



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.

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.

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.

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

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.

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

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.



( IN FEET )  
1 inch = 40 ft.

(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

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 TDO  
GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09. PRECISION OF  
THE GPS WORK RPD: 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.

PERMANENT REFERENCE MARKERS  
(MAG NAIL WITH DISK OR RR  
SPIKE IN PAVEMENT)

△ REF#1	N 578908.08
	E 2538376.14
△ REF#2	N 579682.85
	E 2539409.78
△ REF#3	N 580293.61
	E 2539434.60

LINE	BEARING	DISTANCE
L1	S59°39'10"W	7.67
L2	S30°20'50"E	25.35
L3	N59°39'10"E	7.67
L4	N30°20'50"W	25.35

SYMBOL LEGEND	
O	FOUND MONUMENTATION (WITH SIZE & TYPE)
●	IRON ROD SET (SEE NOTE 1)
□	CONC. MONUMENT
R(F)	FOUND MONUMENTATION
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT

— — — — — PERIPHERAL SETBACK  
 . . — — . . — — DRAINAGE EASEMENT  
 — — — — — UTILITY EASEMENT  
 — — — — — WALL EASEMENT  
 — — — — — DETENTION BASIN

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

*Variances & alternative design standards approved as part of 6-SD-24-C on 6/13/2024.*

## VARIANCES

Approve the requested variance to increase the maximum slope through the cul-de-sac of Road A from 10 percent to 11.75 percent.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL  
Increase the maximum road grade from 12 percent to 15 percent for Road C.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL  
(PLANNING COMMISSION APPROVAL NOT REQUIRED)

Increase the maximum grade from 1 percent to 2 percent at the intersection of Road C at Road A b. Variances & alternative design standards approved as part of 11-SI-24-C on 11/14/2024.

## VARIANCES

Approve the variance to allow a T-turnaround in lieu of a cul-de-sac of Road B per Concept Plan condition 3.

Approve the variance to increase the maximum slope through the T-turnaround of Road B from 10 percent to 13.80 percent.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL  
(PLANNING COMMISSION APPROVAL NOT REQUIRED)

*Increase the maximum grade from 1 percent to 2 percent at the intersection of Road B at Road A*

ZONING: OB

CRESENT SPRING LLC  
132 037  
20240919-0016095

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 Kentucky and Tennessee Surveying Regulations and 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 completion of the indicated improvements, monuments, markers, monuments, and benchmarks or property monuments upon completion of the subdivision.

### 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.

Tennessee License No. \_\_\_\_\_

FINAL PLAT OF

S&E Properties, LLC  
405 Montbrook Lane  
Knoxville, Tennessee 37919  
Phone: (865) 539-1112

Lots 20 Thru 26  
of The Highlands at Ebenezer  
Knoxville, Tennessee 37923  
District 6, Knox County, Tennessee

PROJECT NO.  
4865-10

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SHEET NO.  
1 of 1

