

TOTAL AREA  
69.92 ACRES  
(3,045,698 sq.ft.)  
THIS PHASE: 49.65 ACRES  
(2,162,659 sq.ft.)  
ROADS: 2.10 ACRES  
OPEN SPACE LOT OS-2: 30.01 ACRES  
TOTAL HOUSE LOTS=55

**Zoning**

Zoning Shown on Official Map \_\_\_\_\_

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

By: \_\_\_\_\_

**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 \_\_\_\_\_

**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: \_\_\_\_\_

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

**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: \_\_\_\_\_

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**Taxes and Assessments**

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

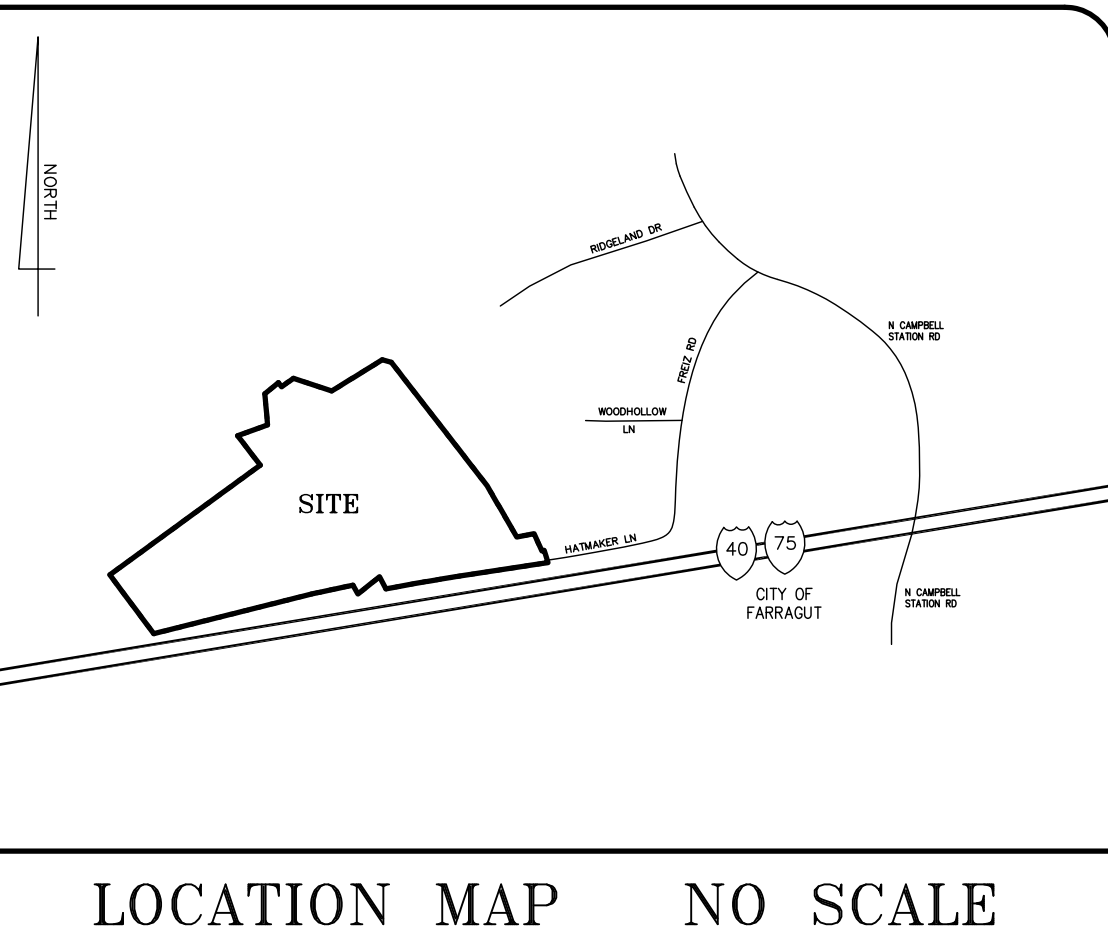
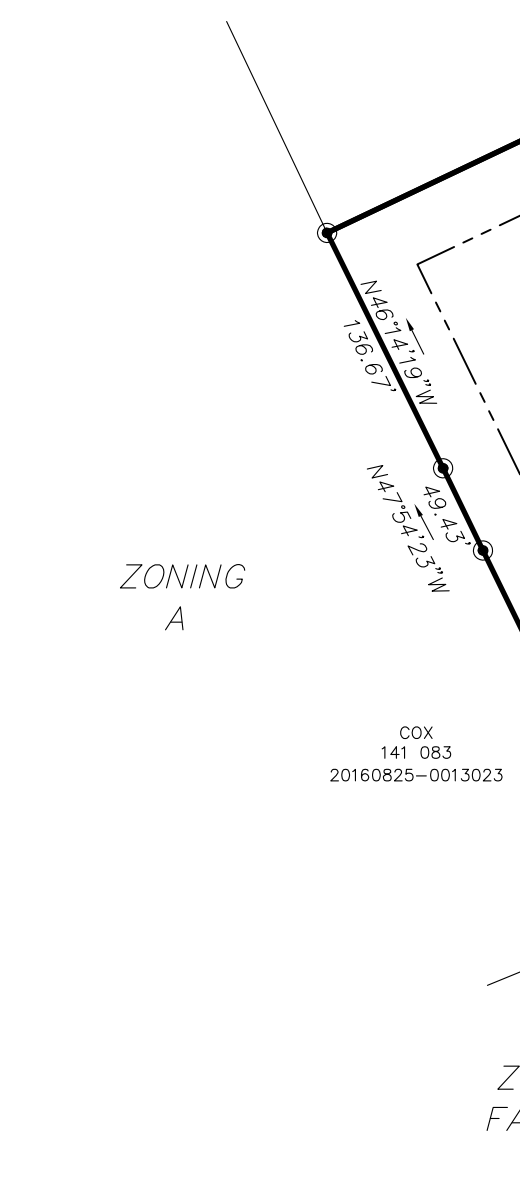
City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202307210003796.

FLOODWAY LINE MARKS BEGINNING OF "T" ZONING  
25' INNER BUFFER = NO OUSTURB CREEK BUFFER  
25' OUTER BUFFER = NO BUILD CREEK BUFFER

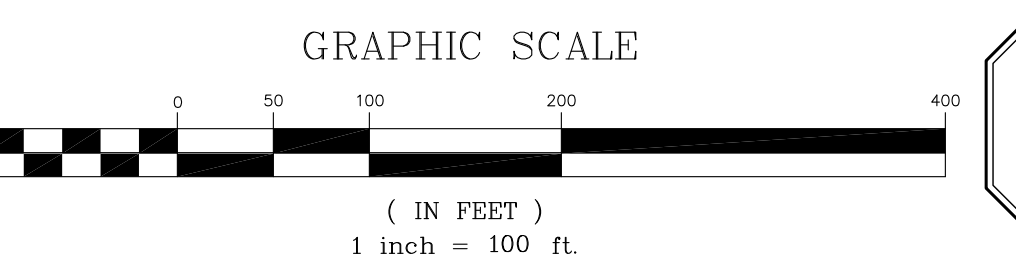
SYMBOL LEGEND	
	FOUND MONUMENTATION (WITH SIZE & TYPE)
	IRON ROD SET (SEE NOTE 1)
	CONCRETE R.O.W. MONUMENT
	REF - PERMANENT REFERENCE MONUMENT (R.R. SPIKE IN ASPHALT OR AS NOTED)
	DRAINAGE EASEMENT
	WATER LINE EASEMENT
	SANITARY SEWER EASEMENT



- 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".
- CLT TAX MAP 141 PARCEL 082.
- DEED REFERENCES - 141 082: 20160523-0067594 PLAT REFERENCE - LOTS 1 & 2 DOROTHY GOODMAN SUBDIVISION 20160622-0074816 SONESTA SUBDIVISION PHASE 1 20230830-0011345
- THIS PROPERTY IS ZONED PR <3 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4709302259F EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- 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.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NO 202308280010970.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSIONS FILES 12-SB-20-C AND 12-C-20-UR (2/11/2021).
- ALL LOTS WILL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.

**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: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_



**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.

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

**Certification of Approval of Public Water System - Major Subdivisions**  
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Utility Provider \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_

**Planning Commission 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 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 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: \_\_\_\_\_ Date: \_\_\_\_\_  
**1-SD-24-F**

**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.

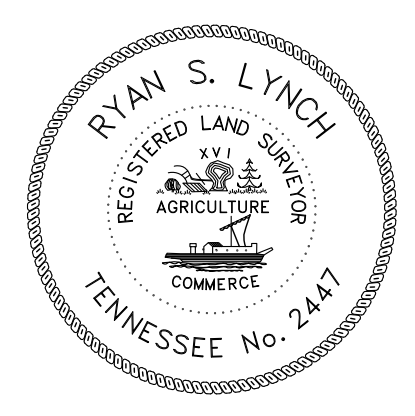
Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_

**Certification of Class and Accuracy of Survey**

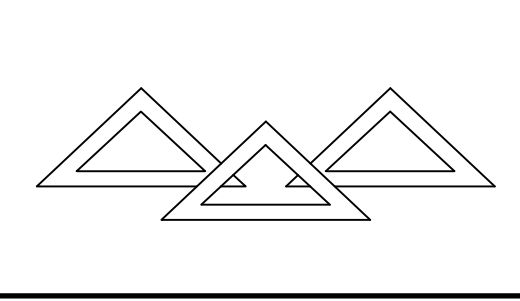
I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

**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: \_\_\_\_\_



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



REVISIONS	
DRAWN BY: M.STRANGE	1 PLANNING COMMENTS 12/05/2023
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=100'	4
DATE: 11/27/2023	5
	6

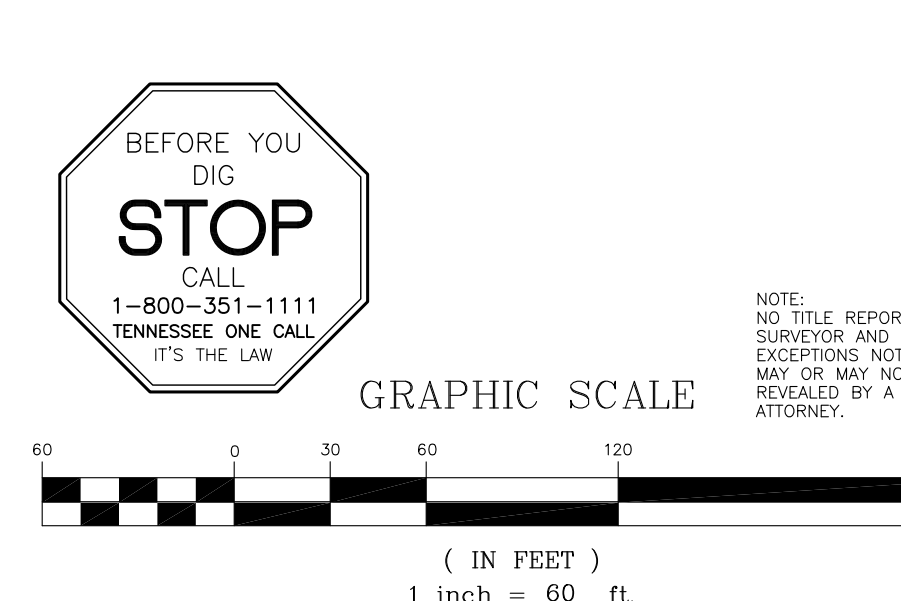
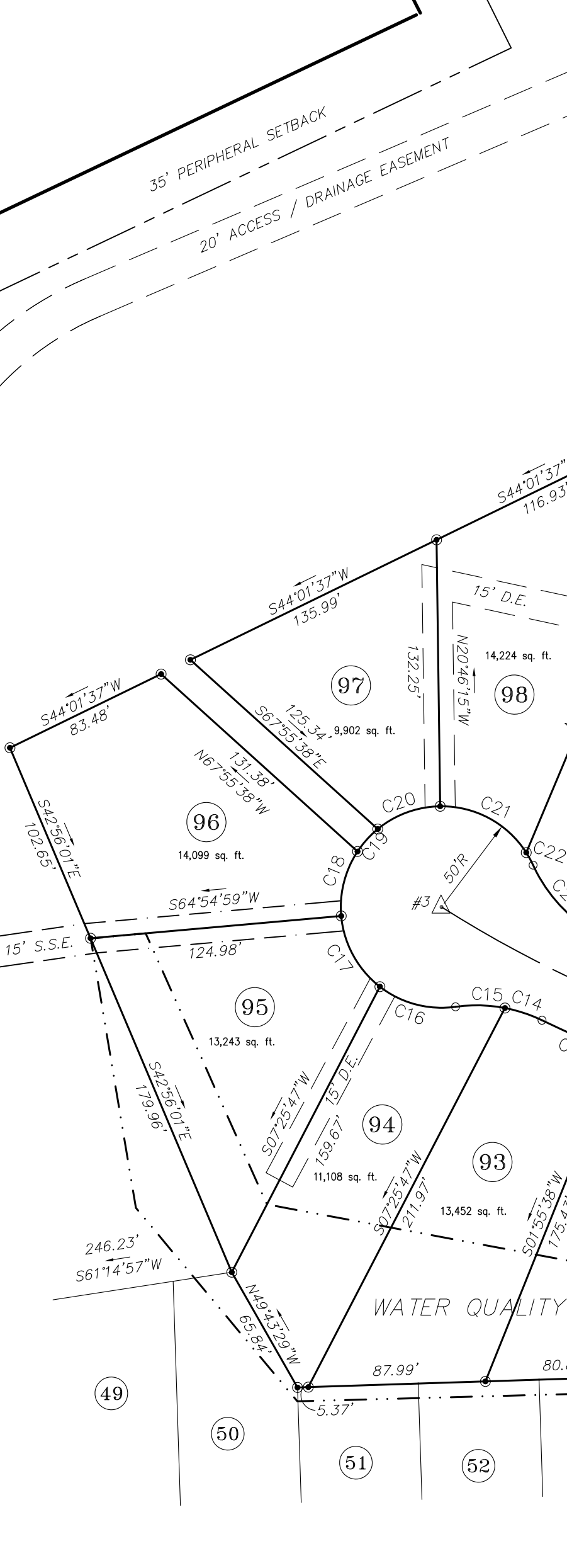
SURVEY FOR/OWNER:  
**S&E PROPERTIES, LLC/S AND E PROPERTIES LLC**  
405 MONTBROOK ROAD  
Knoxville, Tennessee 37919  
Phone: (865) 693-9699

FINAL PLAT OF:  
**Sonesta Subdivision Phase 2**  
Lots 74 Thru 128  
Knoxville, Tennessee  
District 6, Knox County, Tennessee

PROJECT NO.  
**3903-06**  
SHEET NO.  
**1 of 3**



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**Zoning**  
Zoning Shown on Official Map \_\_\_\_\_  
Date: \_\_\_\_\_  
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The Knox County Department of Engineering and Public Works hereby approves this plat on this the \_\_\_\_\_ day of 20\_\_\_\_.  
Engineering Director \_\_\_\_\_

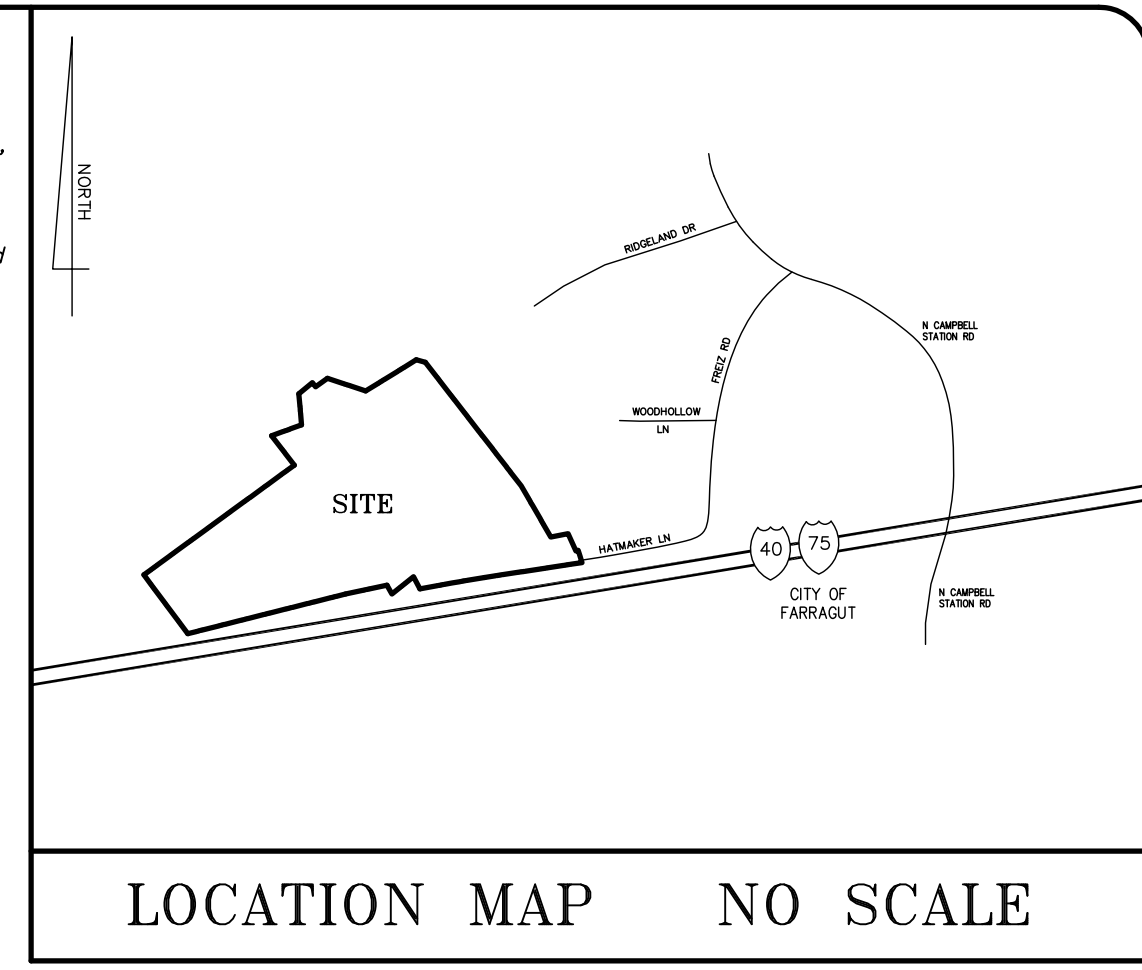
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Owner(s) Printed Name: \_\_\_\_\_  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

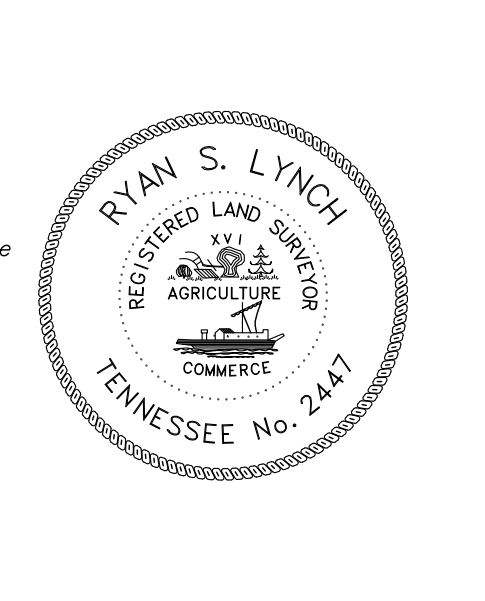


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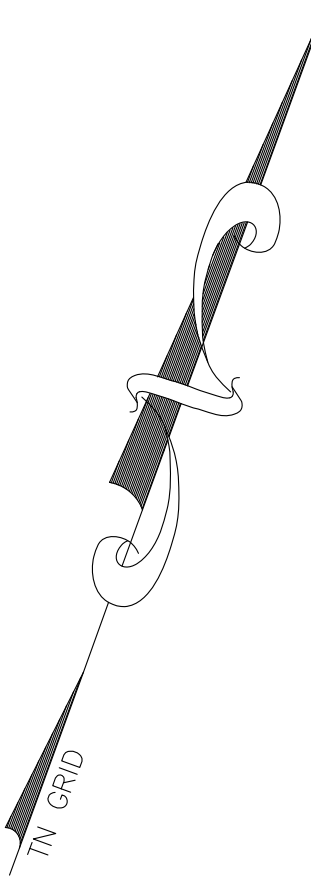
CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S44°47'51"E	126.82	200.00	129.04	C16	N84°52'37"E	38.88	50.00	39.94	C31	N24°27'18"E	31.62	25.00	34.24	C46	S02°14'29"W	78.13	175.00	78.80
C2	S10°37'09"W	240.35	200.00	257.84	C17	S48°39'43"E	40.00	50.00	41.15	C32	S09°09'40"E	44.03	225.00	44.11	C47	S27°13'27"E	99.79	175.00	101.20
C3	N82°59'52"E	396.84	625.00	404.45	C18	S05°49'08"E	32.99	50.00	33.82	C33	S05°24'13"W	70.00	225.00	70.29	C48	S53°32'10"E	59.25	175.00	59.53
C4	S83°32'42"E	37.07	225.00	37.11	C19	S22°04'22"W	15.00	50.00	15.06	C34	S24°28'59"W	60.55	225.00	60.73	C49	S54°16'59"E	57.81	200.00	58.01
C5	S45°50'28"E	62.55	225.00	62.76	C20	S49°57'52"W	32.99	50.00	33.62	C35	S29°52'45"W	0.48	225.00	0.48	C50	S69°03'34"E	45.05	200.00	45.15
C6	N72°04'55"W	31.62	25.00	34.24	C21	N81°44'35"W	48.52	50.00	50.66	C36	N15°27'44"E	37.50	75.00	37.90	C51	S81°57'44"E	44.84	200.00	44.93
C7	N64°03'06"E	7.97	625.00	7.97	C22	N48°38'30"W	7.10	50.00	7.11	C37	S13°43'24"W	22.05	50.00	22.23	C52	N85°10'55"E	44.72	200.00	44.82
C8	N67°10'05"E	60.00	625.00	60.02	C23	S65°03'19"E	52.50	75.00	53.64	C38	S50°20'59"W	40.49	50.00	41.69	C53	N72°20'48"E	44.70	200.00	44.79
C9	N72°40'14"E	60.00	625.00	60.02	C24	S85°34'40"E	0.70	575.00	0.70	C39	N83°23'39"W	38.06	50.00	39.04	C54	N64°48'31"E	7.83	200.00	7.83
C10	N78°10'19"E	59.98	625.00	60.00	C25	S88°36'13"E	60.00	575.00	60.03	C40	N52°20'49"W	15.00	50.00	15.15	C55	S21°07'45"W	20.82	105.00	20.85
C11	N83°40'24"E	60.00	625.00	60.02	C26	N85°24'54"E	60.00	575.00	60.03	C41	N28°28'59"W	26.25	50.00	26.57	C56	S04°16'27"W	30.70	105.00	30.89
C12	N89°10'33"E	60.00	625.00	60.02	C27	N79°26'01"E	60.00	575.00	60.03	C42	N27°11'01"E	64.82	50.00	70.53	C57	S08°59'44"E	14.18	105.00	14.19
C13	S86°11'57"E	40.87	625.00	40.88	C28	N73°27'08"E	60.00	575.00	60.03	C43	N69°38'46"E	3.58	50.00	3.58	C58	S24°23'50"E	43.17	105.00	43.48
C14	S88°14'49"W	19.39	75.00	19.45	C29	N67°28'15"E	60.00	575.00	60.02	C44	S44°14'56"W	69.15	75.00	71.86	C59	S49°46'17"E	49.06	105.00	49.52
C15	S71°24'24"W	24.53	75.00	24.64	C30	N64°05'00"E	7.97	575.00	7.97	C45	S15°58'11"W	5.06	175.00	5.06					

**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 "IV" 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.  
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Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_



<b>LYNCH SURVEYS LLC</b> SUBDIVISIONS   AS-BUILTS   SITE DESIGN 4405 COSTER RD. KNOXVILLE, TENN. 37912 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM	REVISIONS 1 PLANNING COMMENTS 12/05/2023 2 3 4 5 6	S&E PROPERTIES, LLC/S AND E PROPERTIES LLC 405 MONTBROOK ROAD Knoxville, Tennessee 37919 Phone: (865) 693-9699	Sonesta Subdivision Phase 2 Lots 74 Thru 128 Knoxville, Tennessee District 6, Knox County, Tennessee	PROJECT NO. <b>3903-06</b>
				SHEET NO. <b>2 of 3</b>



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**Zoning**

Zoning Shown on Official Map \_\_\_\_\_  
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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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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: \_\_\_\_\_ Date: \_\_\_\_\_

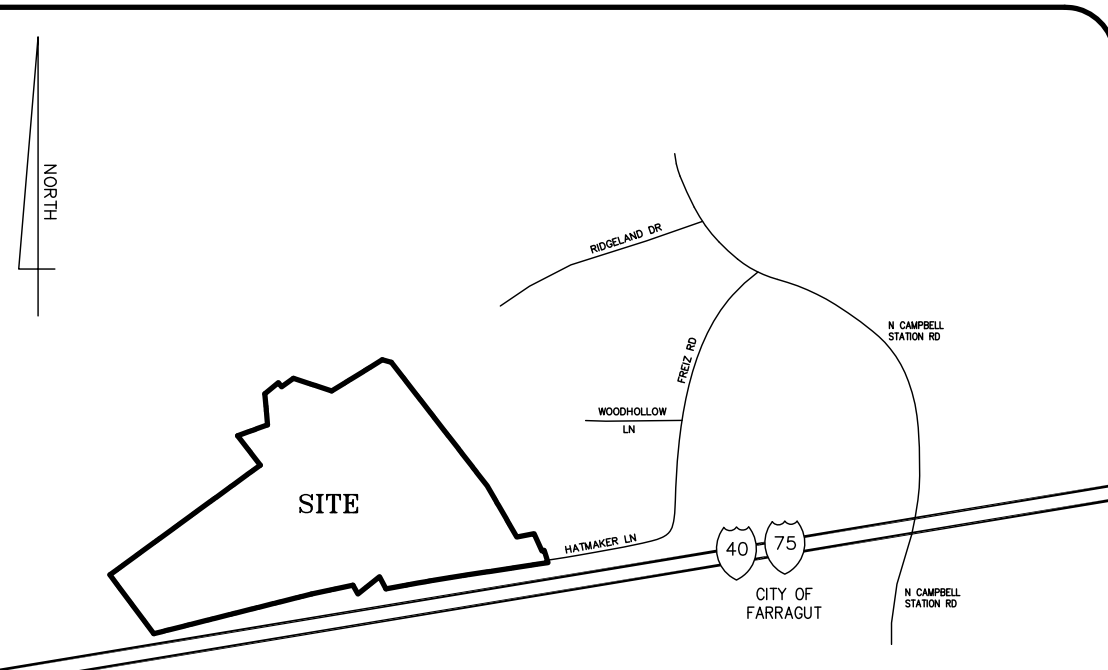
**Certificate of Ownership and General Dedication**

(I, We), the undersigned owner(s) of the property shown hereon, 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): \_\_\_\_\_

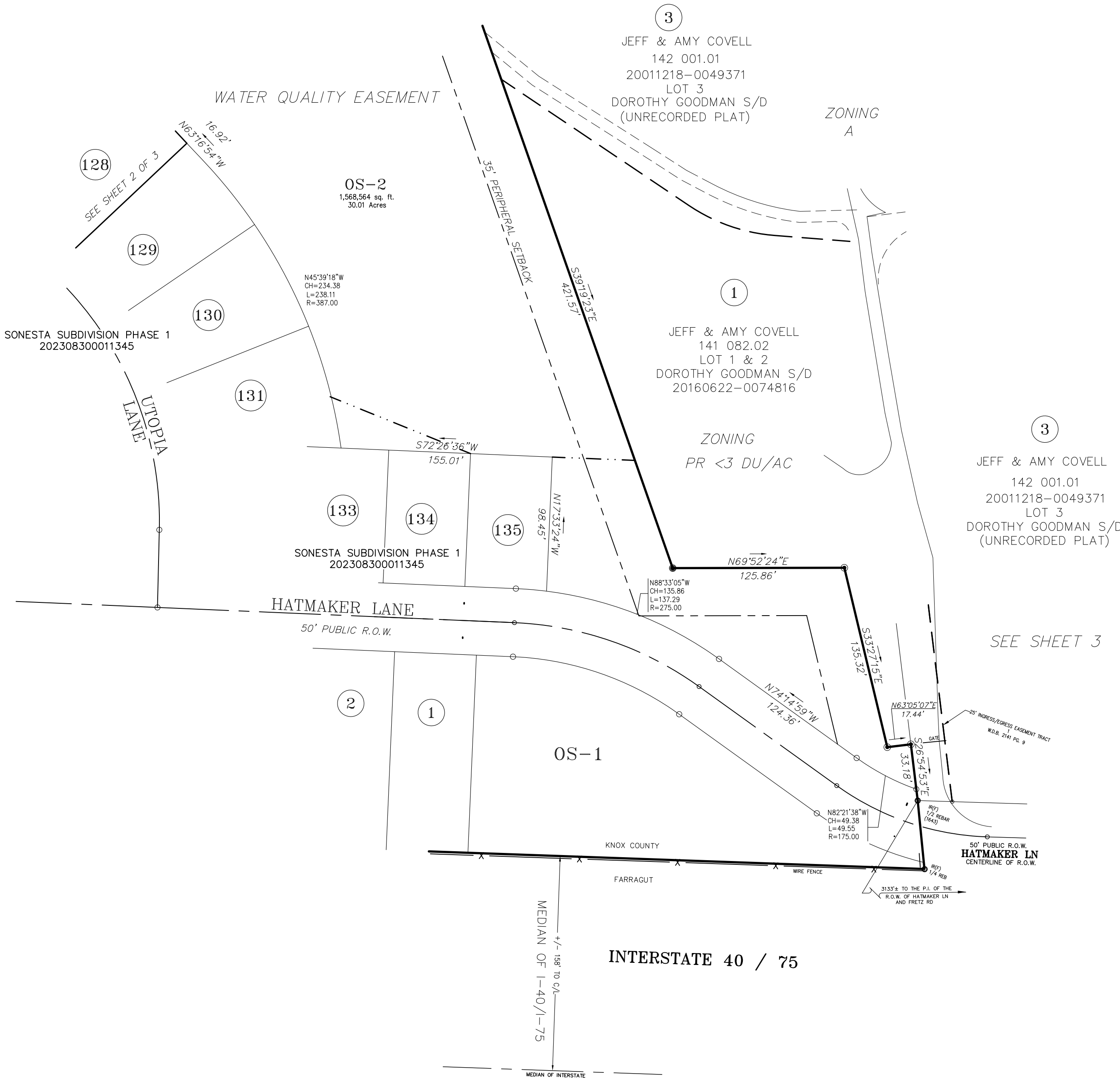
Date: \_\_\_\_\_



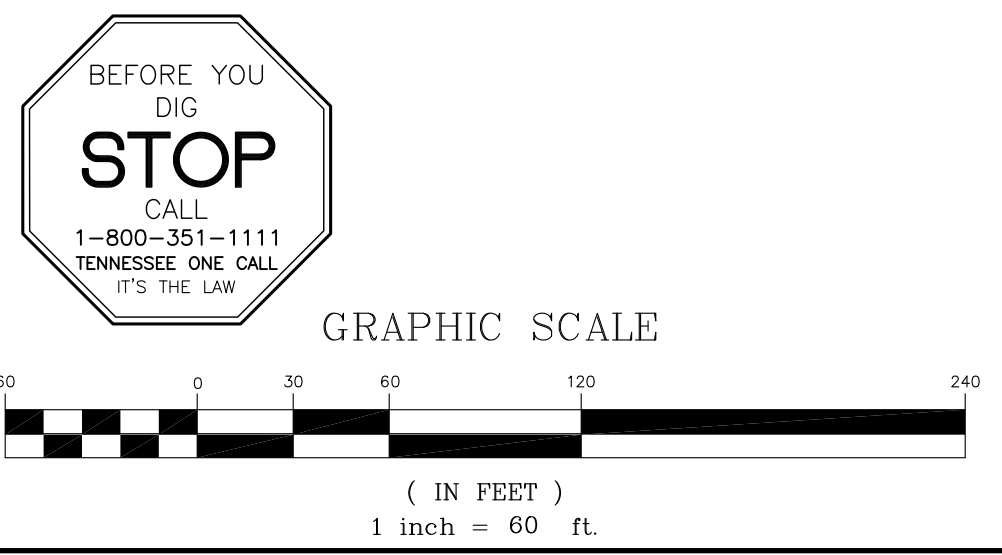
**LOCATION MAP NO SCALE**

- 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".
- CLT TAX MAP 141 PARCEL 082.
- DEED REFERENCES - 141 082: 20160523-0067594  
PLAT REFERENCE - LOTS 1 & 2 DOROTHY GOODMAN SUBDIVISION 20160622-0074816  
SONESTA SUBDIVISION PHASE 1 20230830-0011345
- THIS PROPERTY IS ZONED PR <3 DU/AC  
MINIMUM SETBACKS:  
FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0239F EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- 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.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- HOME OWNER'S ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NO 202308280010970.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSIONS FILES 12-SB-20-C AND 12-C-20-UR (2/11/2021).
- ALL LOTS WILL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.

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



SYMBOL LEGEND	
	FOUND MONUMENTATION (WITH SIZE & TYPE)
	IRON ROD SET (SEE NOTE 1)
	CONCRETE R.O.W. MONUMENT
	PERMANENT REFERENCE MONUMENT (R.R. SPIKE IN ASPHALT OR AS NOTED)
	DRAINAGE EASEMENT
	WATER LINE EASEMENT
	SANITARY SEWER EASEMENT



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, 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.  
NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

**1-SD-24-F**

**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: \_\_\_\_\_

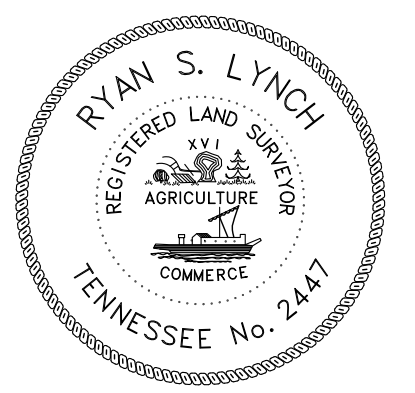
**Certification of Class and Accuracy of Survey**

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" 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: \_\_\_\_\_



REVISIONS	
DRAWN BY: M.STRANGE	1 PLANNING COMMENTS 12/05/2023
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=60'	4
DATE: 04/25/2023	5
	6

S&E PROPERTIES, LLC/S AND E PROPERTIES LLC  
405 MONTBROOK ROAD  
Knoxville, Tennessee 37919  
Phone: (865) 693-9699

Sonesta Subdivision Phase 2  
Lots 74 Thru 128  
Knoxville, Tennessee  
District 6, Knox County, Tennessee

PROJECT NO.  
3903-06  
SHEET NO.  
3 of 3