

TOTAL AREA = 13.05 ACRES

TOTAL BUILDABLE LOTS = 45  
OPEN SPACE LOTS = 2

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

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

Planning Commission Certification of Approval for Recoding -- 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 in the minutes of the Knoxville-Knox County Planning Commission, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that the record plat is hereby approved for recording in the office of the Knoxville County Register of Deeds. Pursuant to Section 13-1-405 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: \_\_\_\_\_  
Date: \_\_\_\_\_

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: \_\_\_\_\_  
Date: \_\_\_\_\_

Addressing Department Certification  
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Zoning  
Zoning Shown on Official Map \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

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 ensure 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: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

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 ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

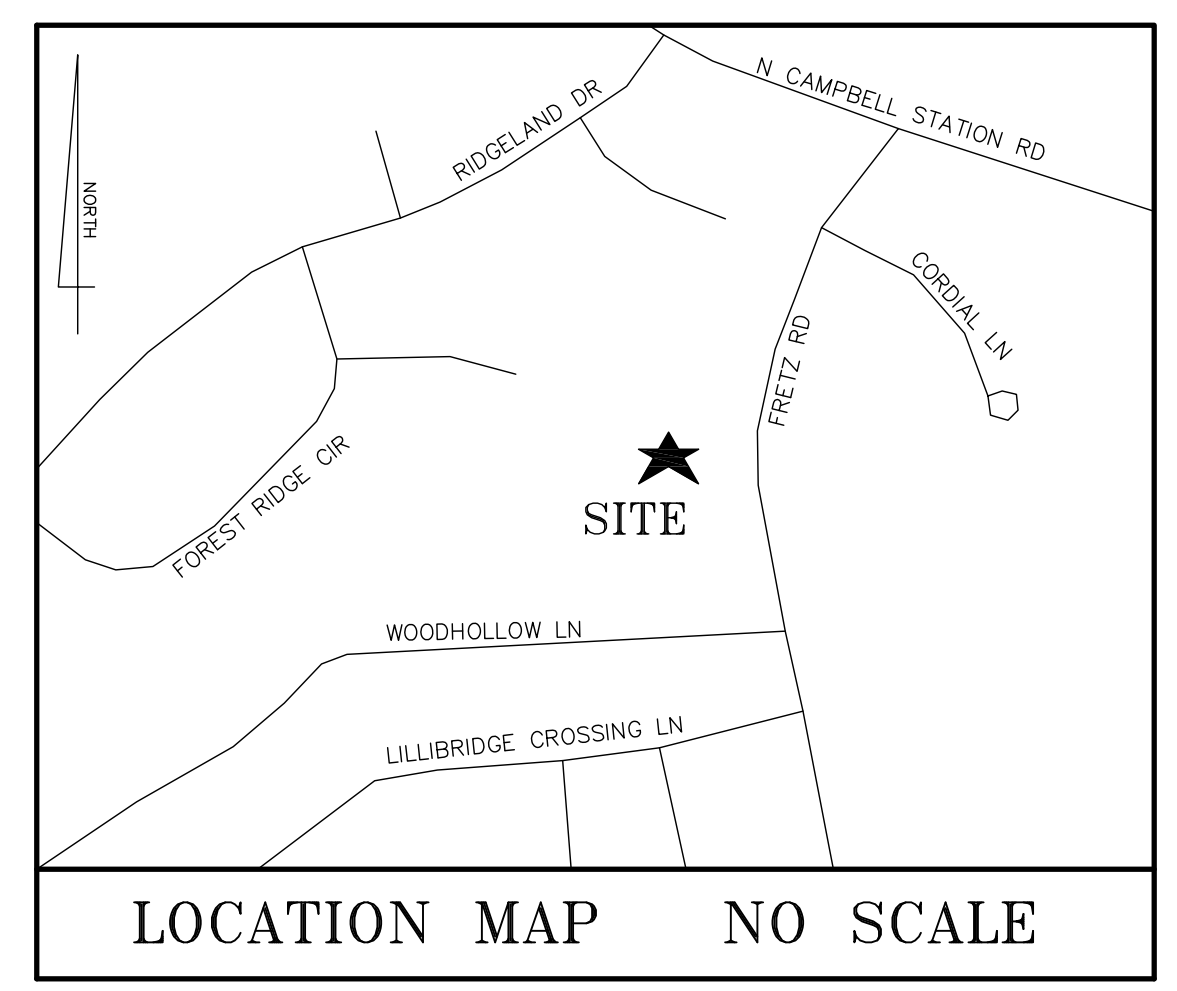
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, BEARING, CHORD. Lists curves C1 through C36 with their respective measurements.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L33 with their respective measurements.

SYMBOL LEGEND and LINE LEGEND. Includes symbols for IRON ROD FOUND, WATER VALVE, PERMANENT REFERENCE MARKER, IRON ROD SET, DRAINAGE EASEMENT, and WATER LINE.

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, 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: \_\_\_\_\_  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_



- NOTES: 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 130 PARCEL 066 & 067
- 3. DEED REFERENCES -- 202401310036676
- 4. THIS PROPERTY IS ZONED PR(C)4.5 DU/AC 9-K-23-RZ 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: 47093C0239F 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 PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). 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. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING FILES 12-50-23-C & 12-D-23-0P
- 11. ALL LOTS WILL HAVE ACCESS TO THE INTERNAL STREET SYSTEM ONLY, WITH THE EXCEPTION OF LOT 31 WHICH WILL HAVE DIRECT ACCESS TO FRETZ ROAD.
- 12. THE WATER AND SEWER LINES INSTALLED IN THIS SUBDIVISION AND/OR AS SHOWN HEREON SHALL HAVE A 15-FOOT-WIDE EASEMENT, ON CENTER, SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTRUMENT #200908100011396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE. THE FULL EXTENT OF ALL SAID WATER AND SEWER LINE EASEMENTS ARE EITHER LOCATED WHOLLY WITHIN THE PLATTED ROAD RIGHTS-OF-WAY AND/OR NOTED STANDARD LOT LINE UTILITY AND DRAINAGE EASEMENTS, OR WHERE NOT LOCATED WHOLLY WITHIN, ARE SHOWN SEPARATELY ON THIS PLAT.
- 13. THE PURPOSE OF THIS PLAT IS TO CREATE 45 BUILDABLE LOTS, 2 COMMON AREA/OPEN SPACE LOTS, AND DEDICATE THE ROAD SYSTEM AS SHOWN TO PUBLIC RIGHT-OF-WAY.
- 14. THE PROPERTY OWNER, OF THEIR OWN REQUEST AND NOT AS A CONDITION IMPOSED BY THE COUNTY OR PLANNING DEPARTMENT, DEDICATES THE RIGHT-OF-WAY AREA SHOWN HEREON.
- 15. LOT 31 SHALL HAVE AN ON-SITE VEHICLE TURN-AROUND.
- 16. HOMEOWNER ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_ IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
- 17. TYPE "B" LANDSCAPE SCREEN TO BE INSTALLED ALONG THE SOUTH AND NORTH-WEST BOUNDARIES OF THE DEVELOPMENT PER THE CONDITION OF THE PR (PLANNED RESIDENTIAL) ZONE, 9-K-23-RZ.
- 18. SIGHT DISTANCE AT THE INTERSECTION WITH FRETZ ROAD MEETS THE SUBDIVISION REGULATIONS (SR SECTION 3.04.J)

Utility Provider  
Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_

Certification of Approval of Public Water System - Major Subdivisions  
I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider  
Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_

Knox County Department of Engineering and Public Works  
The Knox County Department of Engineering and Public Works hereby approves this plat on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

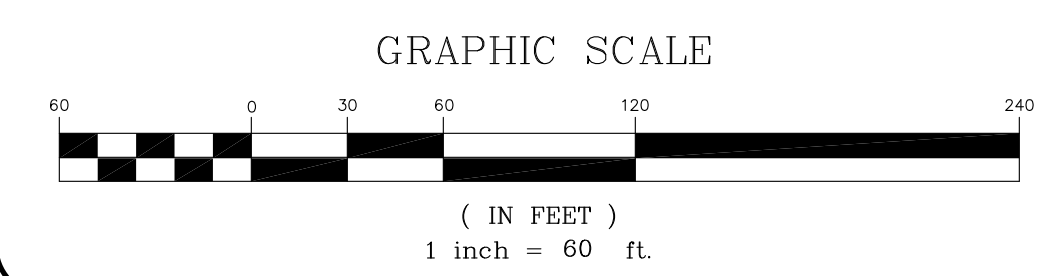
Engineering Director  
Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_

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 ensure 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: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

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 ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_



8-SA-24-F

A CLOSED CONTOUR(S) WAS IDENTIFIED BY EPW STAFF ON THE REFERENCED SITE PLAN AND AS SHOWN IN THE KNOX COUNTY STORMWATER ORDINANCE (SEC. 26-152). THESE FEATURES ARE BY DEFINITION A SINKHOLE AND SHALL BE PROTECTED FROM ANY BUILDING CONSTRUCTION AND BUFFERED. BASED ON OUR COMMENTS, GEOS PERFORMED A GEOTECHNICAL ENGINEERING STUDY (PROJECT NO. 21-231451, DATED NOVEMBER 16, 2023) AND BASED UPON THEIR ANALYSIS THE NOTED CLOSED CONTOUR(S) IS NOT A SINKHOLE AND SHOULD NOT BE TREATED AS SUCH FOR DEVELOPMENT PURPOSES

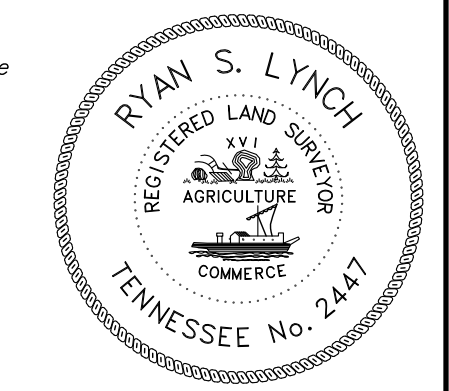
Certification of Final Plat -- All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.  
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, 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 \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_

Certification of Class and Accuracy of Survey  
I HEREBY CERTIFY THAT THIS IS A CATEGORY "V" 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 \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_



Avery Manor Subdivision  
District 6, Knox County, Tennessee

S&E Properties LLC  
405 Montbrook Lane  
Knoxville, Tennessee 37919  
Phone 865-567-5111

LYNCH SURVEYS LLC  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COSTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-564-2801 WWW.LYNCHSURVEY.COM

REVISIONS table with columns: NO., DATE, DESCRIPTION. Includes entries for planning comments, subdivision name change, and scale.

DRAWN BY: C. VITKUS  
CHECKED BY: R. LYNCH  
APPROVED BY: R.S.L.  
SCALE: 1"=60'  
DATE: 06/21/2024

OWNER/SURVEY FOR:  
SIGNED \_\_\_\_\_ DATE \_\_\_\_\_