

TOTAL AREA = 13.05 ACRES

TOTAL BUILDABLE LOTS = 45  
OPEN SPACE LOTS = 2

SPS SURVEY NOTE: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER... TOTAL AREA = 13.05 ACRES

Nick McBride Register of Deeds Knox County

Property owners are responsible for maintenance of stormwater facilities...

Planning Commission Certification of Approval for Rezoning - Final Plat

20.24. and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds...

Angie J. Brada SS 8/28/2024

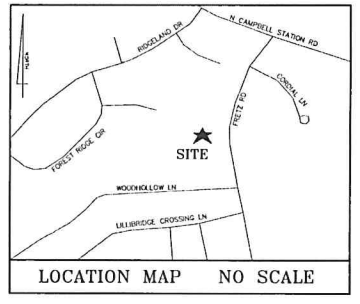
Table with columns: CURVE, LENGTH, RADIIUS, BEARING, CHORD. Lists curve data for the subdivision.

Table with columns: LINE, LENGTH, BEARING. Lists line data for the subdivision.

Certificate of Ownership and General Dedication

(I, We, the undersigned owner(s) of the property shown hereby certify that on this day, our plan of subdivision and dedicate the streets as shown to the public use...

Owner(s) Printed Name: G. Scott Smith  
Signature: [Signature]  
Date: Aug 12, 2024



PROJECT NO. 4879  
1 PLANNING COMMISSION 07-02-2024  
2 SUBDIVISION NAME CHANGE 08/05/2024

First Utility District of Knox Co.

Utility Provider: [Name]  
Authorized Signature for Utility: [Signature]  
Date: Aug 27, 2024

First Utility District of Knox Co.

Utility Provider: [Name]  
Authorized Signature for Utility: [Signature]  
Date: Aug 27, 2024

Knox County Department of Engineering and Public Works

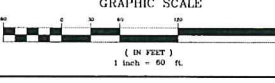
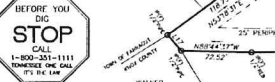
Approved this 25th day of August 2024  
City Engineer Director: [Signature]

Approval of Landmark Streets and Related Improvements

I, the undersigned, hereby certify that this subdivision has been inspected and all street and related improvements have been completed in a manner that meets all city standards and specifications...

Consent of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been provided with the appropriate agency to ensure completion and installation of all stormwater facilities...



SYMBOL LEGEND: IRON ROD FOUND, WATER VALVE, PERMANENT REFERENCE MARK, DRAINAGE EXISTENCE, LINE LEGEND: WATER LINE

PRK 4-5 DU/AC  
8/28/2024  
By: [Signature]

CERTIFICATION OF FINAL PLAT

I, the undersigned, hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee...

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY "M" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE...

REGISTERED LAND SURVEYOR

RYAN S. LYNCH  
Tennessee License No. 2447  
Date: 06-21-2024

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Avery Manor Subdivision District 6, Knox County, Tennessee

S&E Properties LLC 405 Montbrook Lane Knoxville, Tennessee 37919 Phone 865-587-5111

LYNCH SURVEYS LLC SUBDIVISIONS | AS-BUILTS | SITE DESIGN 4405 COSTER RD, KNOXVILLE, TENN. 37912 865-964-2660 FAX: 865-584-2801 WWW.LYNCHSURVEYS.COM

