this the Mar 16, 2023 day of 20. Engineering Director Amanda Parkey

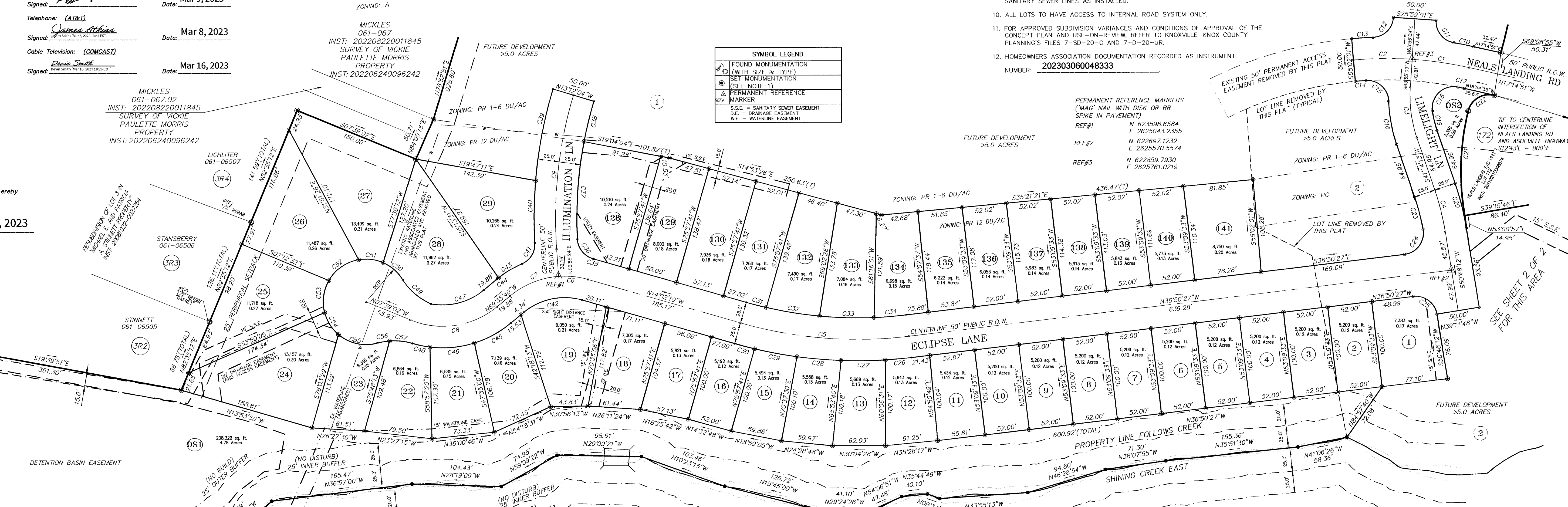
RESUBMISSION OF LOT 3 IN MICHAEL E. AND PATRICIA A. STINNETT PROPERTY INST: 20081022-0327254 Date: 259.78'

FUTURE DEVELOPMENT >5.0 ACRES

DETENTION BASIN EASEMENT

FUTURE DEVELOPMENT >5.0 ACRES

BEFORE YOU DIG CALL 1-800-351-1111 TENNESSEE ONE CALL IT'S THE LAW GRAPHIC SCALE 1 inch = 60 ft.



SYMBOL LEGEND: FOUND MONUMENTATION (WITH SIZE & TYPE), SET MONUMENTATION (SEE NOTE 1), PERMANENT REFERENCE MARKER, S.S.E. = SANITARY SEWER EASEMENT, W.E. = WATERLINE EASEMENT

PERMANENT REFERENCE MARKERS (MAG NAIL WITH DISK OR RR SPIKE IN PAVEMENT) REF#1 N 623598.6584 E 262570.3355 REF#2 N 622867.1232 E 2625570.5574 REF#3 N 622855.7930 E 2625761.0219

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: Mar 16, 2023 Dept: EPW Title: Engineer

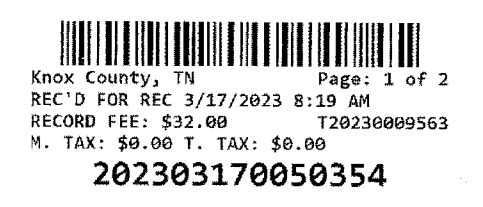
Guarantee of Completion of Stormwater Facilities

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 24 day of August 2023.

Signed: [Signature] Date: Mar 16, 2023 Dept: EPW Title: Engineer

CURVE TABLE with columns for CURVE, BEARING, CHORD, RADIUS, LENGTH. Includes curves C1 through C57.

Nick McBride Register of Deeds Knox County



202303170050354

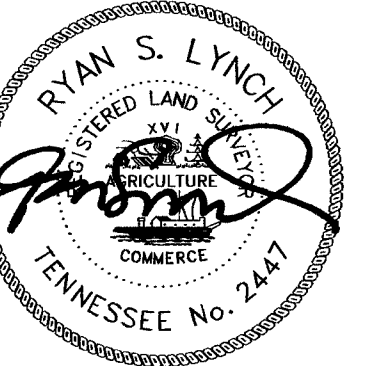
Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed

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.

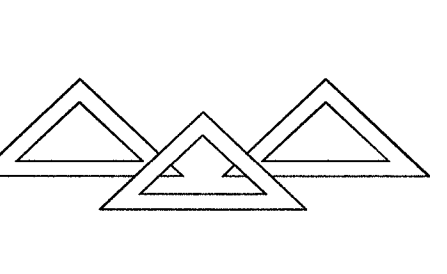
Registered Land Surveyor RYAN S. LYNCH Tennessee License No. 2447 Date: 08/04/2022

Certification of Class and Accuracy of Survey I HEREBY CERTIFY THAT THIS IS A CATEGORY "TV" 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: 08/04/2022



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 table with columns for Drawn By, Checked By, Approved By, Scale, Date, and Revision number.

10-H-22 Eagle Bend Development 1920 Ebenezer Road Knoxville, Tennessee 37922 Phone: (865) 693-3356

THE RIDGE AT NEALS LANDING - UNIT 1 Lots 1-29 and 128-141 Knoxville, Tennessee District 8, Knox County, Tennessee SHEET NO. 1 of 2 PROJECT NO. 4143

TOTAL AREA 15.85 Acres 690,528 sq. ft.

TOTAL LOTS = 43

Zoning PR (1-6 DU) AC & 12 DU) AC Zoning Shown on Official Map... Date: 3/16/23

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...

Taxes and Assessments This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: Date: Mar 8, 2023

Knox County Trustee: Signed: Date: Mar 8, 2023

Knox County Department of Engineering and Public Works The Knox County Department of Engineering and Public Works hereby approves this plot on this the day of 20

Engineering Director Amanda Parkey Date: Mar 16, 2023

County - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

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 plat.

- Signature: Amanda Parkey Date: Mar 16, 2023
Water: (KUB) Date: Mar 9, 2023
Sewer: (KUB) Date: Mar 9, 2023
Electric: (KUB) Date: Mar 9, 2023
Gas: (KUB) Date: Mar 9, 2023
Telephone: (AT&T) Date: Mar 8, 2023
Cable Television: (COMCAST) Date: Mar 16, 2023

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...

Signature: Date: 3/16/2023 EK

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.

Signature: Scott Davis Date: Mar 9, 2023

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.

Signature: Scott Davis Date: Mar 9, 2023

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...

Signature(s): Date: Mar 16, 2023

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 plat before digging or constructing any building or structure.

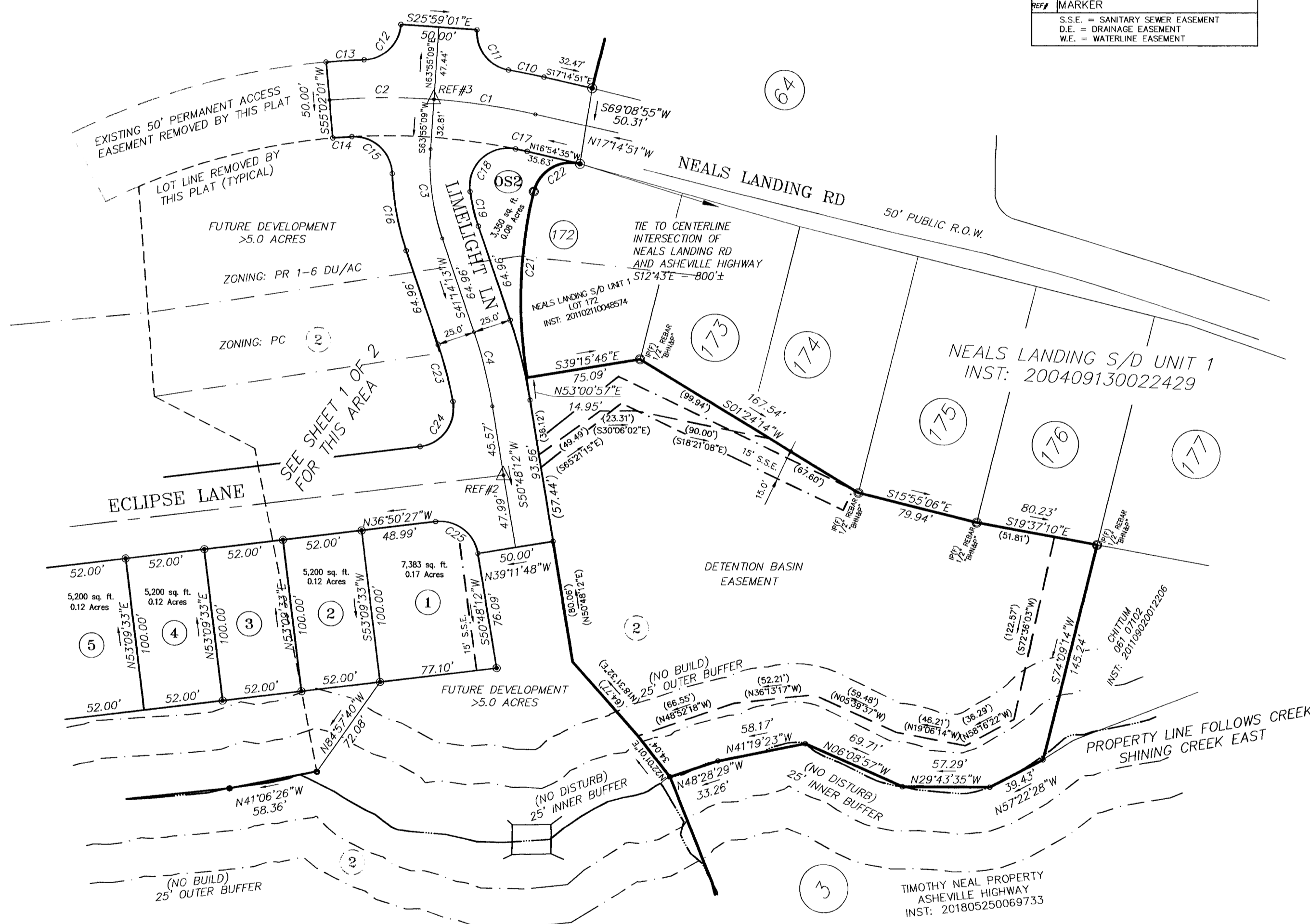
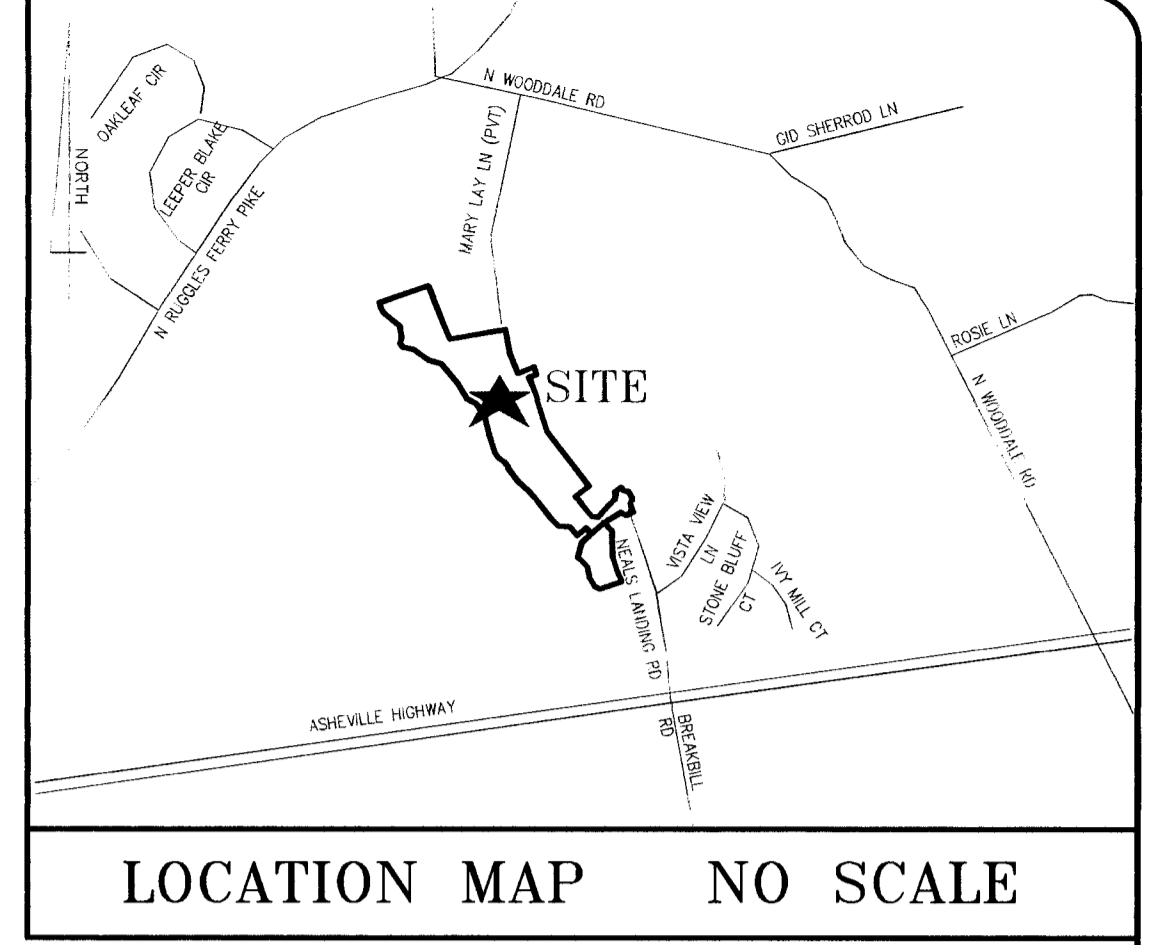
Signature(s): Date: Mar 16, 2023

OWNER: MESANA INVESTMENTS LLC 1515 ASHLAND SPRINGS WAY KNOXVILLE, TENNESSEE 37922 PH: 865-806-8008

LINE LEGEND table with entries for Sanitary Sewer Easement, Drainage Easement, and Water Line Easement.

SYMBOL LEGEND table with entries for Found Monumentation, Set Monumentation, Permanent Reference Marker, and various easement types.

- 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".
2. CLT TAX MAP 061 PART OF PARCELS 070.01 & 071.00.
3. DEED REFERENCES - 071.00- 20190517-0067775, 070.01- 20190517-0067775, 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 (PARCEL 071.00) MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 25'



PERMANENT REFERENCE MARKERS (MAG NAIL WITH DISK OR RR SPIKE IN PAVEMENT) REF#1 N 623598.6584 E 2625043.2355 REF#2 N 622697.1232 E 2625750.5574

CURVE TABLE with columns for Curve, Bearing, Chord, Radius, Length, and a second table with similar columns for curves C31 through C57.

COUNTERSIGNED BY JOHN R. WHITEHEAD MAR 17 2023

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.

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 24 day of August, 20.

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.

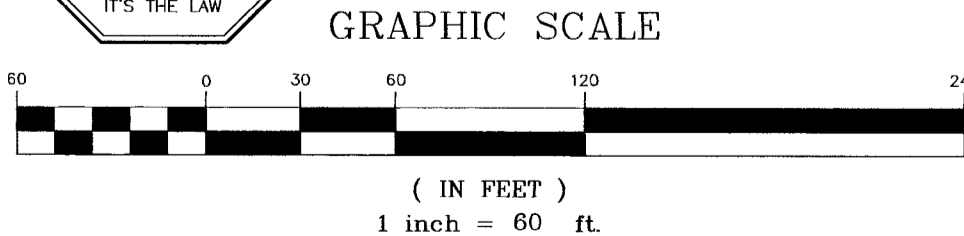
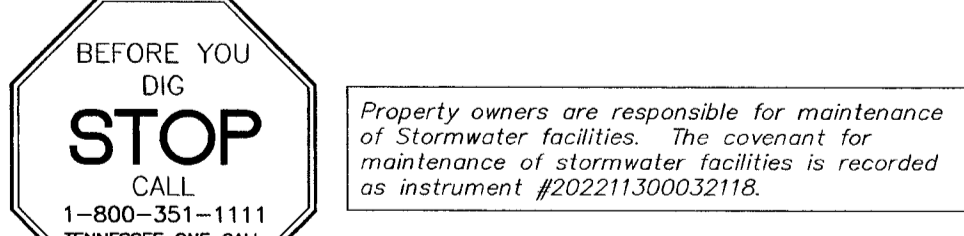
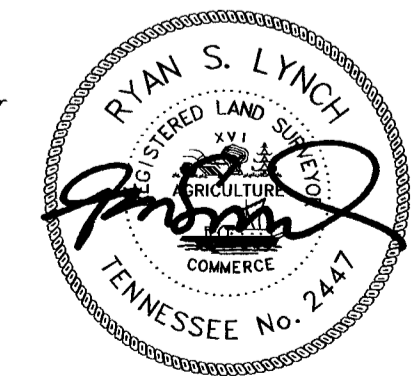
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations...

Registered Land Surveyor RYAN S. LYNCH Tennessee License No. 2447 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.

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: 08/04/2022



GPS SURVEY NOTE: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR 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, GEODOID. 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.

REVISIONS table with columns for Drawn/Checked/Approved by, Date, and Revision number.

1 12/07/2022 PLANNING COMMENTS
2 01/17/2023 PLANNING COMMENTS
3
4
5
6

Project information including Eagle Bend Development, THE RIDGE AT NEALS LANDING - UNIT 1, Lots 1-29 and 128-141, Knoxville, Tennessee, District 8, Knoxville County, Tennessee. SHEET NO. 2 of 2, PROJECT NO. 4143.