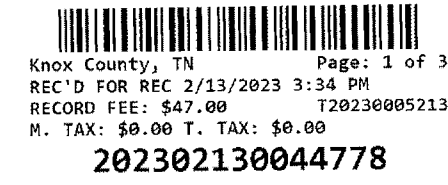


TOTAL AREA = 23.80 ACRES  
 1,036,712 sq. ft.  
 INCLUDING ROADS AND OPEN SPACE LOTS  
 TOTAL LOTS=56 HERITAGE AT BLUEGRASS  
 RESUBDIVIDING 2 LOTS

**Nick McBride**  
 Register of Deeds  
 Knox County



**Zoning**  
 Zoning Shown on Official Map: PR <3.45 DU/AC, RA, RA  
 Date: 2/13/23  
 By: *[Signature]*

**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.  
**First UD of Knox Co.**  
 Utility Provider: Edwin Dayton  
 Date: Feb 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.  
**First UD of Knox Co.**  
 Utility Provider: Edwin Dayton  
 Date: Feb 9, 2023

**Inspection of Completed Streets and Related Improvements**  
 I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).  
 Signed: *[Signature]*  
 Date: 2/13/2023  
 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 Signed: *[Signature]*  
 Date: 2/13/2023  
 Dept: EPW  
 Title: Engineer

**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 owners expense. If the facilities are relocated, the easement rights will be released.  
 Knox County Department of Engineering and Public Works  
 Signed: *[Signature]*  
 Date: 2/13/2023

**Water: (EUD)**  
 Signed: Edwin Dayton  
 Date: Feb 9, 2023  
**Sewer: (EUD)**  
 Signed: Edwin Dayton  
 Date: Feb 9, 2023  
**Electric: (LCUR)**  
 Signed: *[Signature]*  
 Date: Feb 10, 2023  
**Gas: (KUR)**  
 Signed: *[Signature]*  
 Date: Feb 10, 2023  
**Telephone: (A&T)**  
 Signed: *[Signature]*  
 Date: Feb 9, 2023  
**Cable Television: (COMCAST)**  
 Signed: *[Signature]*  
 Date: Feb 9, 2023

**GRAPHIC SCALE**  
 0 100 200 300 400  
 ( IN FEET )  
 1 inch = 100 ft.

**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.

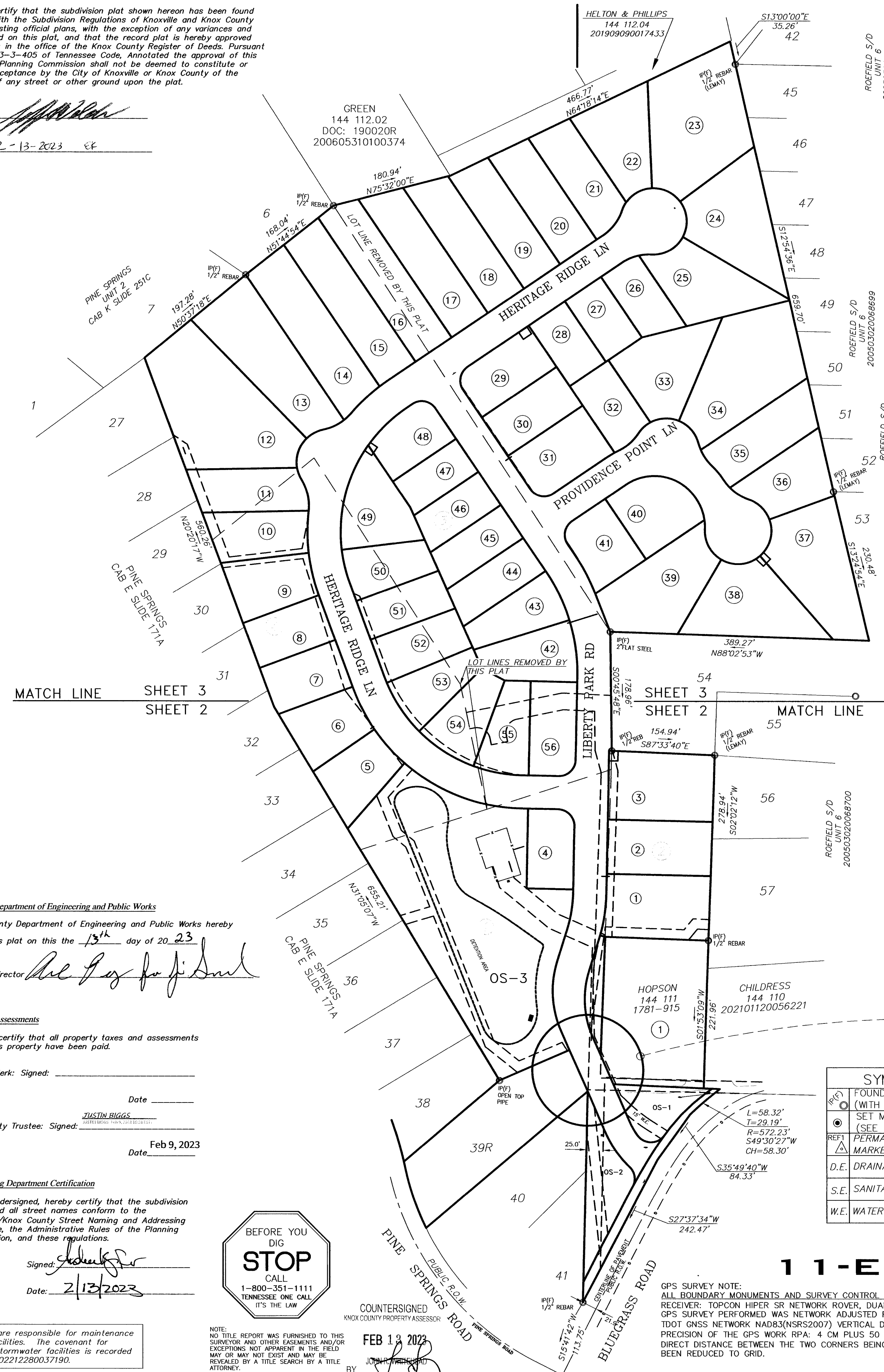
Signed: *[Signature]*  
 Date: 2-13-2023 EF

**Knox County Department of Engineering and Public Works**  
 The Knox County Department of Engineering and Public Works hereby approves this plat on this the 13<sup>th</sup> day of 20 23  
 Engineering Director: *[Signature]*

**Taxes and Assessments**  
 This is to certify that all property taxes and assessments due on this property have been paid.  
 City Tax Clerk: Signed: \_\_\_\_\_  
 Knox County Trustee: Signed: JUSTIN BIGGS  
 Date: Feb 9, 2023

**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: 2/13/2023

**Property owners are responsible for maintenance of Stormwater facilities.** The covenant for maintenance of stormwater facilities is recorded as instrument #202212280037190.  
 NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



**SYMBOL LEGEND**

○	FOUND MONUMENTATION (WITH SIZE & TYPE)
●	SET MONUMENTATION (SEE NOTE 1)
REF	PERMANENT REFERENCE MARKER (MAG NAIL WITH DISK)
△	DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER LINE EASEMENT

**Certificate of Ownership and General Dedication**  
 HEALY HOMES LLC  
 11020 KINGSTON PIKE  
 KNOXVILLE, TN 37934  
 (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 plat

Owner(s) Printed Name: David Healy  
 Signature(s): *[Signature]*  
 Date: 2/13/23

**Owner Certification on Release of Easement**  
 HEALY HOMES LLC  
 11020 KINGSTON PIKE  
 KNOXVILLE, TN 37934  
 (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.

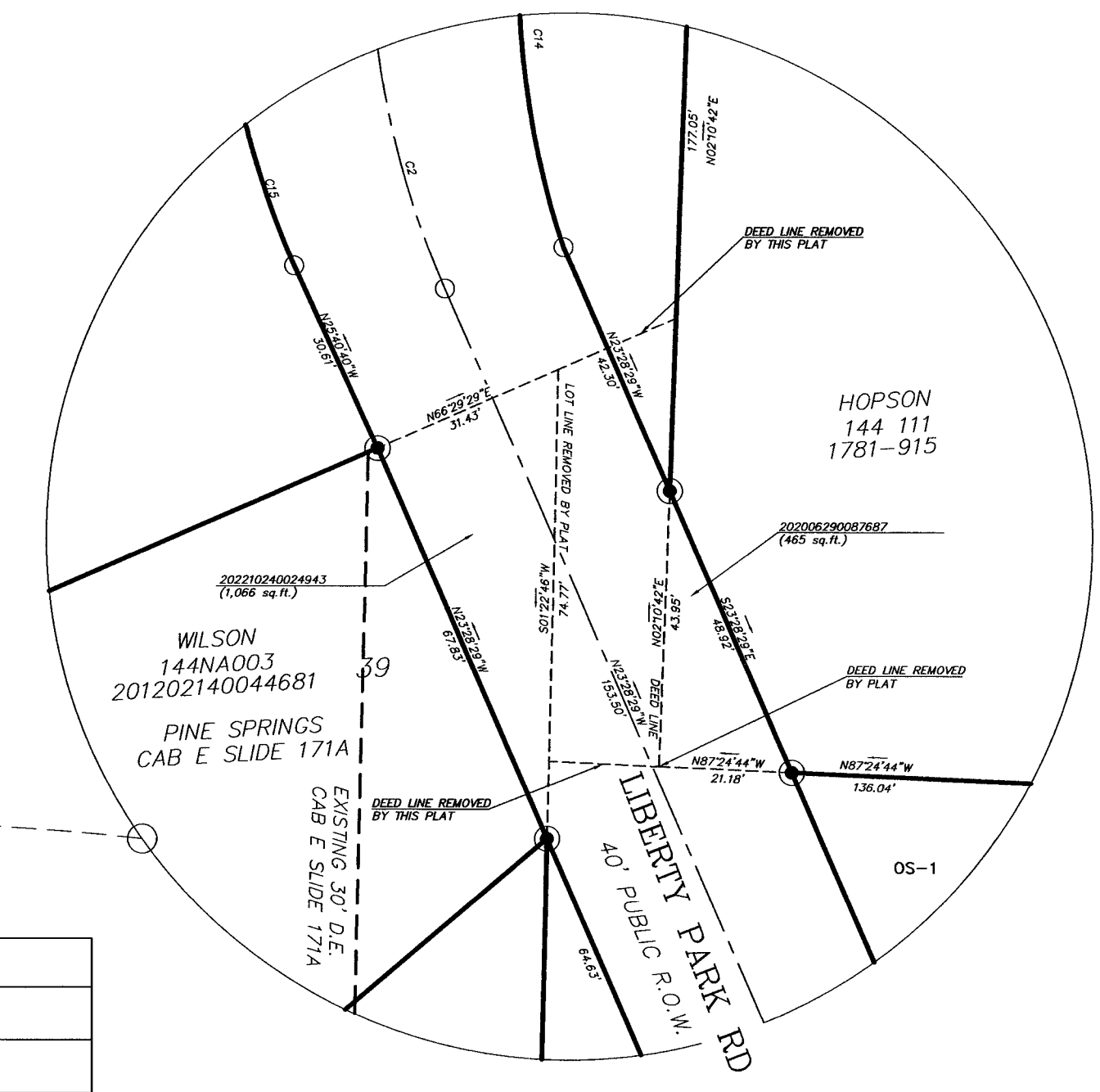
Owner(s) Printed Name: David Healy  
 Signature(s): *[Signature]*  
 Date: 2/13/23

**Certificate of Ownership and General Dedication**  
 PATRICIA W WILSON  
 1540 PINE SPRINGS RD  
 KNOXVILLE, TN 37922  
 (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 plat

Owner(s) Printed Name: Patricia W. Wilson  
 Signature(s): *[Signature]*  
 Date: 2/13/23

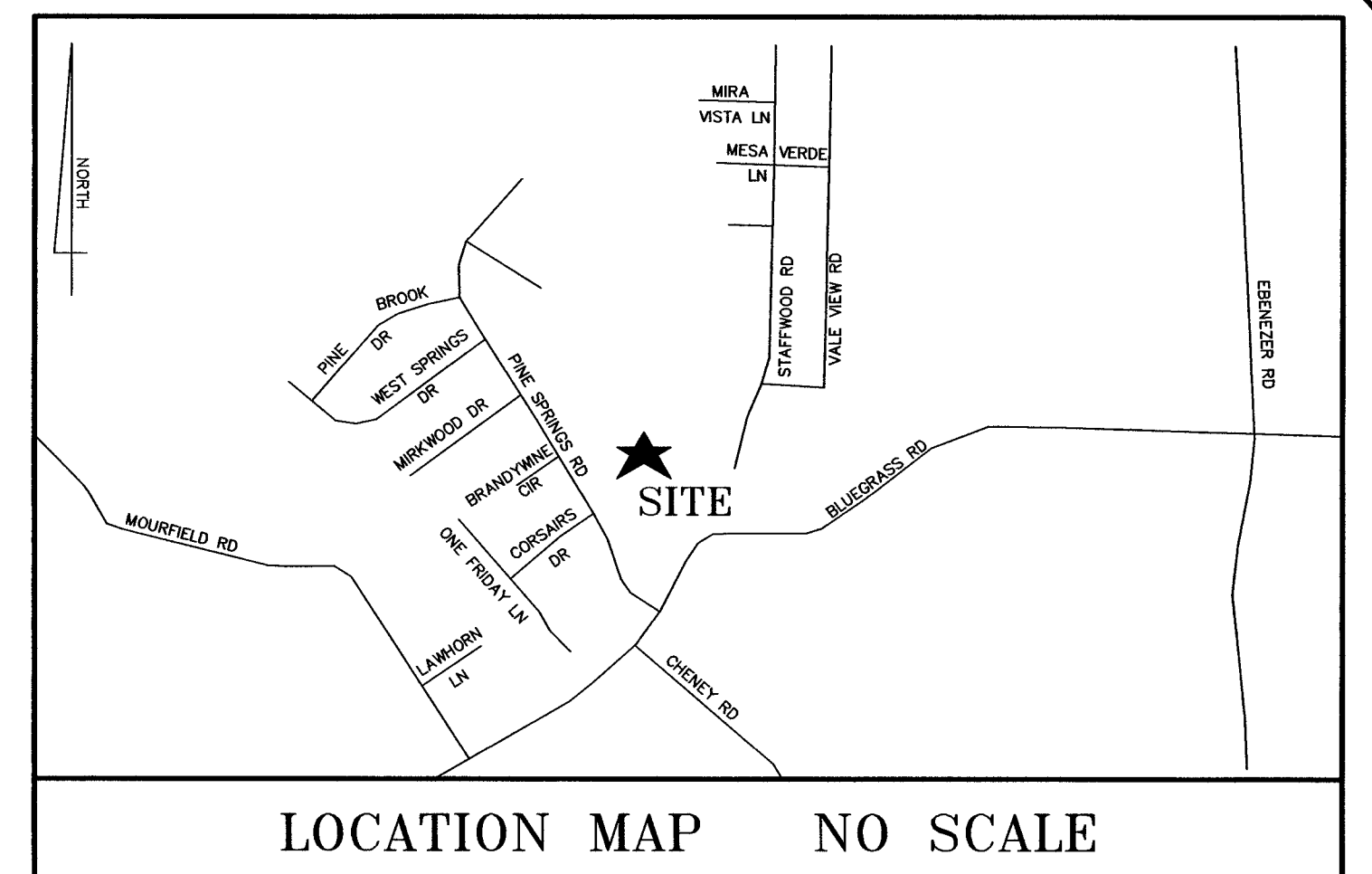
**Owner Certification on Release of Easement**  
 PATRICIA W WILSON  
 1540 PINE SPRINGS RD  
 KNOXVILLE, TN 37922  
 (I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify 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: Patricia W. Wilson  
 Signature(s): *[Signature]*  
 Date: 2/13/23



**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, 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: 2/9/2023  
 SURVEY FOR:



- 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 144 PARCELS: 117, 116, 111.01, 115, 114, 112.05, 111 AND MAP 144N GROUP A PARCEL 003
  - DEED REFERENCES - PARCELS: 111.01, 114, 115, 116 & 117-202009240024831 112.05-202009250025197, 202210240024943, 202006290087687 144-111: 1781/915 114NA003-201201240044681
  - PLAT REFERENCE: BIGGS SUBDIVISION CAB P SLIDE 219C PINE SPRINGS CAB E SLIDE 171A
  - THIS PROPERTY IS ZONED PR <3.45 DU/AC, A (PARCEL 111) AND RA (144NA003) FRONT: 20' SIDES: 5' REAR: 15' SETBACKS (FR LOTS): FRONT: 20' PERIPHERAL SETBACK: 35'
  - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0264F & 47093C0380F EFFECTIVE DATE: MAY 02, 2007
  - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
  - NORTH ROTATION: NAD83(NSRS2007)
  - 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.
  - FOR APPROVED VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING FILES 8-SB-20-C AND 8-D-20-UR.
  - HERITAGE AT BLUEGRASS LOTS 1-56 TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
  - HOMEOWNERS ASSOCIATION DOCUMENTS ARE FILED AS INSTRUMENT NO: 202211180030126.
  - 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.
  - 25' JPE AS SHOWN ON BIGGS SUBDIVISION (P-219C) REMOVED BY THIS PLAT.
  - LOT 39 SHALL HAVE ACCESS TO PROVIDENCE POINT LANE ONLY.
  - THERE IS A 20' DRAINAGE EASEMENT, 10' FROM THE CENTERLINE OF DITCH, SWALE AND/OR PIPE ON EACH SIDE AS INSTALLED.

**Certificate of Ownership and General Dedication**  
 PAUL & MARY HOPSON  
 9125 BLUEGRASS RD  
 KNOXVILLE, TN 37934  
 (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 plat

Owner(s) Printed Name: Mary Hopson  
 Signature(s): *[Signature]*  
 Date: 1-27-23

**Owner Certification on Release of Easement**  
 PAUL & MARY HOPSON  
 9125 BLUEGRASS RD  
 KNOXVILLE, TN 37934  
 (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: Mary Hopson  
 Signature(s): *[Signature]*  
 Date: 1-27-23

**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: 2/9/2023  
 FINAL PLAT OF:



**REVISIONS**

DRAWN BY: M.STRANGE	1	02/08/2023	PLANNING COMMENTS
CHECKED BY: R. LYNCH	2		
APPROVED BY: R.S.L.	3		
SCALE: 1"=100'	4		
DATE: 09/19/2022	5		
	6		

MESANA INVESTMENTS, LLC  
 P.O. Box 11315  
 Knoxville, Tennessee 37939  
 Phone 865-693-3356

HERITAGE AT BLUEGRASS LOTS 1-56  
 RESUBDIVISION OF LOT 39 PINE SPRINGS  
 AND LOT 1 OF HOPSON ON BLUEGRASS  
 District 6, Knox County, Tennessee

PROJECT NO. 4328  
 SHEET NO. 1 of 3



CURVE TABLE				CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH
C4	N16°25'20"W	179.59	296.00	182.39	C46	S61°21'38"W	44.16	50.00	45.74
C5	S54°33'04"E	281.36	250.00	298.83	C47	N64°31'48"W	46.80	50.00	48.70
C6	S01°34'51"W	186.40	250.00	191.01	C48	N04°29'46"W	53.39	50.00	56.31
C7	S39°41'50"W	139.73	250.00	141.62	C49	N60°20'52"E	53.65	50.00	56.63
C8	S77°32'30"W	73.68	100.00	75.45	C50	S85°19'16"W	19.51	75.00	19.57
C9	N57°27'30"W	79.38	100.00	81.63	C51	S66°53'10"W	28.52	75.00	28.69
C20	N46°13'03"E	35.35	25.00	39.26	C52	N79°04'28"W	35.36	25.00	39.27
C21	S79°20'39"E	73.89	225.00	74.23	C53	S10°55'32"W	35.36	25.00	39.27
C22	S57°28'17"E	96.80	225.00	97.56	C54	S79°04'28"W	106.07	75.00	117.81
C23	S33°49'08"E	87.64	225.00	88.20	C55	N89°45'47"E	12.38	125.00	12.38
C24	S21°26'52"E	8.96	225.00	8.96	C56	N63°00'36"E	6.15	125.00	6.15
C25	S68°49'13"E	187.88	275.00	191.74	C57	S48°55'02"W	40.09	75.00	40.59
C26	S41°43'10"E	68.23	275.00	68.41	C58	S47°31'01"W	24.37	50.00	24.61
C27	S27°27'00"E	68.39	275.00	68.57	C59	S86°59'52"W	42.86	50.00	44.29
C28	S13°35'48"E	52.95	225.00	52.71	C60	N41°21'42"W	44.25	50.00	45.84
C29	S14°14'43"W	162.23	225.00	165.96	C61	S19°18'37"E	11.01	75.00	11.02
C30	S45°39'04"W	80.26	225.00	80.70	C62	S34°48'46"E	29.37	75.00	29.56
C31	S13°27'47"E	65.54	275.00	65.70	C63	S40°05'23"E	26.20	125.00	26.25
C32	S00°04'53"E	62.62	275.00	62.76	C64	N39°30'39"W	14.21	75.00	14.23
C33	S06°05'53"W	0.82	211.04	0.82	C65	N57°56'45"W	33.74	75.00	34.03
C34	N12°51'12"W	48.05	74.99	48.92	C66	N45°30'45"W	42.94	50.00	44.39
C35	S20°13'29"E	19.05	50.00	19.16	C67	N14°22'43"E	56.58	50.00	60.14
C36	S10°25'00"W	46.42	50.00	48.28	C68	N84°33'33"E	58.39	50.00	62.35
C37	S62°06'36"W	28.18	50.00	28.56	C69	S28°27'24"E	51.88	50.00	54.55
C38	N65°06'09"E	34.69	75.00	35.01	C70	N02°30'54"W	13.88	75.00	13.90
C39	N46°06'19"E	14.70	75.00	14.72	C71	N20°57'00"W	34.06	75.00	34.36
C40	S46°37'37"W	58.88	275.00	59.00	C72	S27°59'59"E	67.94	306.48	68.08
C41	S84°20'57"W	15.13	275.00	15.13	C73	S20°39'04"E	14.28	321.00	14.28
C42	N79°04'28"W	35.36	25.00	39.27	C74	S25°37'32"E	79.63	271.00	79.92
C43	N10°55'32"E	35.36	25.00	39.27	C74	S07°58'25"E	86.69	271.00	87.06
C44	S37°29'26"W	47.43	75.00	48.26					
C45	S27°06'19"W	14.00	50.00	14.05					

**Certificate of Ownership and General Dedication**  
 HEALY HOMES LLC  
 11020 KINGSTON PIKE  
 STE 250  
 KNOXVILLE, TN 37934

(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) we have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner(s) Printed Name: David Healy  
 Signature(s): [Signature]  
 Date: 2/13/23

**Owner Certification on Release of Easement**  
 HEALY HOMES LLC  
 11020 KINGSTON PIKE  
 STE 250  
 KNOXVILLE, TN 37934

(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: David Healy  
 Signature(s): [Signature]  
 Date: 2/13/23

**SYMBOL LEGEND**

FOUND MONUMENTATION (WITH SIZE & TYPE)
SET MONUMENTATION (SEE NOTE 1)
PERMANENT REFERENCE MARKER (MAG NAIL WITH DISK)
DRAINAGE EASEMENT
SANITARY SEWER EASEMENT
WATER LINE EASEMENT

**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.

First UD of Knox Co.  
 Utility Provider: Edwin Epton  
 Date: Feb 9, 2023  
 Authorized Signature for Utility: [Signature]

**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.

First UD of Knox Co.  
 Utility Provider: Edwin Epton  
 Date: Feb 9, 2023  
 Authorized Signature for Utility: [Signature]

**Inspection of Completed Streets and Related Improvements.**  
 I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).

Signed: [Signature]  
 Date: 2/13/2023  
 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    day of    20  .

Signed: [Signature] Date: 2/13/2023  
 Dept: EPW Title: Engineer

**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  
 Signed: [Signature] Date: 2/13/2023  
 Water: (EUD)  
 Signed: Edwin Epton Date: Feb 9, 2023  
 Sewer: (EUD)  
 Signed: Edwin Epton Date: Feb 9, 2023  
 Electric: (LCUR)  
 Signed: [Signature] Date: Feb 10, 2023  
 Gas: (KUB)  
 Signed: [Signature] Date: Feb 10, 2023  
 Telephone: (LAT&T)  
 Signed: [Signature] Date: Feb 9, 2023  
 Cable Television: (COMCAST)  
 Signed: [Signature] Date: Feb 9, 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 13<sup>th</sup> day of 2023.

Engineering Director: [Signature]  
 Zoning: [Signature]  
 Zoning Shown on Official Map: PK-C345 DWHS, RA-A  
 Date: 2/13/2023  
 By: [Signature]

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202212280637190.

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

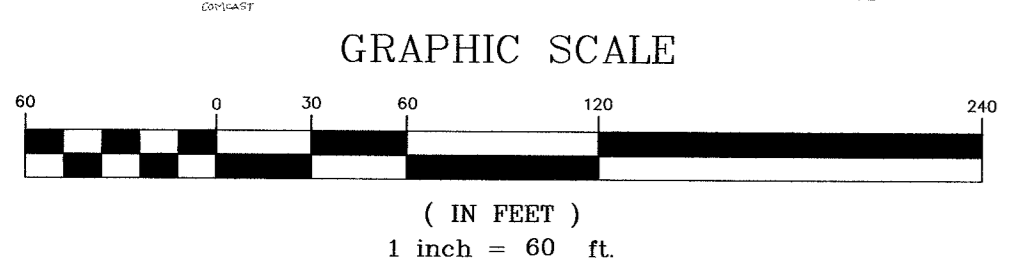
City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Knox County Trustee: Signed: JUSTIN BIGGS Date: 2/13/2023

**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: 2/13/2023

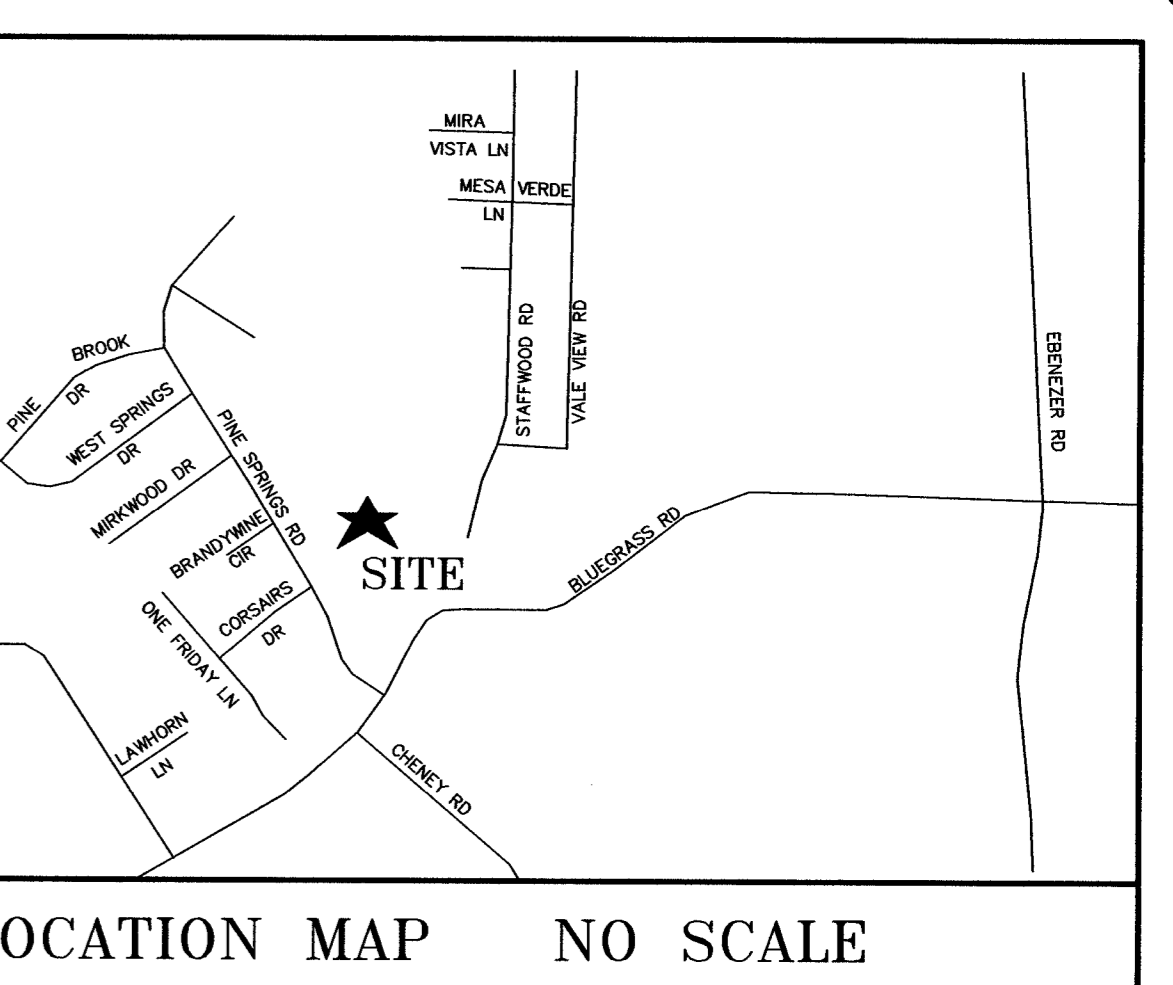
**Planning Staff Certification of Approval for Recording - Final Plat**  
 This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers 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 the plat.

Signed: [Signature] Date: 2/13/2023



**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 TDD 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 THE SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



- 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 144 PARCELS: 117, 116, 111.01, 115, 114, 112.05, 111 AND MAP 144H GROUP A PARCEL 003
- DEED REFERENCES - PARCELS: 111.01, 114, 115, 116 & 117=202009240024831 112.05=202009250025197, 202210240024943, 202206290087687 144-111: 1781/915 114NA003-201202140044681  
 PLAT REFERENCE: BIGGS SUBDIVISION CAB P SLIDE 219C PINE SPRINGS CAB E SLIDE 171A
- THIS PROPERTY IS ZONED PR <3.45 DU/AC. (A PARCEL 111) AND RA (14NA003) SETBACKS (PR LOTS): FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL SETBACK: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0264F & 47093C0380F EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- 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.
- FOR APPROVED VARIANCES ADD CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING FILES: 8-38-20-C and 8-0-20-UR.
- HERITAGE AT BLUEGRASS LOTS 1-56 TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- HOMEOWNERS ASSOCIATION DOCUMENTS ARE FILED AS INSTRUMENT NO: 20221180030126.
- 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.
- 25' JPE AS SHOWN ON BIGGS SUBDIVISION (P-219C) REMOVED BY THIS PLAT.
- LOT 39 SHALL HAVE ACCESS TO PROVIDENCE POINT LANE ONLY.
- THERE IS A 20' DRAINAGE EASEMENT, 10' FROM THE CENTERLINE OF DITCH, SWALE AND/OR PIPE ON EACH SIDE AS INSTALLED.

**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: 2/9/2023

**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: 2/9/2023



**REVISIONS**

DRAWN BY: M.STRANGE	1	02/08/2023	PLANNING COMMENTS
CHECKED BY: R. LYNCH	2		
APPROVED BY: R.S.L.	3		
SCALE: 1"=50'	4		
DATE: 09/19/2022	5		
	6		

**MESANA INVESTMENTS, LLC**  
 P.O. Box 11315  
 Knoxville, Tennessee 37939  
 Phone 865-693-3356

**HERITAGE AT BLUEGRASS LOTS 1-56**  
 RESUBDIVISION OF LOT 39 PINE SPRINGS  
 AND LOT 1 OF HOPSON ON BLUEGRASS  
 District 6, Knox County, Tennessee

PROJECT NO. **4328**  
 SHEET NO. **3 of 3**



Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202212280637190.

TOTAL AREA = 23.80 ACRES  
 1,036,712 sq. ft.  
 INCLUDING ROADS AND OPEN SPACE LOTS  
 TOTAL LOTS=56 HERITAGE AT BLUEGRASS  
 RESUBDIVIDING 2 LOTS

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