

**CERTIFICATE OF LAND SURVEYOR**

I hereby certify that I am a land surveyor, licensed to perform surveying according to the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Maryland Subdivision Regulations and Land Development Regulations.

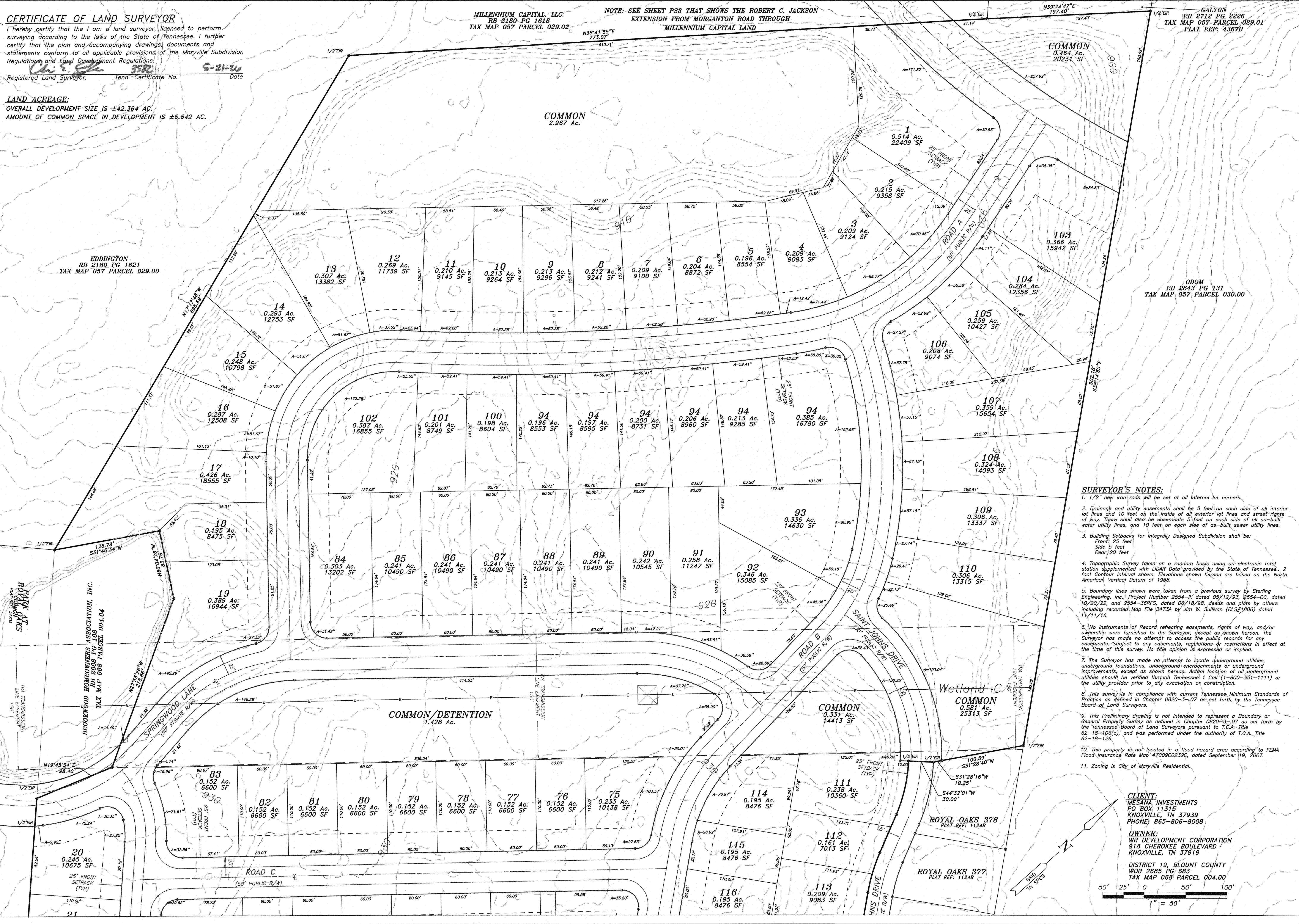
Registered Land Surveyor, Tenn. Certificate No. **3582** Date **5-21-20**

**LAND ACREAGE:**  
OVERALL DEVELOPMENT SIZE IS ±42.364 AC.  
AMOUNT OF COMMON SPACE IN DEVELOPMENT IS ±6.642 AC.

MILLENNIUM CAPITAL, LLC.  
RB 2180 PG 1618  
TAX MAP 057 PARCEL 029.02

NOTE: SEE SHEET PS3 THAT SHOWS THE ROBERT C. JACKSON  
EXTENSION FROM MORGANTON ROAD THROUGH  
MILLENNIUM CAPITAL LAND

GALYON  
RB 2713 PG 2226  
TAX MAP 057 PARCEL 029.01  
PLAT REF: 4367B

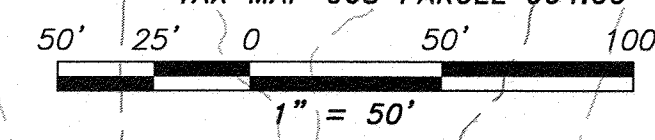


- SURVEYOR'S NOTES:**
- 1/2" new iron rods will be set at all internal lot corners.
  - Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 10 feet on each side of as-built sewer utility lines.
  - Building Setbacks for Integrally Designed Subdivision shall be:  
Front: 25 feet  
Side: 5 feet  
Rear: 20 feet
  - Topographic Survey taken on a random basis using an electronic total station supplemented with LIDAR Data provided by the State of Tennessee. 2 foot Contour Interval shown. Elevations shown hereon are based on the North American Vertical Datum of 1988.
  - Boundary lines shown were taken from a previous survey by Sterling Engineering, Inc., Project Number 2554-I, dated 05/12/93, 2554-CC, dated 10/20/22, and 2554-36RS, dated 05/18/28, deeds and plats by others including recorded Map File 3473A by Jim W. Sullivan (RLS#1806) dated 11/11/16.
  - No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
  - The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
  - This survey is in compliance with current Tennessee Minimum Standards of Practice as defined in Chapter 0820-3-.07 as set forth by the Tennessee Board of Land Surveyors.
  - This Preliminary drawing is not intended to represent a Boundary or General Property Survey as defined in Chapter 0820-3-.07 as set forth by the Tennessee Board of Land Surveyors pursuant to T.C.A. Title 62-18-106(c), and was performed under the authority of T.C.A. Title 62-18-126.
  - This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Map 47009C0232C, dated September 19, 2007.
  - Zoning is City of Maryville Residential.

**CLIENT:**  
MESANA INVESTMENTS  
PO BOX 11315  
KNOXVILLE, TN 37939  
PHONE: 865-806-8008

**OWNER:**  
WR DEVELOPMENT CORPORATION  
918 CHEROKEE BOULEVARD  
KNOXVILLE, TN 37919

DISTRICT 19, BLOUNT COUNTY  
WDB 2685 PG 683  
TAX MAP 068 PARCEL 004.00



**STERLING**  
ENGINEERING, INC.  
LAND SURVEYING  
CIVIL ENGINEERING  
CONSULTING  
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401  
P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878  
PHONE: 865-984-3905  
FAX: 865-981-2815  
www.sterling-us.com

PRELIMINARY PLAT

**THE COMMONS**

MESANA INVESTMENTS

LOTS 1 - 130

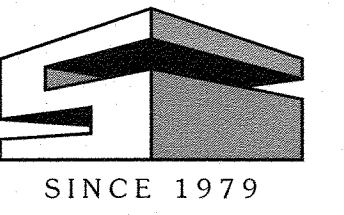
MARYVILLE, TN

REVISIONS

NO.	DATE	BY	REVISIONS

SHEET **PS1**

DESIGNED: **SDJ**  
DRAWN: **SDC**  
CHECKED: **CEG**  
DATE: **05/21/2026**  
SCALE: **1" = 50'**  
DRAWING: **8418-PS**  
PROJECT NO: **SEI#8418**



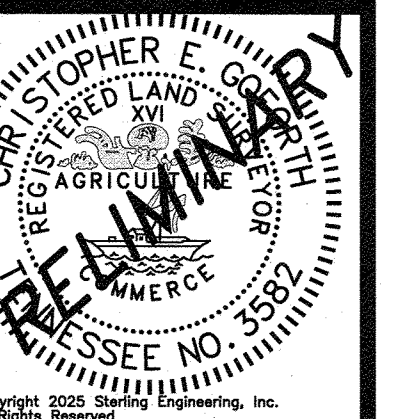
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PRELIMINARY PLAT  
LOTS 1 - 130  
MARYVILLE, TN

**THE COMMONS**  
MESANA INVESTMENTS

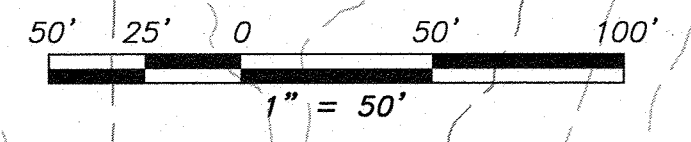
NO.	DATE	BY	REVISIONS



SHEET  
**PS2**  
DESIGNED: **SDJ**  
DRAWN: **SDC**  
CHECKED: **CEG**  
DATE: **05/21/2026**  
SCALE: **1" = 50'**  
DRAWING: **8418-PS**  
PROJECT NO.: **SEI#8418**

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818 CHEROKEE BOULEVARD  
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WDS 2685 PG 683  
TAX MAP 068 PARCEL 004.00



WR DEVELOPMENT CORPORATION  
RB 2685 PG 683  
TAX MAP 068 PARCEL 004.00  
REMAINING LAND  
GREATER THAN 5 AC.

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