

TOTAL AREA = 16.63 ACRES 724,559 sq. ft. INCLUDES COMMON AREAS AND R.O.W.

TOTAL LOTS = 77

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # 2022083000014001

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.

- 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 092 PART OF PARCEL 053.
3. DEED REFERENCES - 20190411-0059798
4. THIS PROPERTY IS ZONED PR <4 DU/AC FRONT SETBACK: 20' SIDE SETBACK: 5' REAR SETBACK: 15' PERIPHERAL SETBACK: 35'
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C02566 EFFECTIVE DATE: MAY 2, 2007.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
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 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 THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 12--SC--18-C AND 12--J--18-UR.

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the 15th day of 2022, Sep 15, 2022

Engineering Director: Jim Snowden by Dennis Irwin

Taxes and Assessments

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

City Tax Clerk: Signed: Justin Biggs Date: Sep 15, 2022 Knox County Trustee: Signed: Justin Biggs Date: Sep 15, 2022

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: Adam Kjos Date: 9/16/2022

Zoning

Zoning Shown on Official Map: PR up to 4 du/ac Date: 9/16/2022

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: 9/16/22 - MMP

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: Sep 15, 2022 Authorized Signature for Utility

Certification of Approval of Public Water System - Major Subdivisions: This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

KUB Utility Provider: [Signature] Date: Sep 15, 2022 Authorized Signature for Utility

BEFORE YOU DIG STOP CALL 1-800-351-1111 TENNESSEE ONE CALL 678 THE LAW GRAPHIC SCALE (IN FEET) 1 inch = 60 ft.

GPS SURVEY NOTE: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIFER SR NETWORK RECEIVER. DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TODD GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, 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.



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 or we or) 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(s): [Signature]

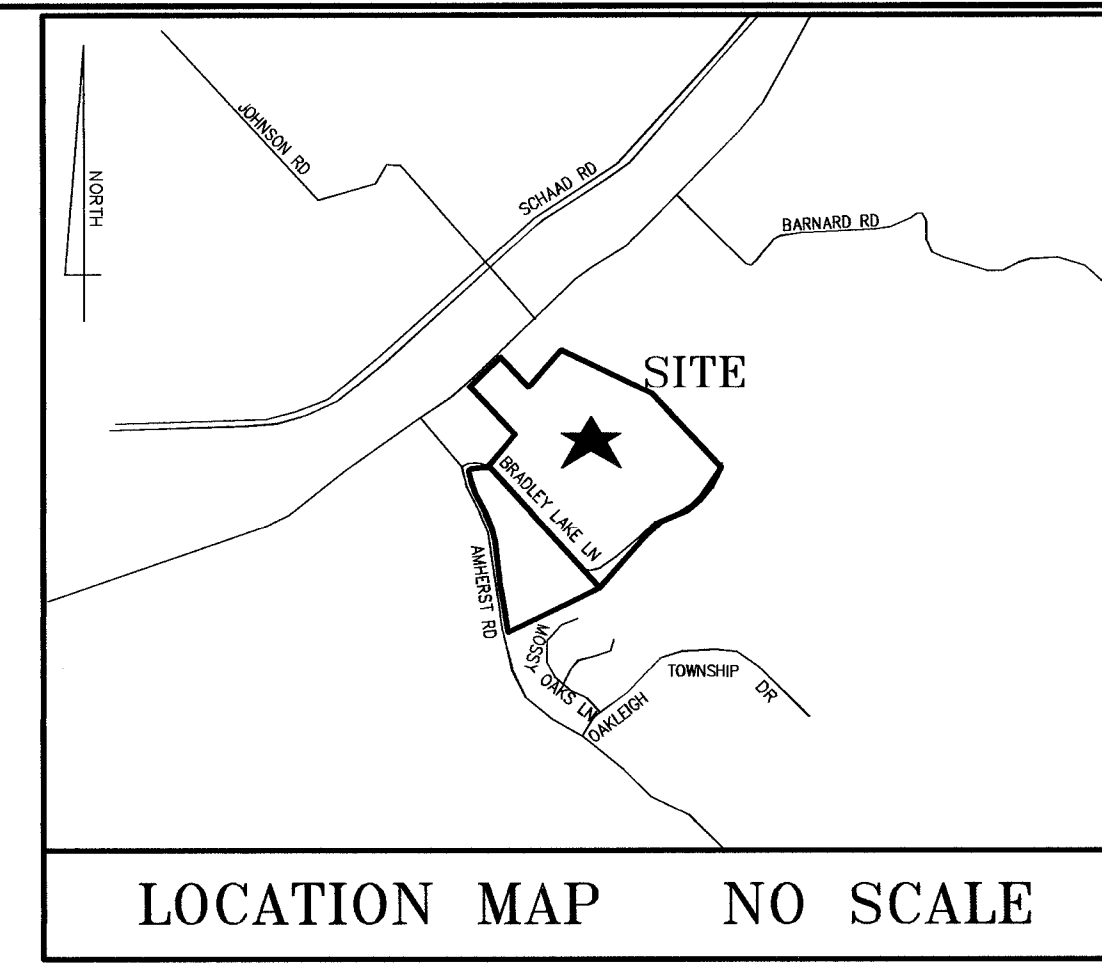
Date: Sep 15, 2022

OWNER: EAGLE BEND DEVELOPMENT LLC 1920 EBENEZER ROAD KNOXVILLE, TENNESSEE 37922 PHONE: 865-806-8008

Nick McBride Register of Deeds Knox County

Barcode and recording information: 202209160017444

PERMANENT REFERENCE MARKER COORDINATES: #1 N 602786.61 E 2544688.10 #2 N 603312.43 E 2544561.42 #3 N 603019.43 E 2544894.03



CURVE TABLE with columns for CURVE, BEARING, CHORD, RADIUS, LENGTH. Includes data for curves C1 through C91.

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 and stabilization 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: Jim Snowden by Dennis Irwin Date: Sep 15, 2022 Dept: Engineering & Public Works Title: Director

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 as they have 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.

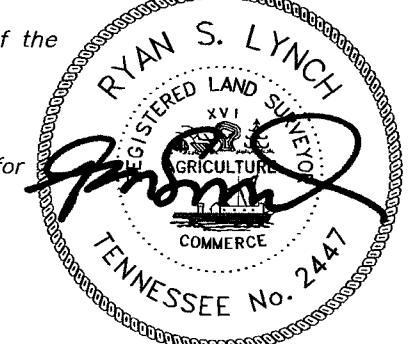
Registered Land Surveyor: RYAN S. LYNCH Tennessee License No. 2447 Date: 09/14/2022

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.

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: 09/14/2022



SPRING LAKE FARMS SUBDIVISION UNIT 1 District 6, Knox County, Tennessee

MESANA INVESTMENTS, LLC P.O. Box 11315 Knoxville, Tennessee 37919 Phone (865) 806-8008 LYNCH SURVEYS LLC SUBDIVISIONS | AS-BUILTS | SITE DESIGN 4405 COSTER RD. KNOXVILLE, TENN. 37912 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEYS.COM

PROJECT NO. 4151-8 REVISIONS: 1 09/14/2022 ADDED FORCEMAIN EASEMENT 2 3 4 5 6

DRAWN BY: M. STRANGE CHECKED BY: R. LYNCH APPROVED BY: R.S.L. SCALE: 1"=60' DATE: 05/31/2022