



- NOTES:
1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
  2. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
  3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
  4. THIS PROPERTY IS ZONED PR@4DU/AC (ABOVE THE 820 CONTOUR).
  5. THIS SUBDIVISION CONTAINS 1.06 ACRES OF ONE LOT. 17,787 S.F. ABOVE THE 820 CONTOUR.
  6. TVA OWNS FLOWAGE EASEMENT RIGHTS BELOW THE PROPOSED 820 CONTOUR LINE AS SHOWN ON THIS MAP AND OUTLINED IN THE DECLARATION OF ABANDONMENT OF EASEMENT RIGHTS RECORDED AS INSTR#200512060049469.
  7. BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT...35'  
SIDES...15'  
REAR...25'

LEGEND	
● IPF	IRON PIN FOUND 1/2" DIA. REBAR
○ IPS	IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
---	ROADWAY CENTERLINE
---	ZONING
⊙	POWER POLE
⊙	WATER METER
⊙	LIGHT POLE
---	GAS
---	GAS LINE
---	WATER LINE
---	OVERHEAD ELECTRIC
---	UNDERGROUND PEDESTAL
SSMH	SANITARY SEWER MANHOLE

USE ON REVIEW  
OF  
LOT 1, RIVER GATE, LLC  
TAX MAP 154, PART OF PARCEL 82,  
DISTRICT 6, KNOX COUNTY, TN

SCALE: 1" = 30 2/21/2025  
30 15 0 30 60

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE (865) 588-6472  
FAX (865) 588-6473  
email@bhn-p.com

OWNER:  
RIVERGATE, LLC  
P.O. BOX 51058  
KNOXVILLE, TENNESSEE 37950-1058  
PHONE: (865) 637-2674

4-B-25-DP

REFERENCE DEED: INSTR# 200304150093065

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