

TOTAL AREA
69.92 ACRES
(3,045,698 sq.ft.)
THIS PHASE: 20.27 ACRES
(882,932 sq.ft.)
ROADS: 3.45 ACRES
OPEN SPACE LOT 05-1: 0.67 ACRES
TOTAL LOTS=80

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: _____

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 _____

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: _____

County - Release of Easements
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

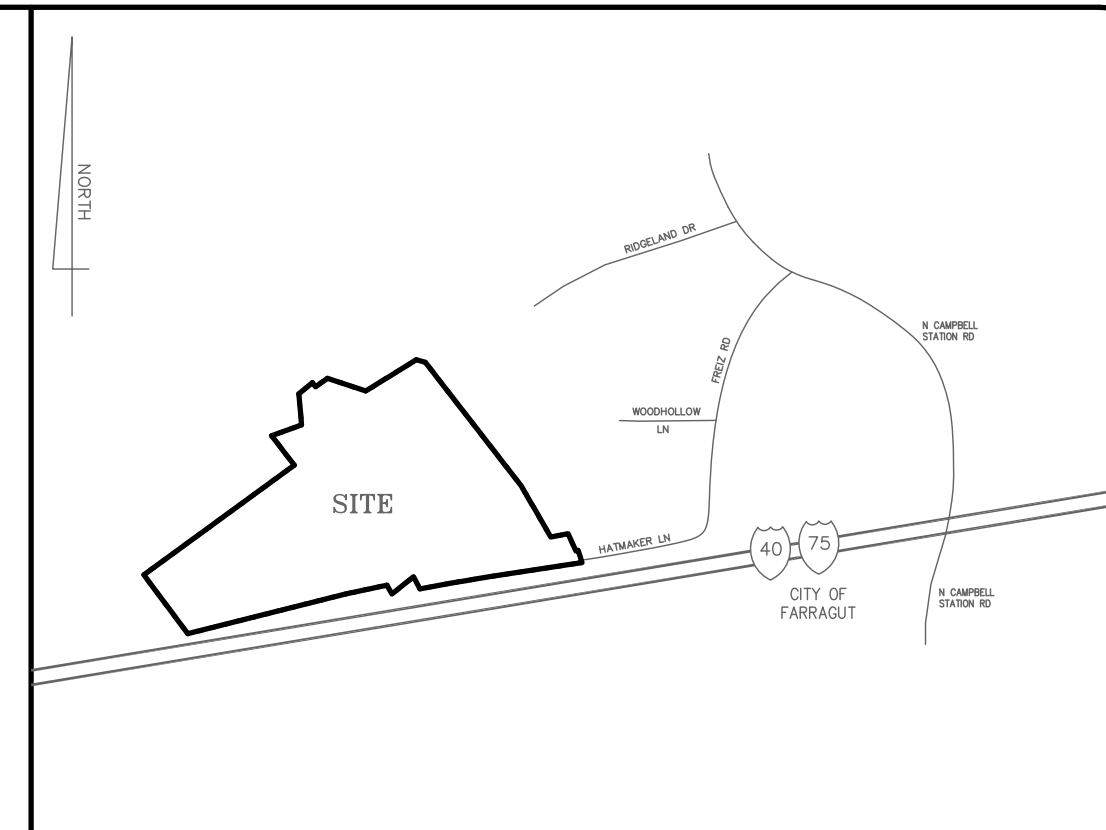
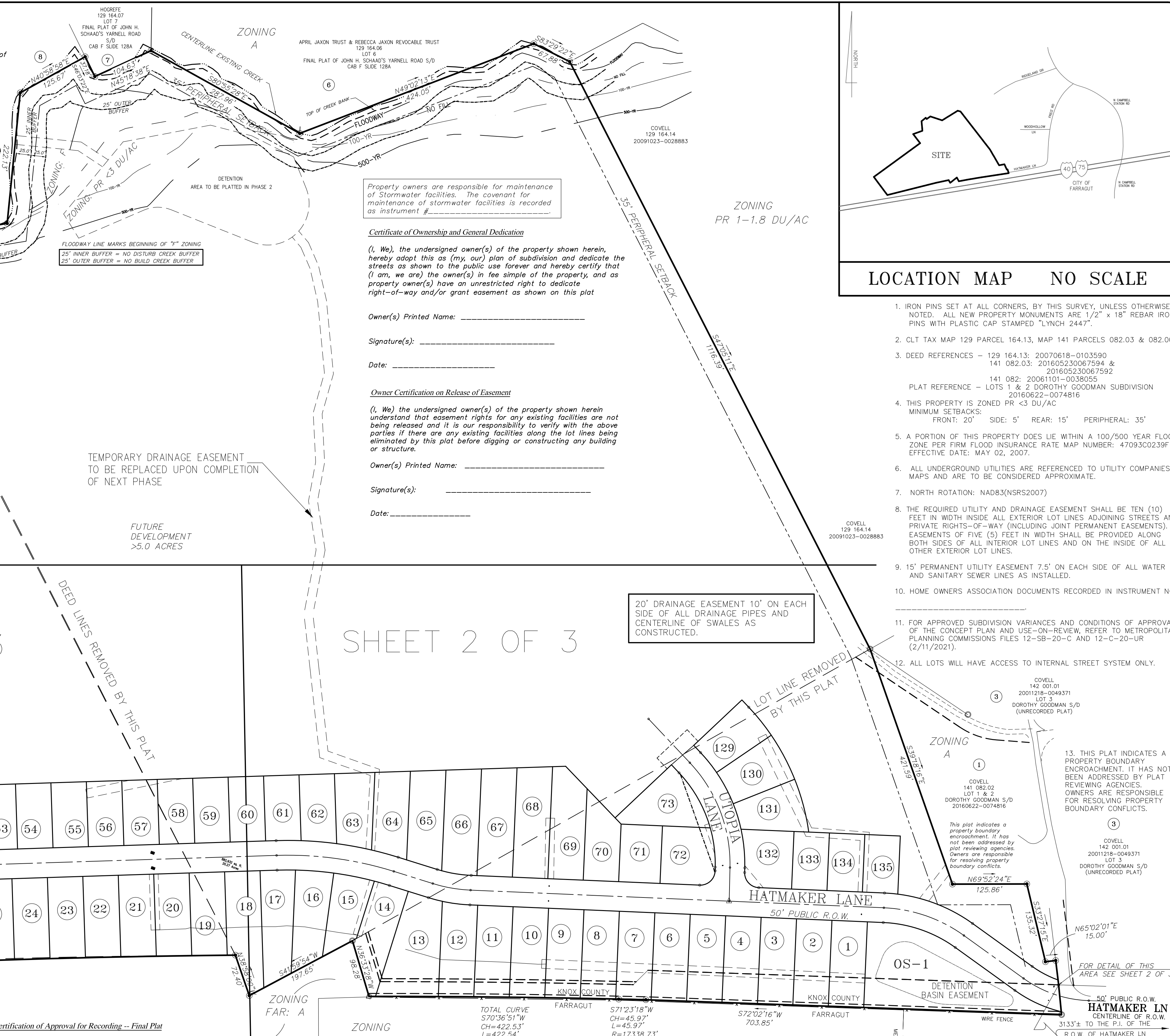
The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works

Signed: _____ Date: _____
Water: (Utility Agency Name)
Signed: _____ Date: _____
Sewer: (Utility Agency Name)
Signed: _____ Date: _____
Electric: (Utility Agency Name)
Signed: _____ Date: _____
Gas: (Utility Agency Name)
Signed: _____ Date: _____
Cable Television: (Utility Agency Name)
Signed: _____ 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: _____



- 13. THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.**
- 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 129 PARCEL 164.13, MAP 141 PARCELS 082.03 & 082.00.
 - DEED REFERENCES - 129 164.13: 20070618-0103590
141 082.03: 201605230067594 & 201605230067592
141 082: 20061101-0038055
PLAT REFERENCE - LOTS 1 & 2 DOROTHY GOODMAN SUBDIVISION 20160622-0074816
 - 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: 470930239F EFFECTIVE DATE: MAY 02, 2007.
 - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
 - NORTH ROTATION: NADB3(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 _____
 - 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.

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
This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider _____ Date: _____
Authorized Signature for Utility _____

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 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.

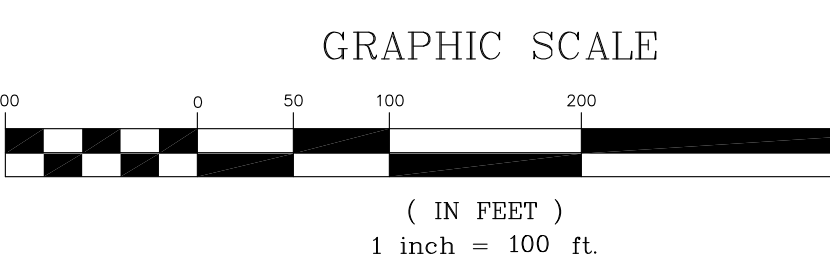
Registered Land Surveyor _____
Tennessee License No. _____
Date: _____

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: _____



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 KINEMATIC BASED ON TPOUT DASS NETWORK HADRNSRS2007 VERTICAL DATUM IS NAVD83. GEODROID. 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.

8-SD-23-F

REVISIONS

DRAWN BY: M.STRANGE	1 06/29/2023 PS COMMENTS
CHECKED BY: R. LYNCH	2 07/06/2023 PS COMMENTS
APPROVED BY: R.S.L.	3 07/07/2023 ps comments
SCALE: 1"=100'	4 07/07/2023 revised approval cert
DATE: 04/25/2023	5 07/24/2023 ENG. COMMENTS
	6 07/31/2023 closure update

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 1
Lots 1 thru 73 & 129 thru 135
Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
3903-05

SHEET NO.
1 of 3

County - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works

Signed: _____ Date: _____

Water: (Utility Agency Name)

Signed: _____ Date: _____

Sewer: (Utility Agency Name)

Signed: _____ Date: _____

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Signed: _____ Date: _____

Gas: (Utility Agency Name)

Signed: _____ Date: _____

Telephone: (Utility Agency Name)

Signed: _____ Date: _____

Cable Television: (Utility Agency Name)

Signed: _____ Date: _____

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

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

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 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: _____

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 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 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: _____

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

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, 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: _____

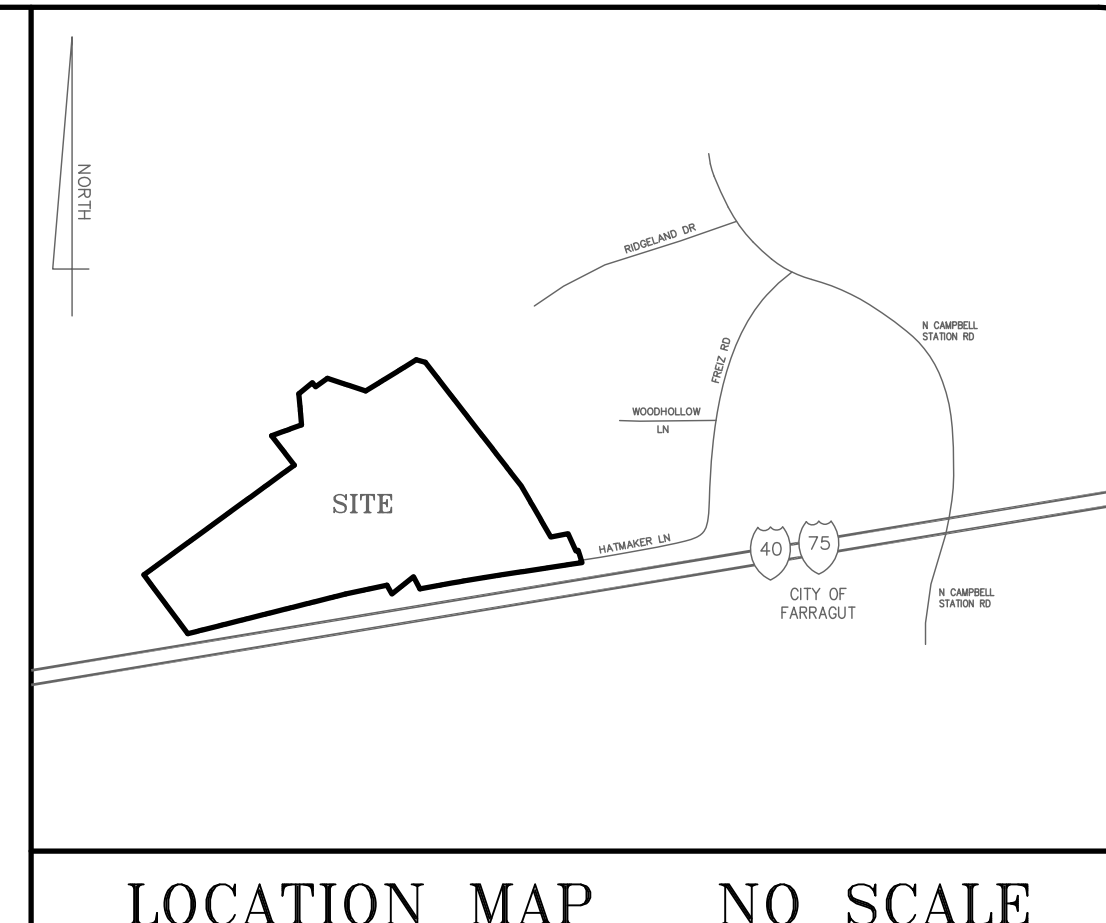
Owner Certification on Release of Easement

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

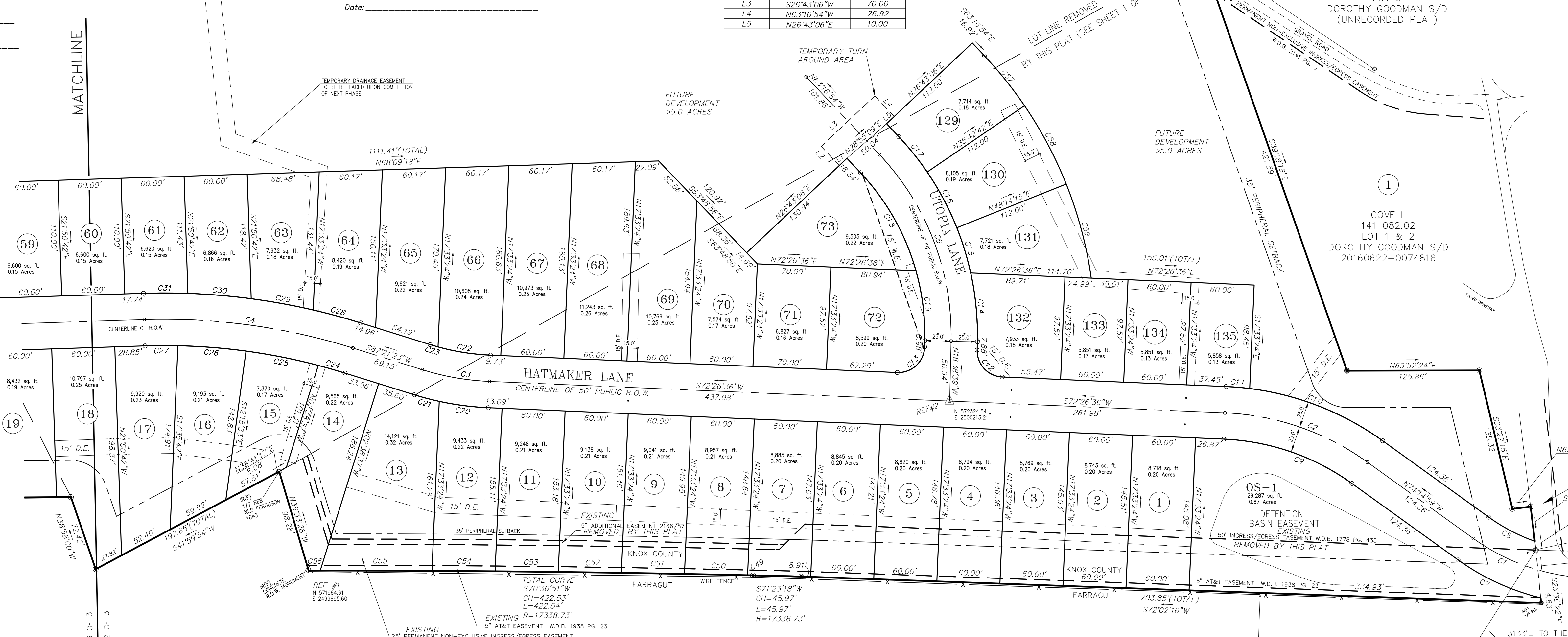
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Signature(s): _____

Date: _____

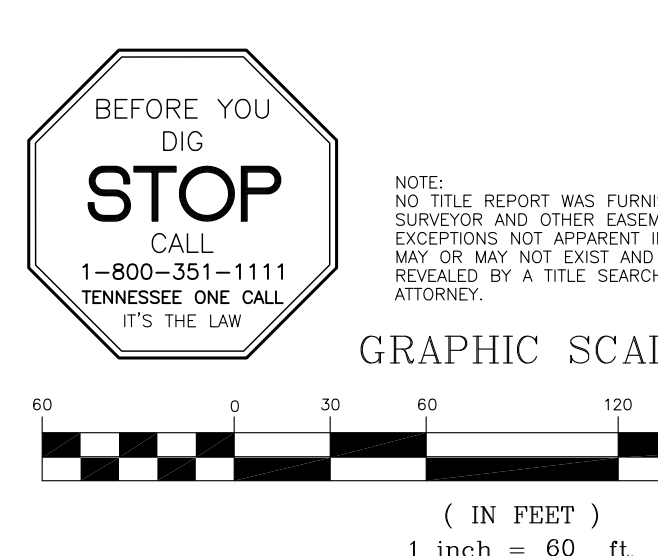


- 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- 2. CLT TAX MAP 129 PARCEL 164.13, MAP 141 PARCELS 082.03 & 082.00.
- 3. DEED REFERENCES - 129 164.13; 20070618-0103590; 141 082.03; 201605230067594 & 201605230067592; 141 082; 20061101-0038055; 20160622-0074816
- 4. THIS PROPERTY IS ZONED FR -3 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
- 5. 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.
- 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 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 EXTERIOR LOT LINES.
- 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
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- 11. 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).
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LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L5.

CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Rows C1 through C59.



SYMBOL LEGEND with entries: FOUND MONUMENTATION, IRON ROD SET, CONCRETE R.O.W. MONUMENT, PERMANENT REFERENCE MONUMENT, DRAINAGE EASEMENT, WATER LINE EASEMENT.

INTERSTATE 40 / 75

TOTAL AREA 69.92 ACRES (3,045,698 sq.ft.) THIS PHASE: 20.27 ACRES (882,932 sq.ft.) TOTAL LOTS=80

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 TDDT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOD09. 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.

Project information including LYNCH SURVEYS LLC logo, address (4405 COSTER RD. KNOXVILLE, TENN. 37912), phone (865-584-2630), website (WWW.LYNCHSURVEY.COM), and project details (Sonesta Subdivision Phase 1, Lots 1 thru 73 & 129 thru 135, District 6, Knoxville, Tennessee).

TOTAL AREA
69.92 ACRES
(3,045,698 sq.ft.)
THIS PHASE: 20.27 ACRES
(8842,932 sq.ft.)
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Authorized Signature for Utility _____

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Guarantee of Completion of Stormwater Facilities.
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Engineering Director _____

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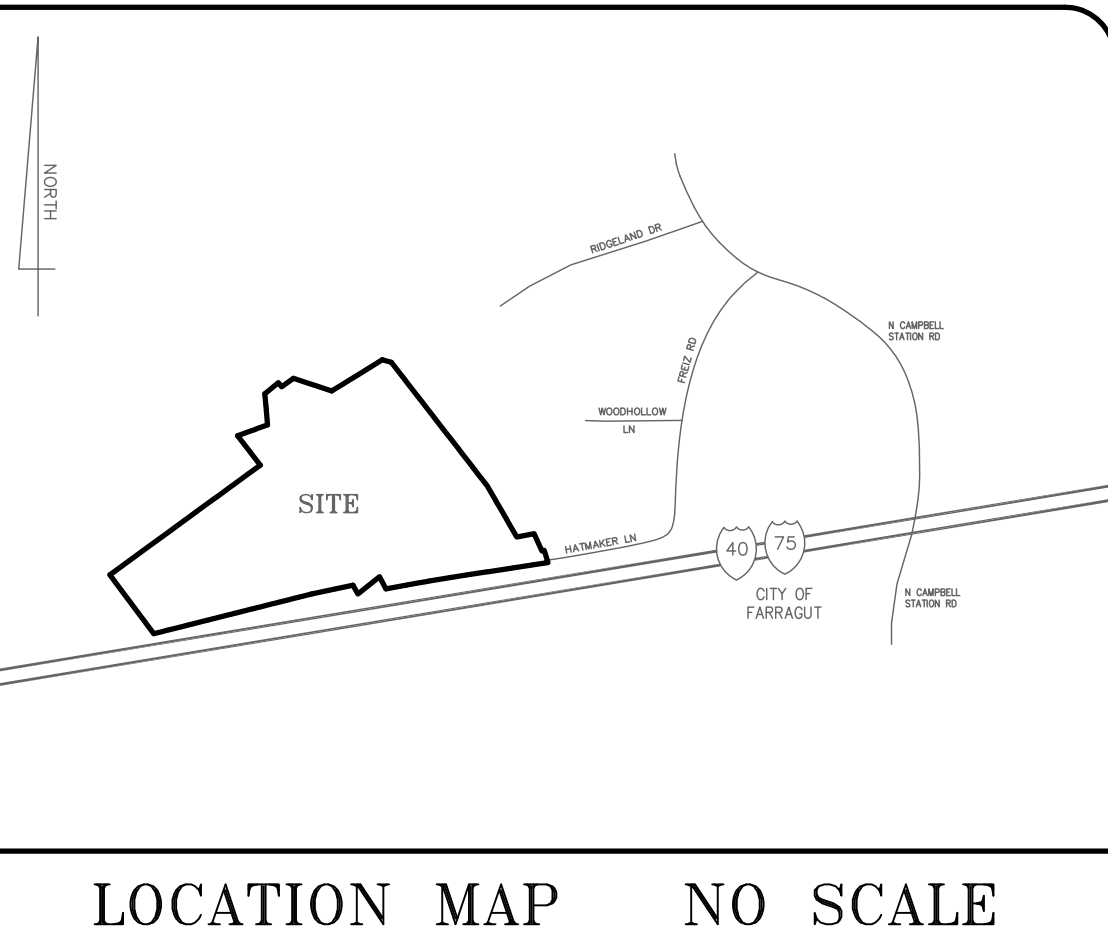
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Owner(s) Printed Name: _____
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Owner Certification on Release of Easement
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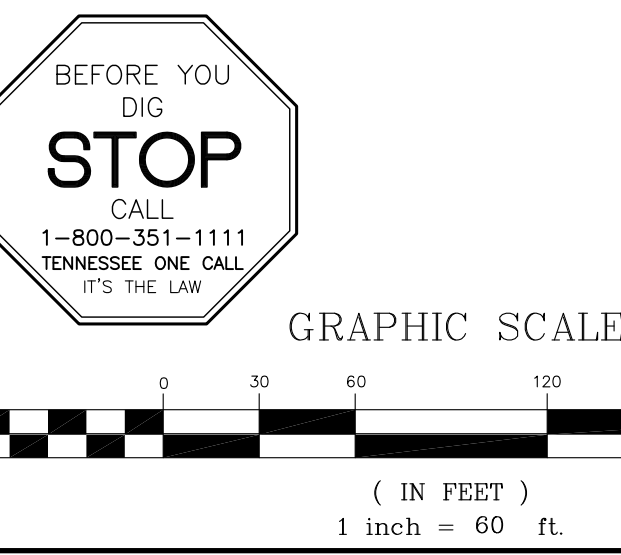
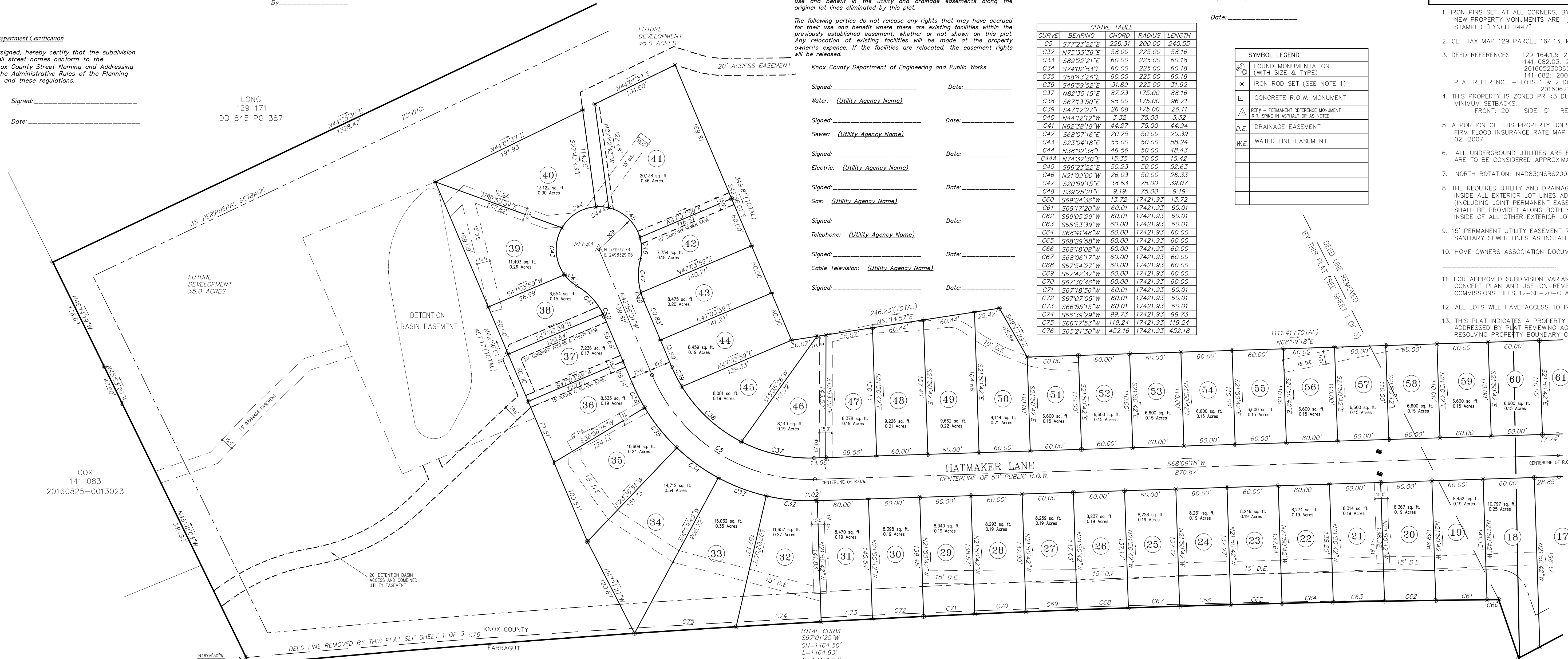
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Addressing Department Certification
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Signed: _____ Date: _____
LONG 129 171
DB 845 PG 387

County - Release of Easements
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Sewer: (Utility Agency Name) _____ Signed: _____ Date: _____
Electric: (Utility Agency Name) _____ Signed: _____ Date: _____
Gas: (Utility Agency Name) _____ Signed: _____ Date: _____
Telephone: (Utility Agency Name) _____ Signed: _____ Date: _____
Cable Television: (Utility Agency Name) _____ Signed: _____ Date: _____

CURVE	BEARING	CHORD	RADIUS	LENGTH
C5	S77°23'22"E	226.31	200.00	240.55
C32	N75°33'36"E	58.00	225.00	58.16
C33	S89°22'21"E	60.00	225.00	60.18
C34	S74°02'53"E	60.00	225.00	60.18
C35	S58°43'26"E	60.00	225.00	60.18
C36	S46°59'52"E	31.89	225.00	31.92
C37	N82°35'15"E	87.23	175.00	88.16
C38	S67°13'50"E	95.00	175.00	96.21
C39	S47°12'27"E	26.08	175.00	26.11
C40	N44°01'37"E	3.32	75.00	3.32
C41	N62°38'18"W	44.27	75.00	44.94
C42	S68°07'16"E	20.25	50.00	20.39
C43	S21°04'18"E	55.00	50.00	58.24
C44	N38°02'38"E	46.56	50.00	48.43
C44A	N74°37'30"E	75.35	50.00	75.42
C45	S66°23'22"E	59.23	50.00	52.63
C46	N21°09'00"W	26.03	50.00	26.33
C47	S20°59'15"E	38.63	75.00	39.07
C48	S39°25'21"E	9.19	75.00	9.19
C60	S69°24'36"W	13.72	17421.93	13.72
C61	S69°17'20"W	60.01	17421.93	60.01
C62	S69°05'29"W	60.01	17421.93	60.01
C63	S68°53'39"W	60.00	17421.93	60.01
C64	S68°41'48"W	60.00	17421.93	60.00
C65	S68°29'58"W	60.00	17421.93	60.00
C66	S68°18'08"W	60.00	17421.93	60.00
C67	S68°06'17"W	60.00	17421.93	60.00
C68	S67°54'27"W	60.00	17421.93	60.00
C69	S67°42'37"W	60.00	17421.93	60.01
C70	S67°30'46"W	60.00	17421.93	60.00
C71	S67°18'56"W	60.01	17421.93	60.01
C72	S67°07'05"W	60.01	17421.93	60.01
C73	S66°55'15"W	60.01	17421.93	60.01
C74	S66°43'29"W	99.73	17421.93	99.73
C75	S66°31'37"W	119.24	17421.93	119.24
C76	S65°21'30"W	452.16	17421.93	452.18

SYMBOL	LEGEND
○	FOUND MONUMENTATION (WITH SIZE & TYPE)
●	IRON ROD SET (SEE NOTE 1)
□	CONCRETE R.O.W. MONUMENT
△	REF - PERMANENT REFERENCE MONUMENT (SEE NOTE 6, 8, 9, 10, 11, 12, 13)
D.E.	DRAINAGE EASEMENT
W.E.	WATER LINE EASEMENT



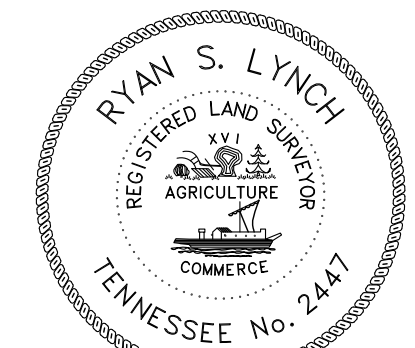
GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09. PRECISION 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 BE A TITLE MATTER.

INTERSTATE 40 / 75

8-SD-23-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 CHECKED BY: R. LYNCH APPROVED BY: R.S.L. SCALE: 1"=60' DATE: 04/25/2023	1 06/29/2023 PS COMMENTS 2 07/06/2023 PS COMMENTS 3 07/07/2023 ps comments 4 07/07/2023 revised approval cert 5 07/24/2023 ENG. COMMENTS 6 07/31/2023 closure update	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 1 Lots 1 thru 73 & 129 thru 135 Knoxville, Tennessee District 6, Knox County, Tennessee	PROJECT NO. 3903-05 SHEET NO. 3 of 3
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