

TN GRID
MAD8(NRS2007)

TOTAL AREA = 1,371,552 sq. ft.
31.49 Acres
2.22 Acres = Roads
23.34 Acres = Common Area
TOTAL LOTS = 133

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 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: *Justin Biggs* Date: **Apr 19, 2023**
Dept: Engineering & Public Works Title: Director

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 19th day of April, 2023.

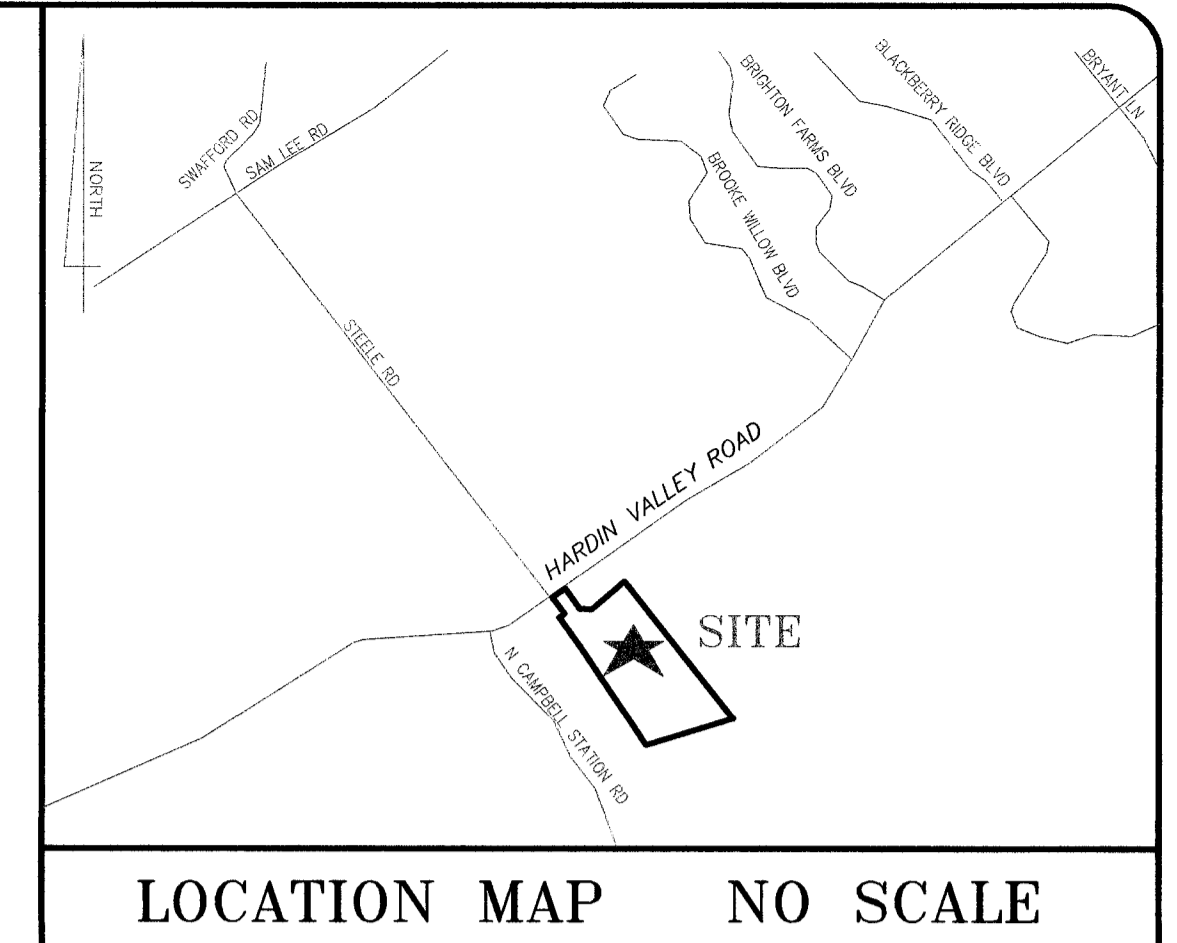
Signed: *Justin Biggs* Date: **Apr 19, 2023**
Dept: Engineering & Public Works Title: Director

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: **Brookstone Steele Road, LLC**
Signature(s): *Leon J. Wolfe*
Date: **Apr 20, 2023**

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument 202304140055551



- 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 117 PARCEL 027.
- 3. DEED REFERENCES - PARCEL 027: 202207010000478
- PLAT REFERENCE - FINAL PLAT OF STEELE CROSSING 20080320-0070338 RESUBDIVISION OF STEELE CROSSING LOTS 1-4 202009290026282 RESUBDIVISION OF STEELE CROSSING LOTS 1R, 2R AND 5 202206270096752
- 4. THIS PROPERTY IS ZONED CA AND PR (<4.4 DU/AC) MINIMUM SETBACKS IN PR SECTION: FRONT: 20' SIDE: 0 REAR: 15' PERIPHERAL 35'
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0241G EFFECTIVE DATE: AUGUST 5, 2013.
- 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 7. NORTH ROTATION: MAD8(NRS2007)
- 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. THE PROPERTY IS CURRENTLY ZONED PR <4.4 DU/AC, WHICH PER THE CURRENT APPROVED SETBACKS, ALLOWS LESS THAN FIVE (5) FOOT MINIMUM BUILDING SETBACK ALONG THE SIDE LOT LINES. PER SUBDIVISION REGULATION 3.11-1.1, THE STANDARD UTILITY AND DRAINAGE EASEMENTS DEDICATION IS NOT REQUIRED ALONG THOSE 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 USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 1-S-20-C AND 1-E-20-UR
- 11. ALL LOTS TO ACCESS TO INTERNAL ROAD SYSTEM ONLY
- 12. HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED IN INSTRUMENT NUMBER 202304050053871
- 13. ALL SANITARY SEWER LATERALS AND CLEANOUTS BETWEEN THE WKUD SEWER MAIN AND THE BUILDING ARE PRIVATELY OWNED AND ARE THE COMPLETE RESPONSIBILITY OF THE PROPERTY OWNER THAT THEY PROVIDE SANITARY SEWER SERVICE TO
- 14. THE PURPOSE OF THIS PLAT IS TO CORRECT PLAT INSTRUMENT 202304250057364 BY ADDING NOTE 13 PER REQUEST FROM WKUD

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of 20____.

Engineering Director *Justin Biggs* Date: **Apr 19, 2023**

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: **Apr 19, 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.

WKUD
Utility Provider
Justin Biggs Date: **Apr 24, 2023**
Authorized Signature for Utility

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.

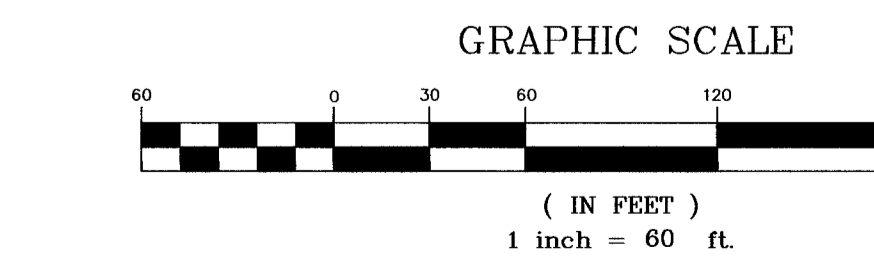
WKUD
Utility Provider
Justin Biggs Date: **Apr 24, 2023**
Authorized Signature for Utility

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: *Madison Lewis*
Date: **06/30/2023**

Zoning
Zoning Shown on Official Map: **PR <4.4 DU/AC**
Date: **6/30/2023**
By: *J.R.*

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 Knoxville/Knox County Register of Deeds. Pursuant to Section 15-3-405 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: *Jeffrey Brooks*
Date: **6/30/2023**



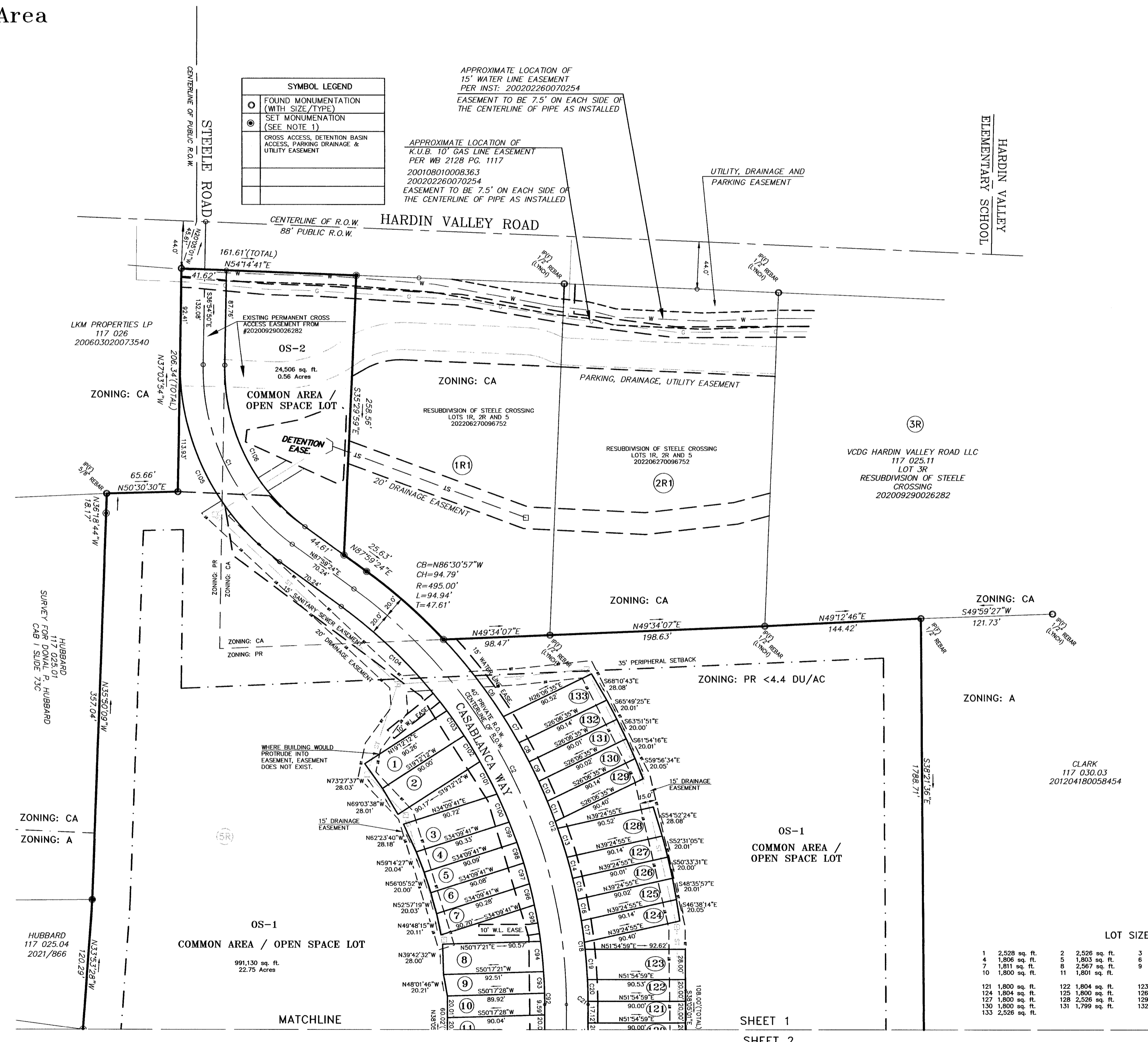
LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

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 TDOT GNSS NETWORK NAD83(NRS2007) VERTICAL DATUM IS NAVD83, GEODIOD.
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 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/TYPED)
●	SET MONUMENTATION (SEE NOTE 1)
○	CROSS ACCESS, RETENTION BASIN ACCESS, PARKING DRAINAGE & UTILITY EASEMENT



202306300070135

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S64°27'43"E	185.00	200.00	192.32
C2	N65°02'48"W	430.75	475.00	447.07
C6	N75°48'15"W	90.01	495.04	90.13
C7	N68°57'39"W	28.11	495.00	28.11
C8	N66°10'31"W	20.02	495.00	20.02
C9	N63°51'33"W	20.00	495.00	20.00
C10	N61°32'35"W	20.02	495.00	20.02
C11	N59°13'24"W	20.07	495.00	20.07
C12	N57°40'20"W	6.73	495.00	6.73
C13	N55°39'20"W	28.11	495.00	28.11
C14	N52°52'12"W	20.02	495.00	20.02
C15	N50°33'14"W	20.00	495.00	20.00
C16	N48°14'16"W	20.02	495.00	20.02
C17	N45°55'24"W	20.07	495.00	20.07
C18	N44°22'11"W	6.68	495.00	6.68
C19	N42°21'27"W	28.08	495.00	28.08
C20	N39°34'28"W	20.01	495.00	20.01
C21	N38°15'00"W	2.88	495.00	2.88
C22	N38°44'23"W	10.42	455.00	10.42
C23	N40°39'19"W	20.00	455.00	20.00
C24	N43°40'52"W	28.07	455.00	28.07
C25	N47°35'40"W	34.05	455.00	34.06
C26	N51°00'09"W	20.07	455.00	20.07
C27	N53°31'36"W	20.02	455.00	20.02
C28	N56°02'47"W	20.00	455.00	20.00
C29	N58°34'00"W	20.02	455.00	20.02
C30	N61°35'58"W	28.14	455.00	28.14
C31	N65°30'22"W	33.89	455.00	33.90
C102	N72°55'57"W	28.01	455.00	28.01
C103	N75°55'57"W	28.02	455.00	28.02
C104	N83°21'13"W	136.96	455.00	137.49
C105	S65°18'38"E	200.77	226.68	207.99
C106	S64°27'43"E	166.50	180.00	173.09

LOT SIZES

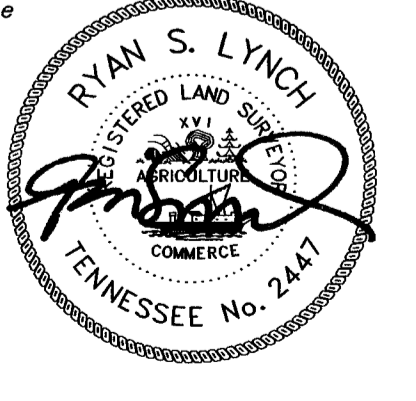
1 2,508 sq. ft.	2 2,508 sq. ft.	3 2,539 sq. ft.
4 1,803 sq. ft.	5 1,803 sq. ft.	6 1,803 sq. ft.
7 1,811 sq. ft.	8 2,567 sq. ft.	9 1,826 sq. ft.
10 1,801 sq. ft.		
11 1,801 sq. ft.		
12 1,804 sq. ft.	123 2,560 sq. ft.	
13 1,804 sq. ft.	124 1,804 sq. ft.	126 1,789 sq. ft.
14 1,804 sq. ft.	128 2,538 sq. ft.	
15 1,804 sq. ft.	131 1,799 sq. ft.	132 1,800 sq. ft.
16 1,804 sq. ft.		

7-W-22-COR

COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR
JUN 30 2023
BY: *John Whithead*



Registered Land Surveyor: **RYAN S. LYNCH**
Tennessee License No. 2447
Date: **07/18/2022**
CORRECTED PLAT OF:



REVISIONS

DRAWN BY: M.STRANGE	1 08/18/2022 Planning Comments
CHECKED BY: R. LYNCH	2 08/25/2022 Planning Comments
APPROVED BY: R.S.L.	3 10/12/2022 Revise Lots
SCALE: 1"=60'	4 11/07/2022 Revise curve table
DATE: 07/18/2022	5 11/08/2022 Planning Comments
	6 04/11/2023 MODIFIED LAYOUT
	7 06/09/2023 Corrected Plat

Brookstone Holdings, LLC,
2601 S BAYSHORE DRIVE | SUITE 725
COCONUT GROVE, FL 33133
Phone: 954.362.5703

STEELE LANDING SUBDIVISION
Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
4089-06
SHEET NO:
1 of 3

TOTAL AREA = 1,371,552 sq. ft.
31.49 Acres
2.22 Acres = Roads
23.34 Acres = Common Area
TOTAL LOTS = 133

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 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: Justin Swanson by Denise Irvie Date: Apr 19, 2023
Dept: Engineering & Public Works Title: Director

Guarantee of Completion of Stormwater Facilities.

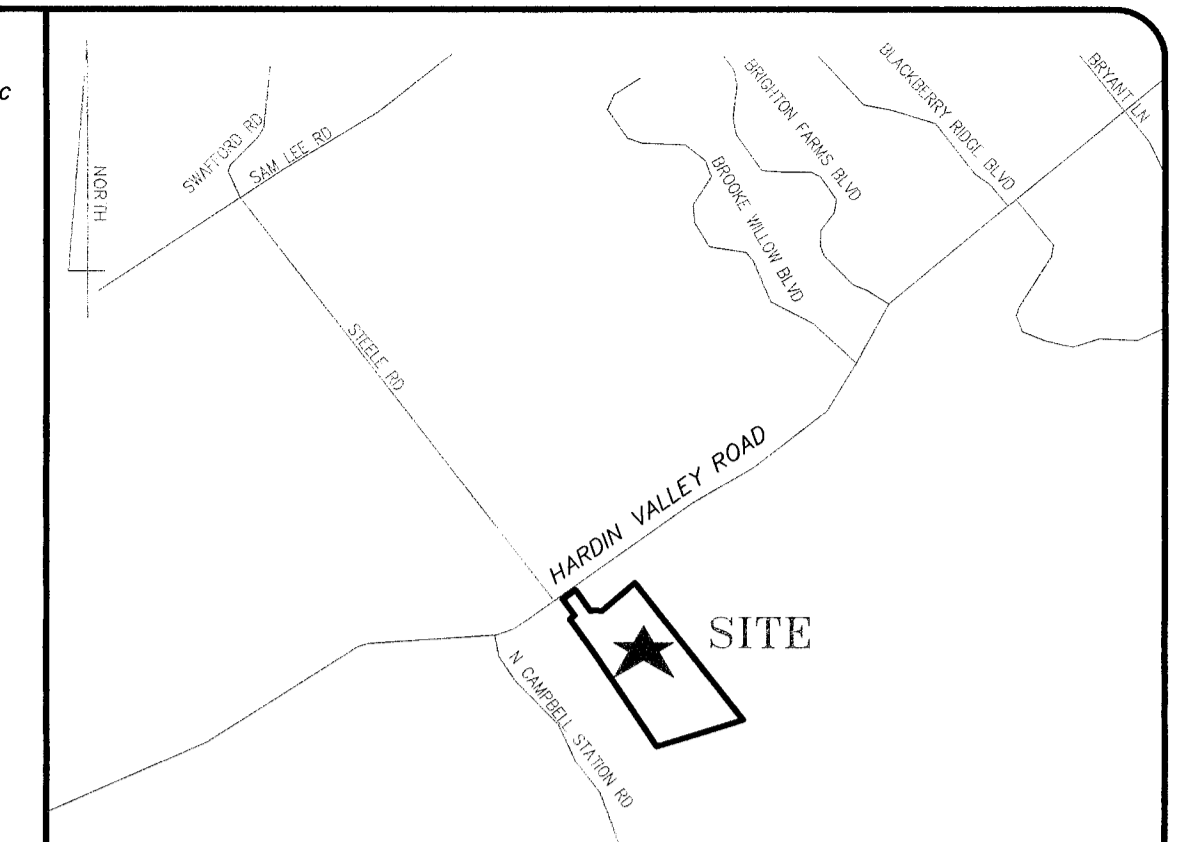
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the 19th day of April 2023

Signed: Justin Swanson by Denise Irvie Date: Apr 19, 2023
Dept: Engineering & Public Works Title: Director

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: Brookstone Steele Road, LLC
Signature(s): Leah J. Hoyle
Date: Apr 20, 2023



Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #20230414005551

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat on this the ___ day of 20__
Engineering Director: Justin Swanson by Denise Irvie Date: Apr 19, 2023

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: Apr 19, 2023

Certification of Approval of Public Water System - Major Subdivisions
WKUD
Utility Provider
Authorized Signature for Utility Date: Apr 24, 2023

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions
WKUD
Utility Provider
Authorized Signature for Utility Date: Apr 24, 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: Madison Lewis Date: 6/30/2023

Zoning
Zoning Shown on Official Map: PR 4.4 DU/AC
Date: 03/12/23
By: John R. ...

Planning Staff Certification of Approval for Recording - Final Plat
This is to certify that the subdivision plat shown herein 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: Amy Brooks Date: 6/30/2023

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

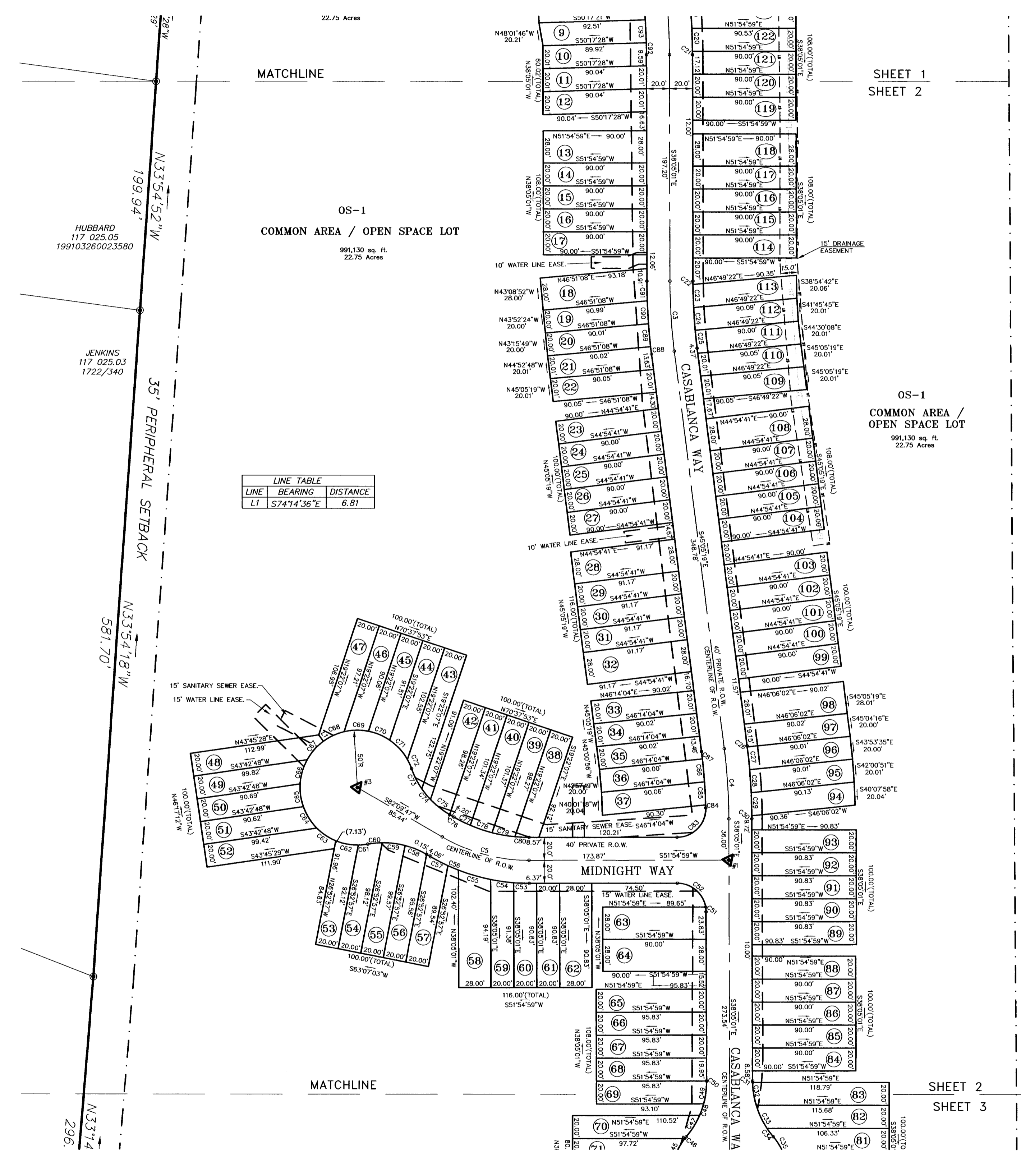


Table with 5 columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Lists curve data for various lot boundaries.

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Table with 2 columns: MARKER, BEARING, DISTANCE. Lists permanent reference markers.

Table with 3 columns: LOT, AREA, AREA. Lists lot sizes and areas.

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 TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, QC01009. PRECISION OF THE GPS WORK RFA: 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.

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.

7-W-22-COR
COUNTY: KNOX COUNTY PROPERTY ASSESSOR
DATE: JUN 30 2023



Registered Land Surveyor: RYAN S. LYNCH
Tennessee License No. 2447
Date: 07/18/2022

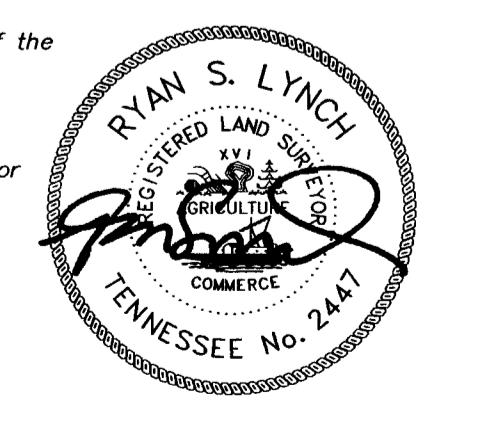
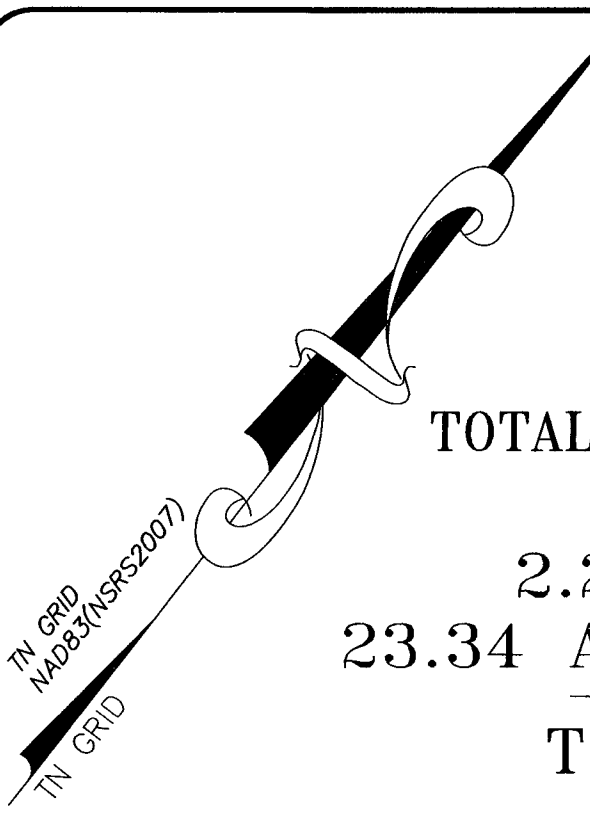


Table with 2 columns: REVISIONS, DATE. Lists revision history including dates from 08/18/2022 to 04/11/2023.

SURVEY FOR: Brookstone Holdings, LLC, 2601 S BAYSHORE DRIVE |SUITE 725 COCONUT GROVE, FL 33133 Phone: 954.362.5703

STEELE LANDING SUBDIVISION
Knoxville, Tennessee
District 6, Knox County, Tennessee
PROJECT NO. 4089-06
SHEET NO: 2 of 3



TOTAL AREA = 1,371,552 sq. ft.
31.49 Acres
2.22 Acres = Roads
23.34 Acres = Common Area
TOTAL LOTS = 133

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 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: Apr 19, 2023
Dept.: Engineering & Public Works Title: Director

Guarantee of Completion of Stormwater Facilities.

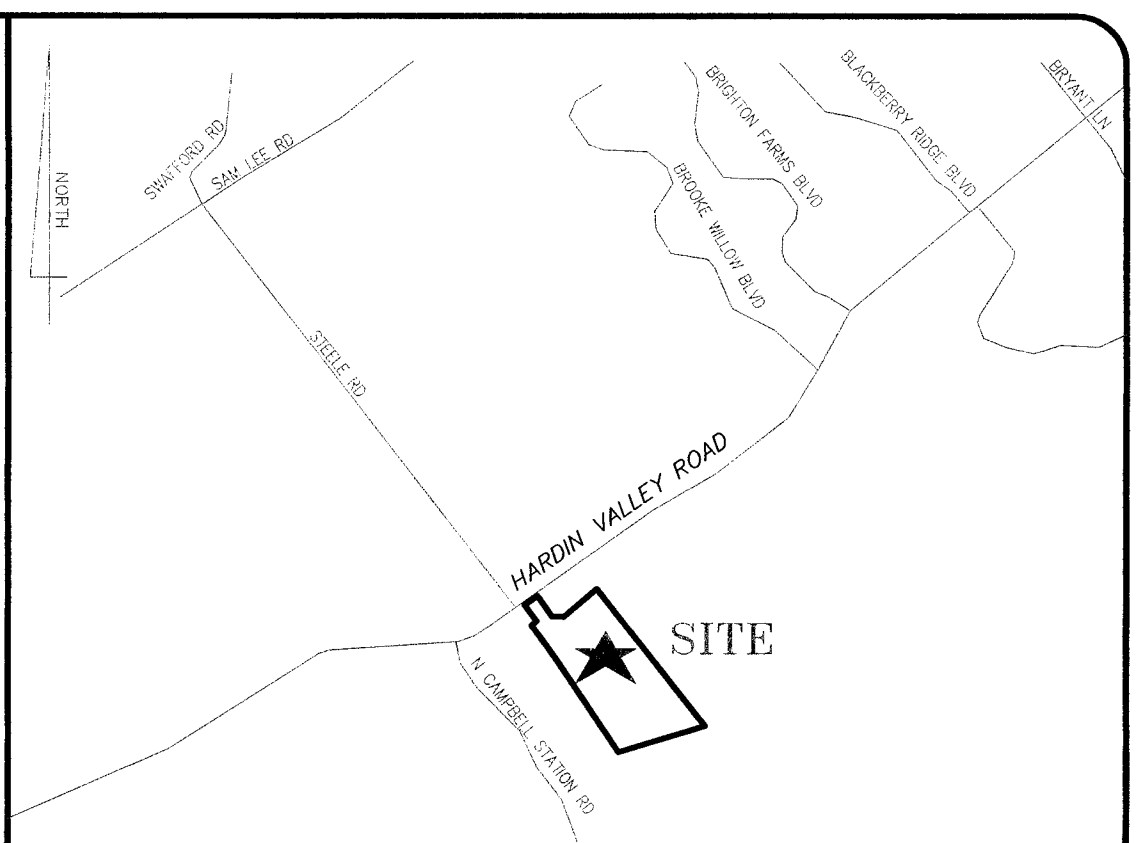
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approved the 19th day of April, 2023
Signed: Jim Snowden by Dennis Irwin Date: Apr 19, 2023
Dept.: Engineering & Public Works Title: Director

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: Brookstone Steele Road, LLC
Signature(s): Leah J. Wells
Date: Apr 20, 2023

OWNERS
BROOKSTONE STEELE ROAD LLC
2700 HILLYWOOD BL
HOLLYWOOD, FL 33320



Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of 20____

Engineering Director Jim Snowden by Dennis Irwin Date: Apr 19, 2023

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: Apr 19, 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.

WKUD
Utility Provider
Authorized Signature for Utility: _____ Date: Apr 24, 2023

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

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Utility Provider
Authorized Signature for Utility: _____ Date: Apr 24, 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: Madison Lewis
Date: 10/30/2023

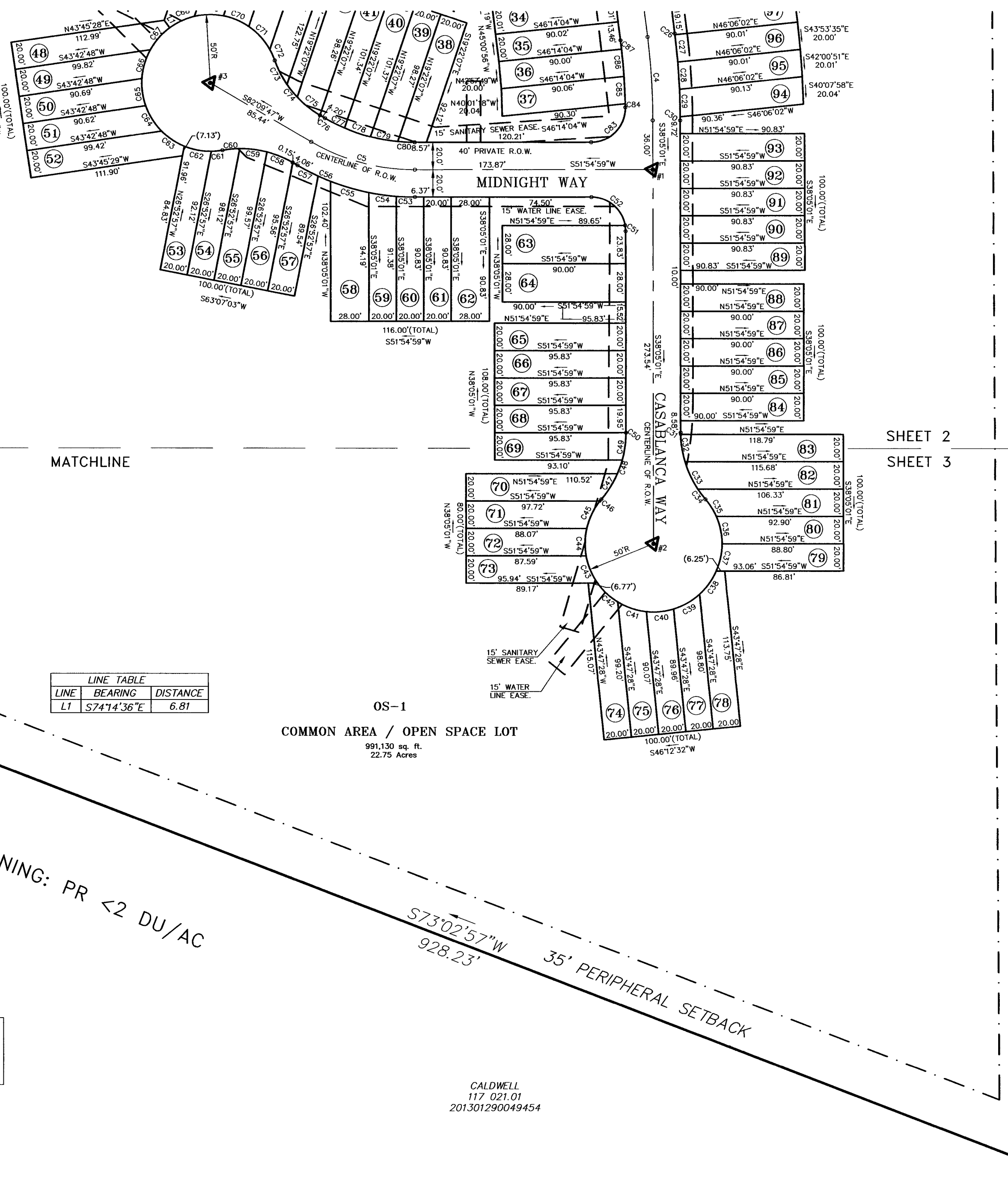
Zoning
Zoning Shown on Official Map: PR <2 DU/AC

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Signed: Amy Brooks
Date: 6/30/2023

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument 202304140055551



PERMANENT REFERENCE MARKERS

- MARKERS
M1 N 585700.73
M2 E 2507246.97
M3 N 585480.42
M4 E 2507246.97
M5 N 585555.30
M6 E 2506784.68

LOT SIZES

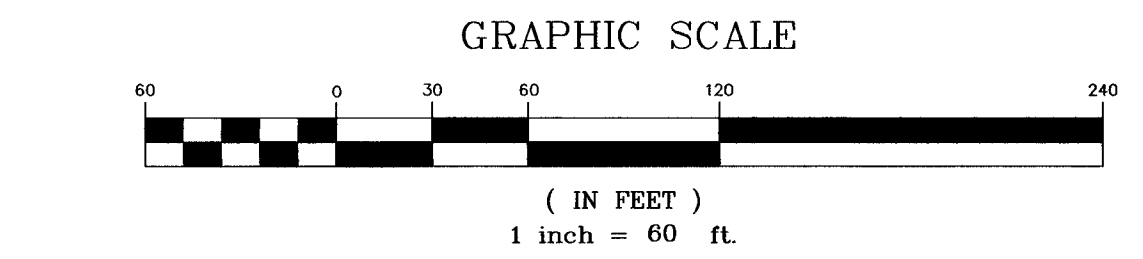
Table with 3 columns: Lot #, Area (sq. ft.), Area (Acres). Lists lot sizes for lots 48 through 78.

CURVE TABLE

Table with 5 columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Lists curve data for curves C31 through C51.

LOT SIZES

Table with 3 columns: Lot #, Area (sq. ft.), Area (Acres). Lists lot sizes for lots 70 through 82.



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 TDOF 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.

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LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
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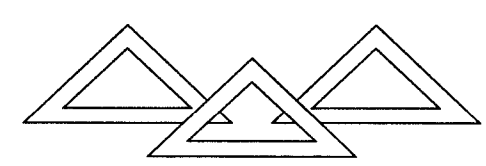


Table with 2 columns: Action (DRAWN BY, CHECKED BY, etc.) and Date. Lists project history from 08/18/2022 to 06/09/2023.

7-W-22-COR
Brookstone Holdings, LLC,
2601 S BAYSHORE DRIVE |SUITE 725
COCONUT GROVE, FL 33133
Phone: 954.362.5703



Registered Land Surveyor: RYAN S. LYNCH
Tennessee License No. 2447
Date: 07/18/2022

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: Ryan S. Lynch
Tennessee License No. 2447
Date: 07/18/2022

CORRECTED PLAT OF:



STEELE LANDING SUBDIVISION
Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
4089-06
SHEET NO:
3 of 3