

TOTAL AREA = 76.72 ACRES
3,341,711 sq.ft.
TOTAL LOTS
BUILDING LOTS: 95
OPEN SPACE/COMMUNIT LOTS: 4

Certification of Approval of Public Sanitary Sewer 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 _____ Date _____
Authorized Signature for Utility _____

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 water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

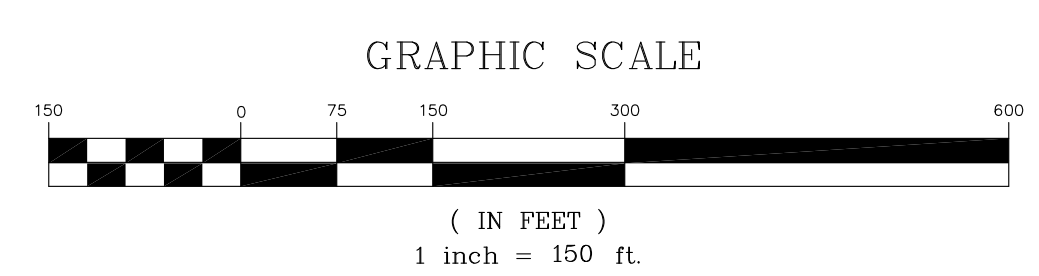
Utility Provider _____ Date _____
Authorized Signature for Utility _____

Inspection of Completed Streets and Related Improvements.
I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).

Signed: _____ Date: _____
Dept: _____ Title: _____
Zoning: _____
Zoning Shown on Official Map _____ Date: _____
By: _____

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: _____



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 REPR: 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.

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 _____
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: _____

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 the _____ day of _____ 20____

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.

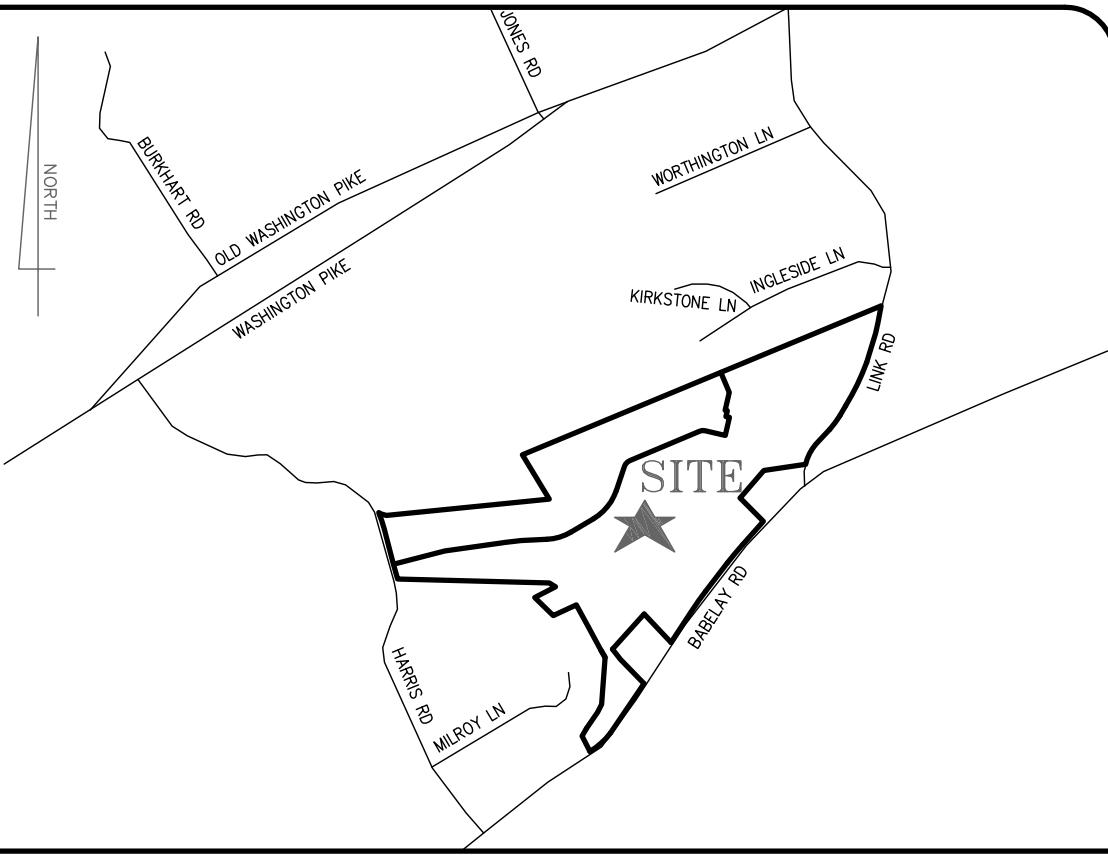
Signed: _____ Date: _____
Dept: _____ Title: _____

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: _____

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: _____



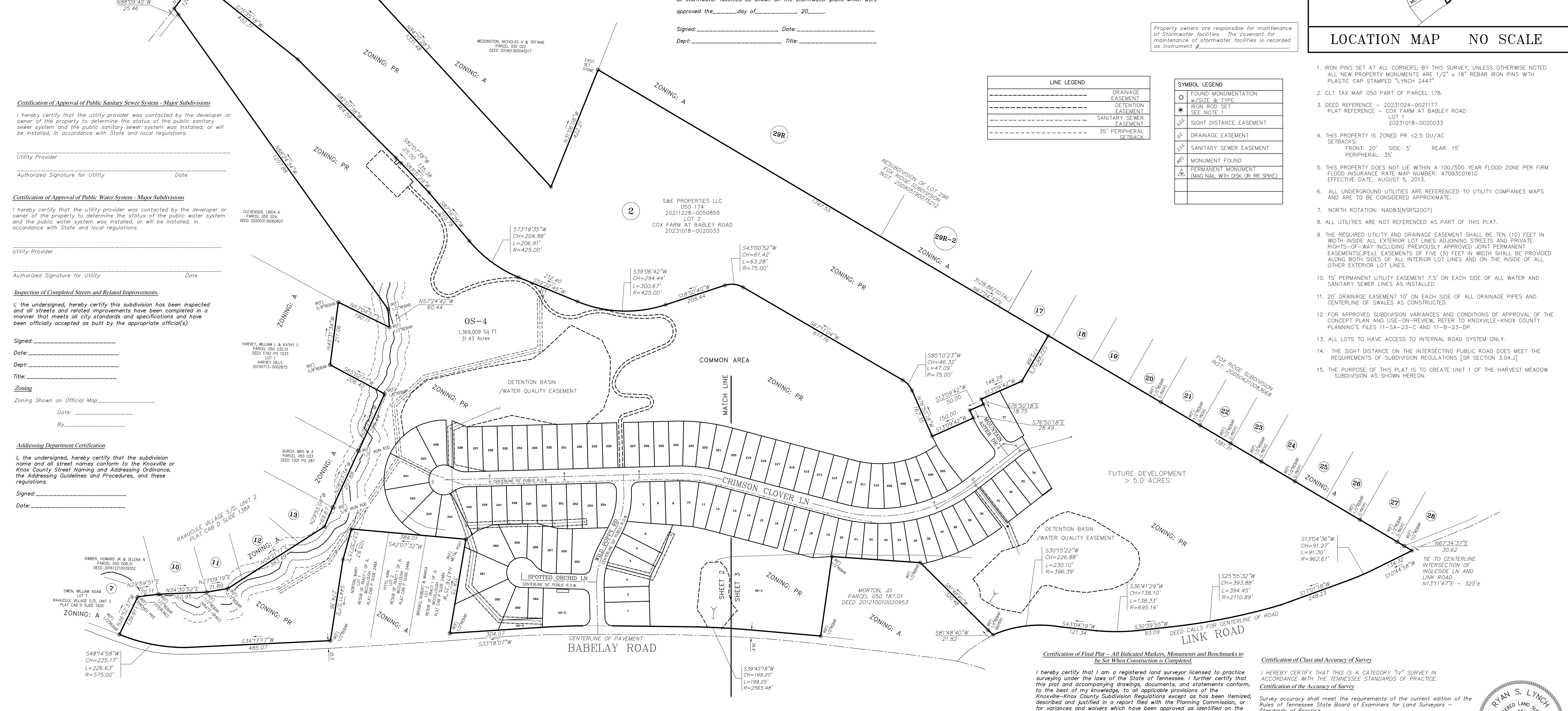
LOCATION MAP NO SCALE

- 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 050 PART OF PARCEL 178.
- DEED REFERENCE - 20231024-0021177 PLAT REFERENCE - COX FARM AT BABELAY ROAD LOT 1 20231018-0020033
- THIS PROPERTY IS ZONED PR <2.5 DU/AC SETBACKS: FRONT: 20' SIDE: 5' REAR: 15'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0161G EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- ALL UTILITIES ARE NOT REFERENCED AS PART OF THIS PLAT.
- 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 (PEES). 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.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 11-SA-23-C AND 11-B-23-OP.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD DOES MEET THE REQUIREMENTS OF SUBDIVISION REGULATIONS [SR SECTION 3.04.J]
- THE PURPOSE OF THIS PLAT IS TO CREATE UNIT 1 OF THE HARVEST MEADOW SUBDIVISION AS SHOWN HEREON.

LINE LEGEND	
---	DRAINAGE EASEMENT
- - - - -	DETENTION EASEMENT
- . - . -	SANITARY SEWER EASEMENT
---	35' PERIPHERAL SETBACK

SYMBOL LEGEND	
○	FOUND MONUMENTATION w/ SIZE & TYPE
●	IRON ROD SET SEE NOTE 1
○	SIGHT DISTANCE EASEMENT
---	DRAINAGE EASEMENT
- - - - -	SANITARY SEWER EASEMENT
○	MONUMENT FOUND
△	PERMANENT MONUMENT (MAG NAIL WITH DISK OR RR SPIKE)

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



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 properly monuments upon completion of the subdivision.

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: _____

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Date: _____

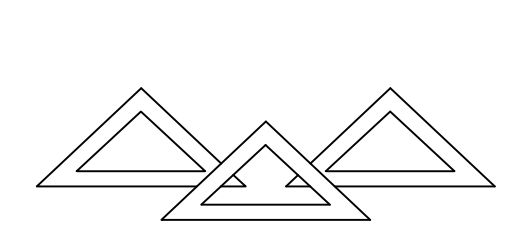


11-SG-24-F

SURVEY FOR/OWNER:

FINAL PLAT OF:

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 PS COMMENTS 10/08/2024
CHECKED BY: R. LYNCH	2 ENG COMMENTS 10/14/2024
APPROVED BY: R.S.L.	3
SCALE: 1"=150'	4
DATE: 09/26/2024	5
	6

HERITAGE LAND DEVELOPMENT PARTNERS LLC
3571 Louisville Road
Louisville, Tennessee 37777
Phone: (865) 851-7373

Harvest Meadow, Unit 1
Knoxville, Tennessee
District 8, Knox County, Tennessee

PROJECT NO.
4617-03
SHEET NO.
1 of 3

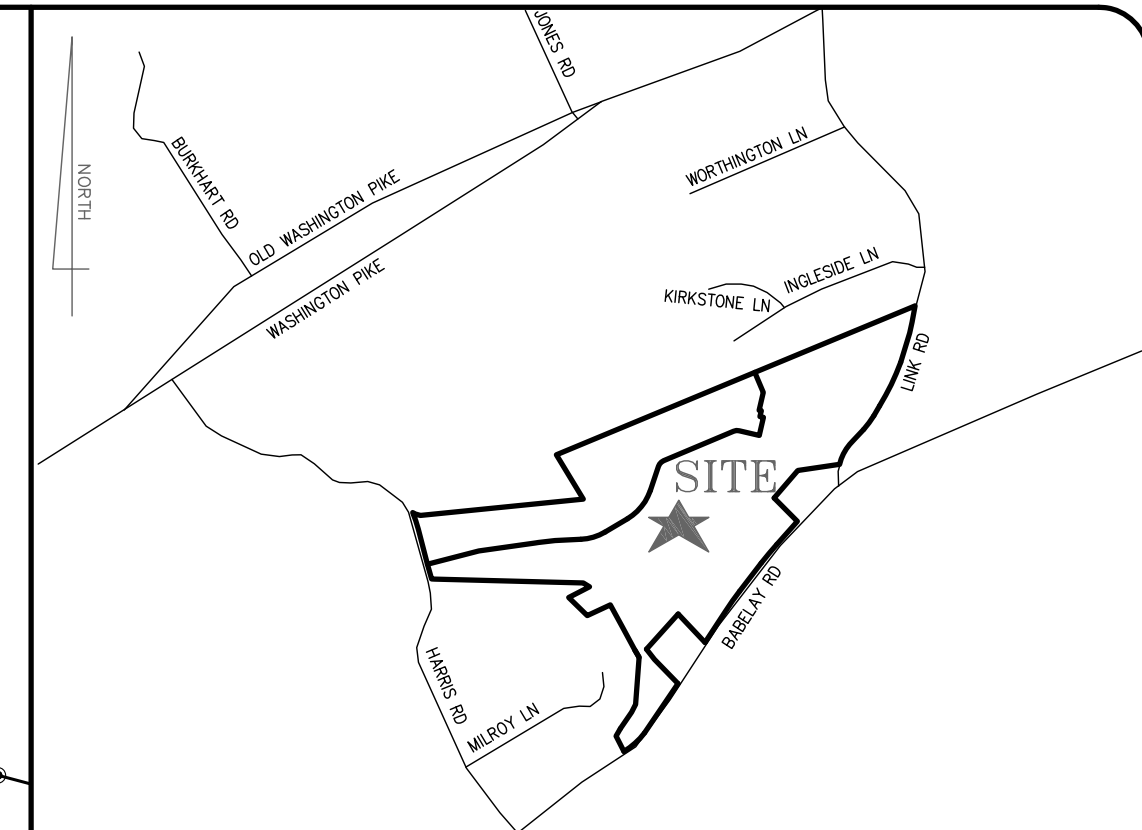
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PERMANENT REFERENCE MONUMENTS
 REF#1 N 635085.07
 REF#2 N 635372.33
 REF#3 N 636438.92

COMMON AREA
 OS-4
 1,369,009 Sq Ft
 31.43 Acres

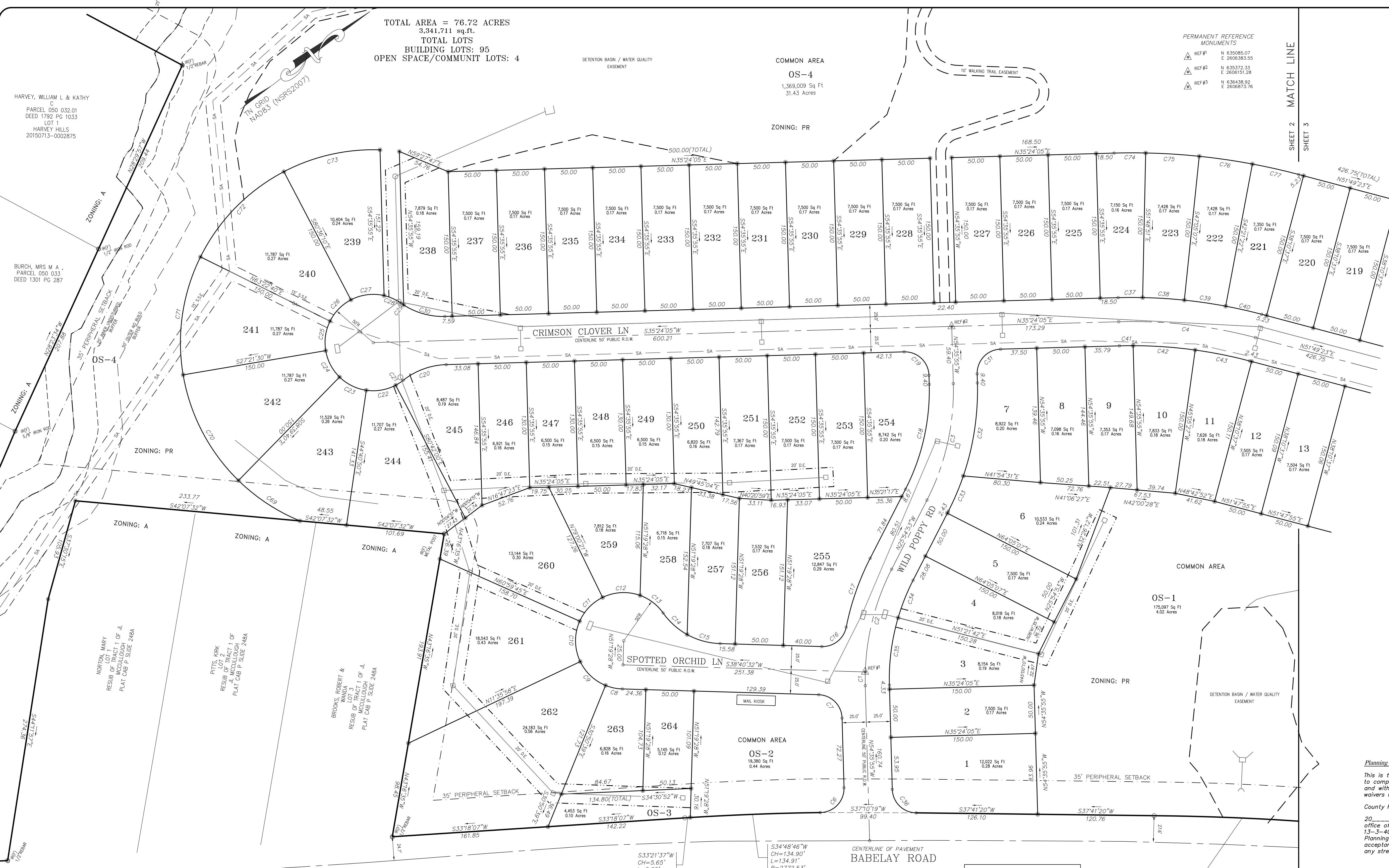
ZONING: PR

SHEET 2 MATCH LINE
 SHEET 3



LOCATION MAP NO SCALE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C6	N09°11'53"W	35.60	25.00	39.62
C7	S82°02'18"W	34.33	25.00	37.84
C8	N48°54'57"E	17.78	50.00	17.87
C9	N01°17'41"E	35.06	50.00	36.89
C10	S53°47'02"E	41.92	50.00	43.25
C11	S09°00'18"E	34.20	50.00	34.91
C12	S33°54'36"W	38.94	50.00	40.00
C13	S74°18'56"W	30.05	50.00	30.53
C14	N78°54'06"E	33.50	75.00	33.78
C15	N52°20'12"E	35.43	75.00	35.76
C16	N01°11'50"W	32.27	25.00	35.08
C17	S33°49'21"E	75.67	275.00	75.91
C18	N40°15'24"W	111.47	225.00	112.64
C19	S80°24'05"W	35.36	25.00	39.27
C20	S16°57'59"W	47.43	75.00	48.26
C21	N03°54'57"E	9.38	50.00	9.40
C22	N27°18'35"E	30.92	50.00	31.43
C23	N63°19'46"E	35.92	50.00	31.43
C24	S80°19'05"E	30.92	50.00	31.43
C25	S44°37'55"E	30.92	50.00	31.43
C26	S08°36'45"E	30.92	50.00	31.43
C27	S29°41'39"W	34.69	50.00	35.42
C28	S61°07'52"W	19.32	50.00	19.44
C29	N71°03'05"E	31.19	75.00	31.19
C30	N52°16'59"E	44.39	75.00	45.07
C31	S09°35'55"E	35.36	25.00	39.27
C32	N44°23'14"W	97.50	275.00	98.02
C33	N30°02'43"W	39.62	275.00	39.65
C34	S31°15'35"E	41.92	225.00	41.98
C35	S45°36'06"E	70.37	225.00	70.66
C36	N61°32'42"E	34.64	25.00	38.27
C37	S34°13'17"W	25.51	525.00	25.51
C38	S40°13'01"W	43.32	525.00	43.33
C39	S45°16'45"W	43.32	525.00	43.33
C40	S49°44'00"W	38.29	525.00	38.29
C41	S36°15'30"W	14.21	475.00	14.21
C42	S41°00'44"W	64.57	475.00	64.61
C43	S48°21'58"W	57.28	475.00	57.32
C44	N70°20'31"E	76.30	200.00	76.77
C45	S80°39'05"E	123.67	200.00	125.73
C46	S44°37'55"E	123.67	200.00	125.73
C47	S08°36'45"E	123.67	200.00	125.73
C72	S24°12'16"W	102.23	200.00	103.37
C74	S36°47'37"W	32.80	675.00	32.80
C75	S40°33'01"W	55.70	675.00	55.71
C76	S45°16'45"W	55.70	675.00	55.71
C77	S49°44'00"W	49.23	675.00	49.24



SYMBOL LEGEND

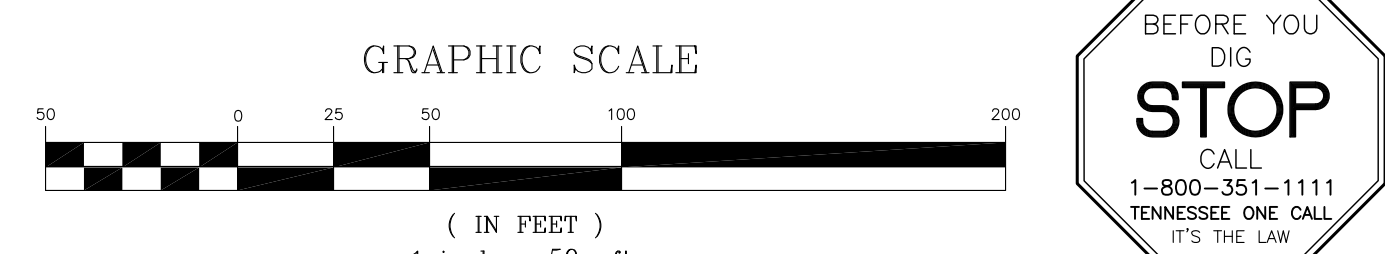
- FOUND MONUMENTATION w/ SIZE & TYPE
- IRON ROD SET SEE NOTE 1
- ⊕ SIGHT DISTANCE EASEMENT
- ⊖ DRAINAGE EASEMENT
- ⊙ SANITARY SEWER EASEMENT
- ⊛ MONUMENT FOUND
- ▲ PERMANENT MONUMENT (MAG NAIL WITH DISK OR RR SPIKE)

ROAD CENTERLINE CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S52°57'42"E	14.28	250.00	14.29
C2	S38°37'11"E	109.96	250.00	110.87
C3	N40°15'24"W	123.85	250.00	125.16
C4	S43°36'44"W	142.82	500.00	143.31
C5	N25°24'17"E	444.92	500.00	461.09

LINE LEGEND

- DRAINAGE EASEMENT
- DETENTION EASEMENT
- SANITARY SEWER EASEMENT



GPS SURVEY NOTE:
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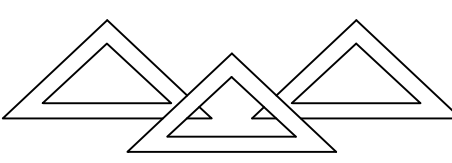
11-SG-24-F

NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SUBDIVISION 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.

SURVEY FOR/OWNER:

FINAL PLAT OF:

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

NO.	DESCRIPTION	DATE
1	PS COMMENTS	10/08/2024
2	ENG COMMENTS	10/14/2024
3	PS COMMENTS	10/18/2024
4		
5		
6		

HERITAGE LAND DEVELOPMENT PARTNERS LLC
 3571 Louisville Road
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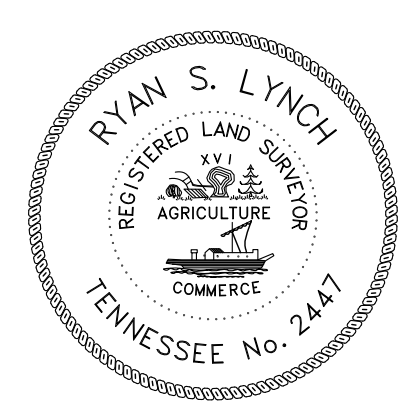
Harvest Meadow, Unit 1
 Knoxville, Tennessee
 District 8, Knox County, Tennessee

PROJECT NO.
4617-03
 SHEET NO.
2 of 3

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 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: _____

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: RYAN S. LYNCH
 Tennessee License No. 2447
 Date: _____



TN GRID
NAD83 (NSRS2007)

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Signed: _____
Date: _____

PERMANENT REFERENCE MONUMENTS

REF #1 N 635085.07
E 2806383.55

REF #2 N 635372.33
E 2806151.28

REF #3 N 636438.92
E 2806873.76

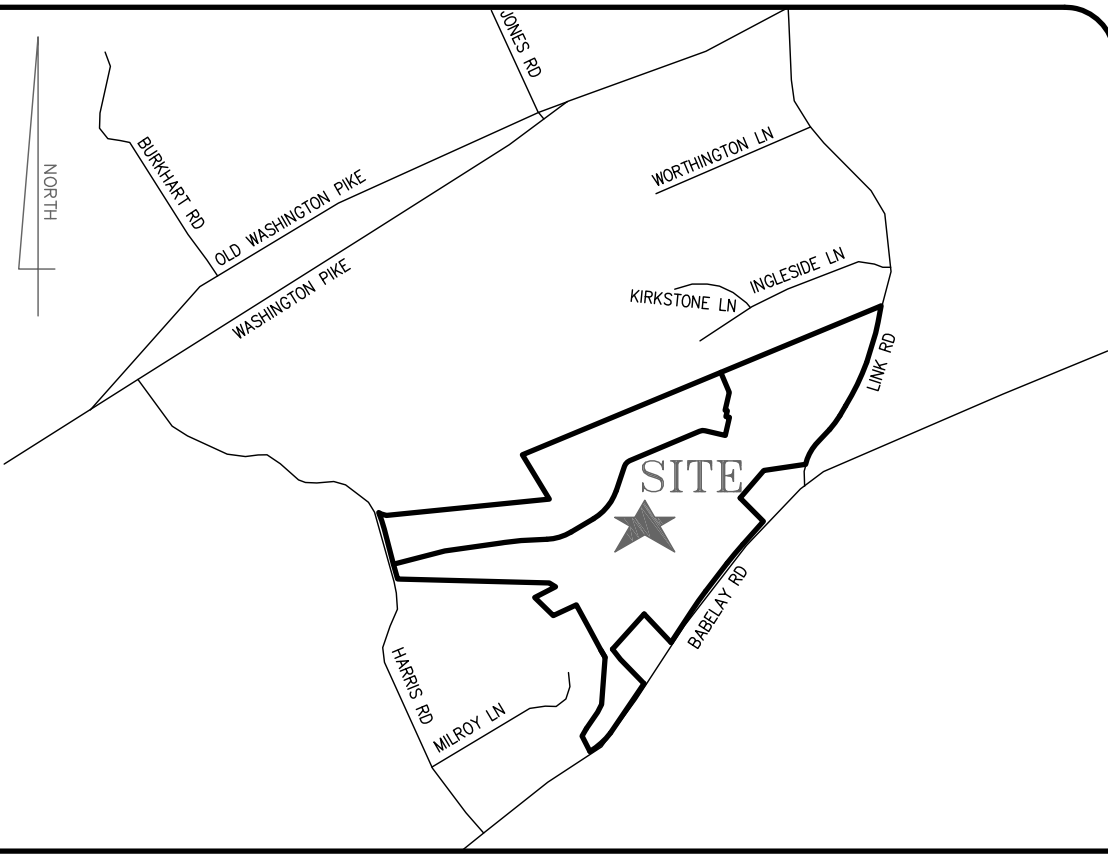
LINE LEGEND

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---	DEFINITION EASEMENT
---	SANITARY SEWER EASEMENT
---	35' PERIPHERAL SETBACK

SYMBOL LEGEND

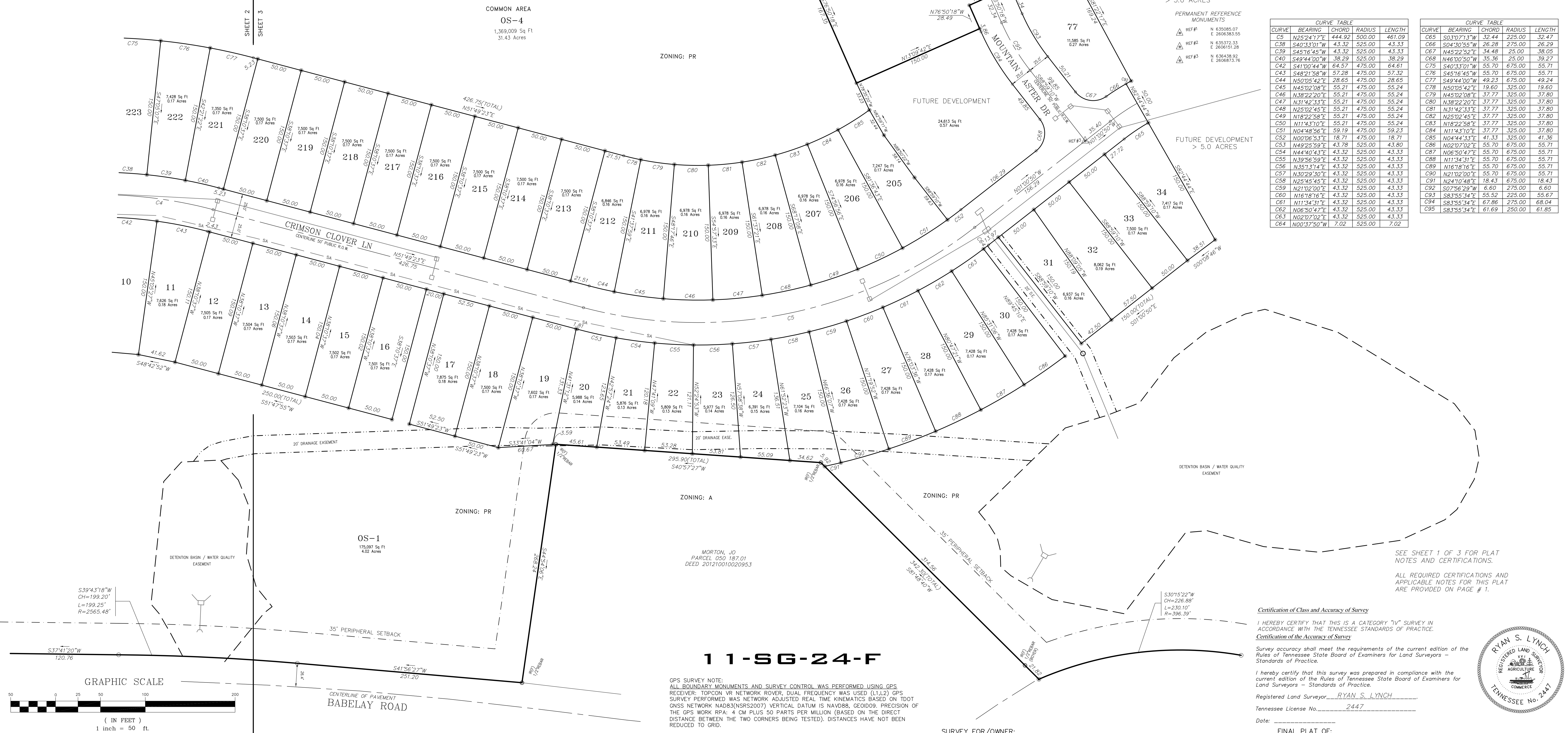
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LOCATION MAP NO SCALE

SHEET 2 MATCH LINE
SHEET 3



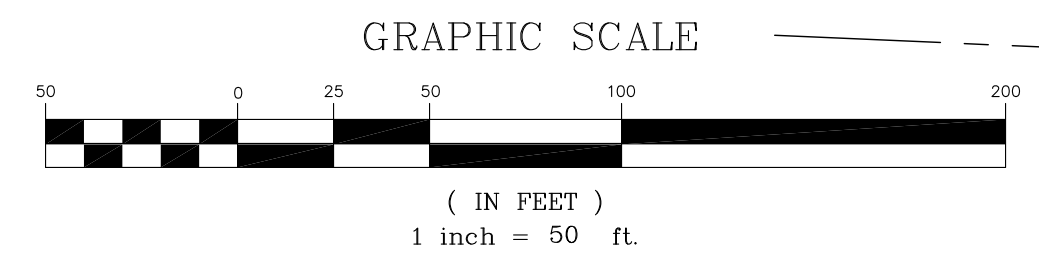
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C46	N38°22'20"E	55.21	475.00	55.24
C47	N31°42'33"E	55.21	475.00	55.24
C48	N25°02'45"E	55.21	475.00	55.24
C49	N18°22'58"E	55.21	475.00	55.24
C50	N11°43'10"E	55.21	475.00	55.24
C51	N04°48'56"E	59.19	475.00	59.23
C52	N00°06'53"E	18.71	475.00	18.71
C53	N49°25'59"E	43.78	525.00	43.80
C54	N44°40'43"E	43.32	525.00	43.33
C55	N39°56'59"E	43.32	525.00	43.33
C56	N35°13'14"E	43.32	525.00	43.33
C57	N30°29'30"E	43.32	525.00	43.33
C58	N25°45'45"E	43.32	525.00	43.33
C59	N21°02'00"E	43.32	525.00	43.33
C60	N16°18'16"E	43.32	525.00	43.33
C61	N11°34'31"E	43.32	525.00	43.33
C62	N06°50'47"E	43.32	525.00	43.33
C63	N02°07'02"E	43.32	525.00	43.33
C64	N00°37'50"W	7.02	525.00	7.02



11-SG-24-F

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Registered Land Surveyor: RYAN S. LYNCH
Tennessee License No. 2447

Date: _____
FINAL PLAT OF:



<p>LYNCH SURVEYS LLC SUBDIVISIONS AS-BUILTS SITE DESIGN 4405 COSTER RD. KNOXVILLE, TENN. 37912 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM</p>	<p>REVISIONS</p> <p>1 PS COMMENTS 10/08/2024</p> <p>2 ENG COMMENTS 10/14/2024</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p>	<p>HERITAGE LAND DEVELOPMENT PARTNERS LLC 3571 Louisville Road Louisville, Tennessee 37777 Phone: (865) 851-7373</p>	<p>Harvest Meadow, Unit 1 Knoxville, Tennessee District 8, Knox County, Tennessee</p>	<p>PROJECT NO. 4617-03</p> <p>SHEET NO. 3 of 3</p>
	<p>DRAWN BY: M.STRANGE</p> <p>CHECKED BY: R. LYNCH</p> <p>APPROVED BY: R.S.L.</p> <p>SCALE: 1"=50'</p> <p>DATE: 09/26/2024</p>			