

ELLISON FAMILY TRUSTEE
DEED - 201105020012168

BRELSORD PROPERTIES
GENERAL PARTNERSHIP
TRUST DATED 01/20/2003 03976
REMAINING AND GREATER
THAN 9 ACRES

TREE CALCULATION

Description Of Screen	Type A Screen, Row 1		Type A Screen, Row 2		Type C Screen
	Linear Ft Needed	Deciduous Tree	Evergreen Tree	Hedge	Small Evergreen
Type A Landscaping	2052	128	128	513	41
Type C Landscaping	818				

There is 2052 Linear feet of "Type A" landscaping screen required for the Harris Road project. One row of trees will be evergreen type spaced every 16'-0". 2052 / 16 = 128 trees for first row in the "Type A" landscape screen.

There is 2052 Linear feet of "Type A" landscaping screen required for the Harris Road project. One row of trees will be deciduous type spaced every 16'-0". 2052 / 16 = 128 trees for first row in the "Type A" landscape screen.

There is 2052 Linear feet of "Type A" landscaping screen required for the Harris Road project. One hedge will be planted every 4'-0". 2052 / 4 = 513 hedge plants for the hedge row in "Type A" landscape screen.

There is 818 Linear feet of "Type C" landscaping screen required for the Harris Road project. One row of trees will be small evergreen's spaced every 20'-0". 818 / 20 = 41 trees in the "Type C" landscape screen.

SYMBOL LEGEND

1	TYPE 'A' LANDSCAPING SCREEN - EXISTING VEGETATION TO REMAIN & SUPPLEMENTED WITH APPROVED TREES PER KNOX COUNTY LANDSCAPE SCREENING ORDINANCE. LANDSCAPE BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE. SOWN WITH GRASS OR GROUND COVER ALLOWING FOR MULCH AT BASE OF ALL PLANTINGS. SHRUBS SHALL BE SPACED 4'-0" O.C. & DECIDUOUS TREES SHALL BE SPACED 16'-0" O.C. IN ONE ROW AND SECOND ROW OF EVERGREEN TREES SPACED 16'-0" O.C.
2	TYPE 'C' LANDSCAPE SCREEN - BUFFER STRIP 8'-0" WIDE SOWN WITH GRASS OR GROUND COVER FOR FULL WIDTH ALLOWING FOR MULCH AT THE BASE OF PLANTINGS. SMALL EVERGREENS TO BE PLANTED ON 20'-0" CENTERS
3	NEW 6'-0" HIGH FENCE SCREEN. WELDED WIRE FENCING WITH FABRIC OR PLASTIC SLAT SCREEN
4	INDICATES POLE LIGHT - ALL POLE LIGHTS WILL HAVE CUTOFFS TO SHIELD LIGHT POLLUTION TO ADJACENT PROPERTIES
5	NEW SIGN - SIGN WILL NOT BE NEON. TO BE LIT 3/0 LETTERING CONTROLLED BY TIMER. SIGN TO BE CONTROLLED BY PHOTOCELL - AUTOMATICALLY TURNED OFF FROM 10PM TO 5AM.
6	SIGHT DISTANCE - CLEAR SIGHT DISTANCE AT THIS ENTRYWAY IS PROVIDED FROM A POINT 3.5' ABOVE THE DRIVEWAY SURFACE, 15' FROM THE ROADWAY PAVEMENT TO A POINT 3.5' ABOVE THE ROADWAY PAVEMENT. POSTED SPEED ON HARRIS ROAD IS 30MPH. THIS IS CLEAR SIGHT DISTANCE TO 300'-0" (10 TIMES POSTED SPEED LIMIT).

4-D-24-DP
3/22/2024

2800 HOITT AVE.
KNOXVILLE, TN 37917

PHONE: 865.637.7687
WEB: skservicesllc.com
EMAIL: ron@skservicesllc.com

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES:

APPROVED BY:

DATE:

SKILLED SERVICES LLC
2800 HOITT AVE | KNOXVILLE, TN

HARRIS ROAD PROJECT - REVISED SITE PLAN

PROJECT NAME:

DATE: **March 22, 2024**

SCALE: 3/128 = 1'-0"

DESIGNED BY: R.D.L. DRAWN BY: R.D.L.

BD1.0 - R1



SKILLED SERVICES

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KNOXVILLE, TN 37917

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PRELIMINARY
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NOTES:

APPROVED BY:

DATE:

PROJECT NAME:
SKILLED SERVICES LLC
2800 HOITT AVE | KNOXVILLE, TN

SHEET TITLE:
HARRIS ROAD PROJECT - SITE PLAN & 3D SKETCHES

DATE:
February 23, 2024

SCALE:
VARIES

DESIGNED BY:
R.D.L.

DRAWN BY:
R.D.L.

BD-1.0



ARTISITIC INTERPRETATION



ARTISITIC INTERPRETATION



ARTISITIC INTERPRETATION

4-D-24-DP
2/26/2024

INDICA
ALL P
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SKILLED SERVICES

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KNOXVILLE, TN 37917

PHONE: 865.637.7687
WEB: skservicesllc.com
EMAIL: ron@skservicesllc.com

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES:

APPROVED BY: _____
DATE: _____

SKILLED SERVICES LLC
2800 HOITT AVE | KNOXVILLE, TN

ELEVATION DRAWINGS

PROJECT NAME:

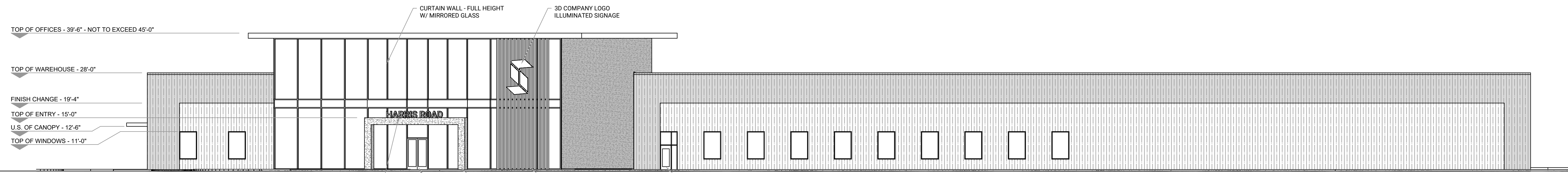
SHEET TITLE:

DATE: **February 23, 2024**

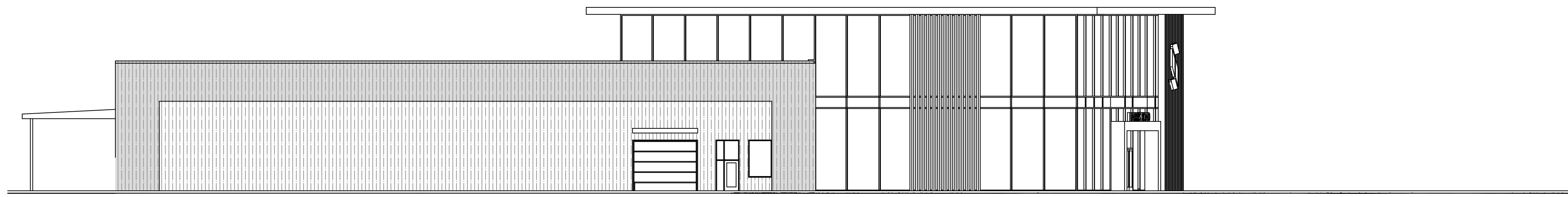
SCALE: 1/16" = 1'-0"

DESIGNED BY: R.D.L. DRAWN BY: R.D.L.

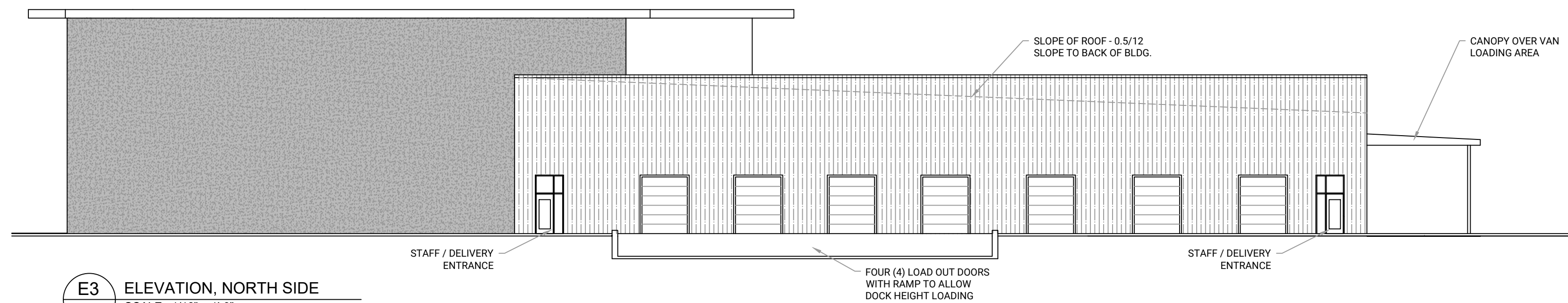
BD-2.0



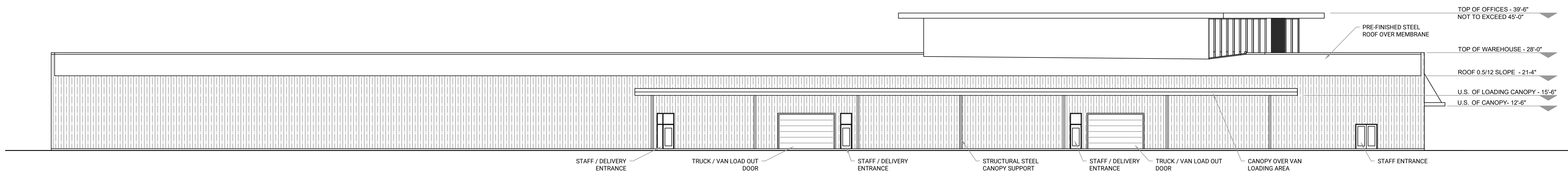
E1 ELEVATION, BUILDING ENTRANCE - EAST SIDE
BD1.0 SCALE: 1/16" = 1'-0"



E2 ELEVATION, SOUTH FACE
BD1.0 SCALE: 1/16" = 1'-0"

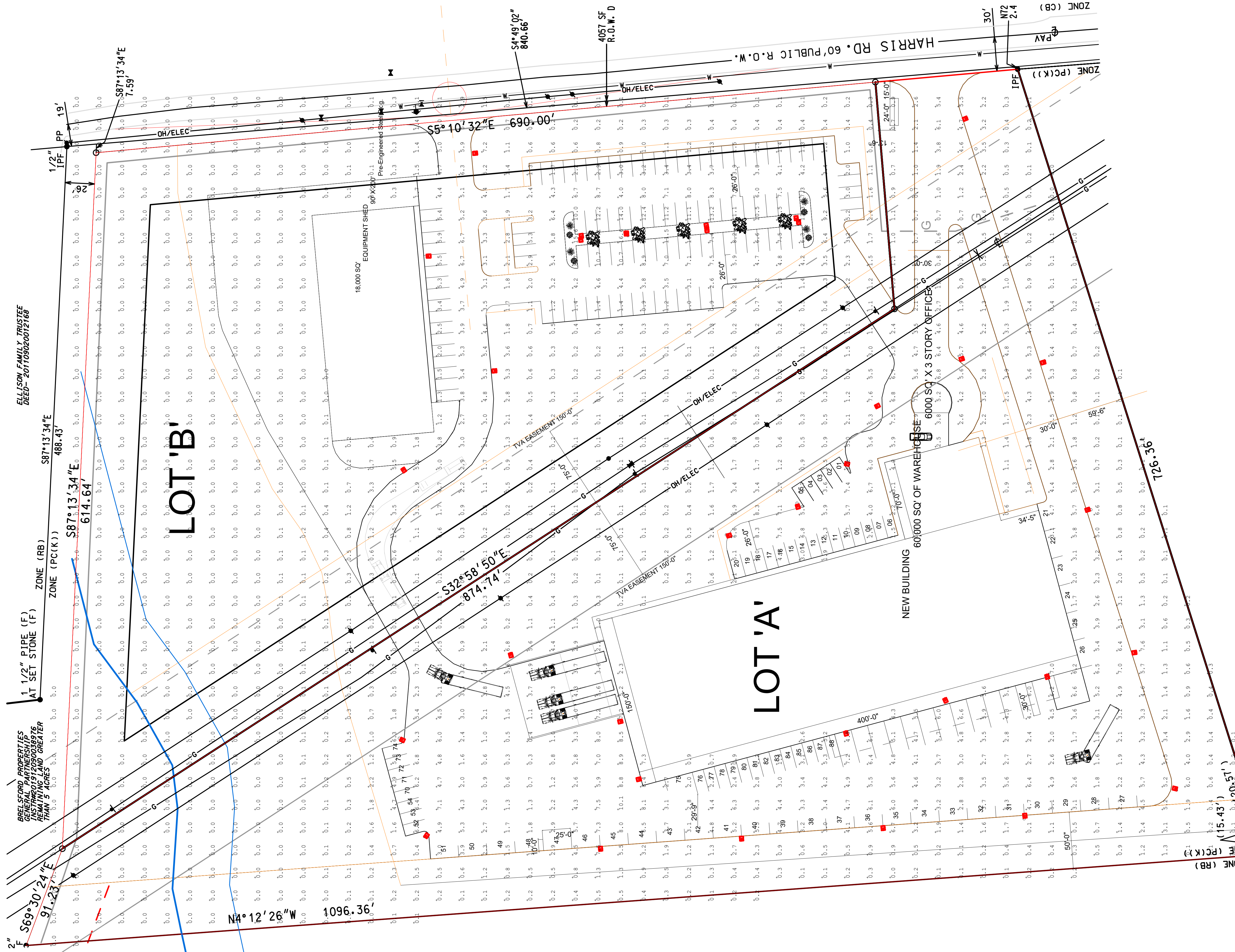


E3 ELEVATION, NORTH SIDE
BD1.0 SCALE: 1/16" = 1'-0"



E4 ELEVATION, WEST SIDE
BD1.0 SCALE: 1/16" = 1'-0"

4-D-24-DP
2/26/2024



LOT 'B'

LOT 'A'

TREE CALCULATION

4-D-24-DP
3/22/2024



SKILLED SERVICES

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KNOXVILLE, TN 37917

PHONE: 865.637.7687
WEB: skservicesllc.com
EMAIL: ron@skservicesllc.com

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES:

APPROVED BY: _____

DATE: _____

PROJECT NAME:
SKILLED SERVICES LLC
2800 HOITT AVE | KNOXVILLE, TN

SHEET TITLE:
HARRIS ROAD PROJECT - PHOTMETRIC MAP

DATE:
March 22, 2024

SCALE:
3/128 = 1'-0"

DESIGNED BY: R.D.L. DRAWN BY: R.D.L.

PP1.0



4-D-24-DP
2/26/2024

REVISIONS		DATE	
REVISIONS		DATE	
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919			
CLIENT:			
BRELFORD PROPERTIES GP 2214 McCAMPBELL WELLS WAY KNOXVILLE, TN 37924			
PROJECT:			
BRELFORD PROPERTIES INDUSTRIAL DEVELOPMENTS PARKER/HARRIS KNOX COUNTY, TN 37924			
EXHIBIT A			
CCI PROJECT NO.		01668-0000	
DRAWING DATE			
PM	AWG	PIC	-
DRAWN	CHECKED		-

TAX ASSESSOR CERTIFICATION
THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

KNOX COUNTY TRUSTEE: SIGNED: _____ DATE: _____

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

BRELSFORD PROPERTIES GENERAL PARTNERSHIP
THE UNDERSIGNED OWNERS 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: _____

PLANNING STAFF 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 THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 13-3-403 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: _____

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

KNOX COUNTY PROPERTY ASSESSOR

SIGNED: _____ DATE: _____

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 DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:

ZONING SHOWN ON OFFICIAL MAP

DATE: _____

BY: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER: _____

AUTHORIZED SIGNATURE FOR UTILITY DATE: _____

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS

(I, WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

OWNER(S) PRINTED NAME: _____

SIGNATURE(S): _____

DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER: _____

AUTHORIZED SIGNATURE FOR UTILITY DATE: _____

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OUT OF UNPLATTED PROPERTY.
- 2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE (NAD83) GRID NORTH.
- 3. THIS PROPERTY IS ZONED PC(K) IN KNOX COUNTY SETBACKS ARE PER ZONING OR PLANNING COMMISSION APPROVAL.
- 4. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. THERE SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS OF TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS AND FIVE (5) FEET IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED (PLANNED ZONES) OR WHEN SETBACKS ARE NOT REQUIRED PER THE ZONING.
- 5. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 47093C0163G, EFFECTIVE DATE AUG. 5, 2013.
- 6. TOTAL AREA THIS SURVEY: TWO LOTS AND R.O.W. DEDICATION OF 15.263 ACRES +/-.
- 7. DEED REFERENCE: 201912090038976 (PAR. 079.00)
- 8. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. 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.

N87°44'09"W 151.77'
1 1/2" IPF
1" PIPE (F) AT RR TIE POST

SPRING PLACE UNIT 6 S/B
BLOCK 8 LOT 13
PLAT 525-9
DEED- 20053030068768

SPRING PLACE UNIT 6 S/B
BLOCK 8 LOT 16
PLAT 525-9
DEED- 2168-163

SPRING PLACE UNIT 6 S/B
BLOCK 8 LOT 15
PLAT 525-9
DEED- 2302-392

SPRING PLACE UNIT 6 S/B
BLOCK 8 LOT 14
PLAT 525-9
DEED- 1490-582

SPRING PLACE UNIT 6 S/B
BLOCK 8 LOT 13
PLAT 525-9
DEED- 202008210014891

SPRING PLACE UNIT 6 S/B
BLOCK 8 LOT 13
PLAT 525-9
DEED- 202008210014891

SPRING PLACE UNIT 6 S/B
BLOCK 8 LOT 12
PLAT 525-9
DEED- 200802230089394

SPRING PLACE UNIT 3 S/B
BLOCK 8 LOT 9
PLAT 375-19
DEED BOOK 1636 PAGE 907

BRELSFORD PROPERTIES
GENERAL PARTNERSHIP
INST#201912090038976
REMAINING LAND GREATER
THAN 5 ACRES

ELLISON FAMILY TRUSTEE
DEED- 201109020012168

1 1/2" PIPE (F)
AT SET STONE (F)

ZONE (RB)
ZONE (PC(K))

S87°13'34"E
488.43'

S87°13'34"E
614.64'

S87°13'34"E
7.59'

S87°13'34"E
840.66'

S85°10'58"W
200.70'

S85°10'58"W
200.70'

S85°10'58"W
200.70'

S85°10'58"W
200.70'

S85°10'58"W
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S85°10'58"W
200.70'

S85°10'58"W
200.70'

S85°10'58"W
200.70'

APPROX. CENTERLINE OF K.U.B. (FORMERLY T.V.A.)
150' NORRIS-VOLUNTEER ELECTRIC POWER TRANSMISSION LINE
EASEMENT W.D. 58/001 & W.D. 577/235(CORRECTED IN W.D.
580/92) ALSO, SEE MAP BK. 12, PGS. 166 & 117 (CAB. 8,
SLIDE 3B & 3C) EXACT LOCATION TO BE VERIFIED BY K.U.B.
PRIOR TO ANY RESIDENCE CONSTRUCTION. THERE SHALL BE NO
BUILDING WITHIN THE TRANSMISSION LINE EASEMENT WITHOUT
THE PRIOR CONSENT OF K.U.B.

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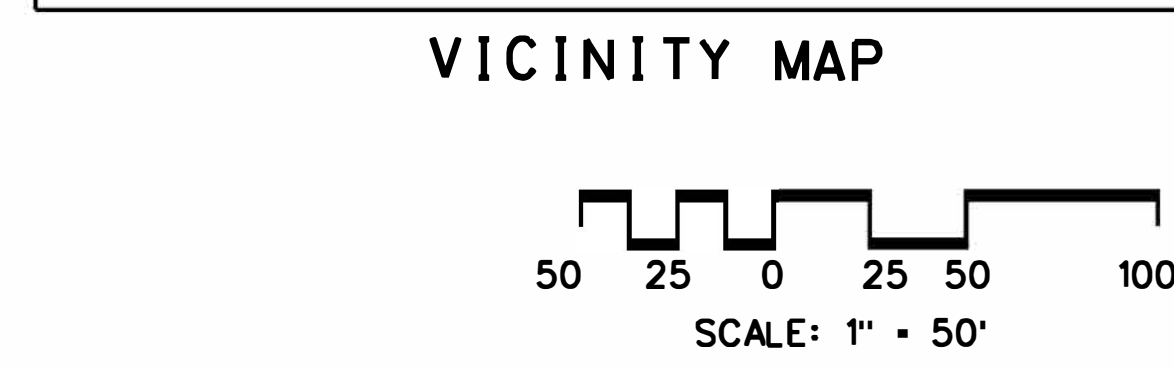
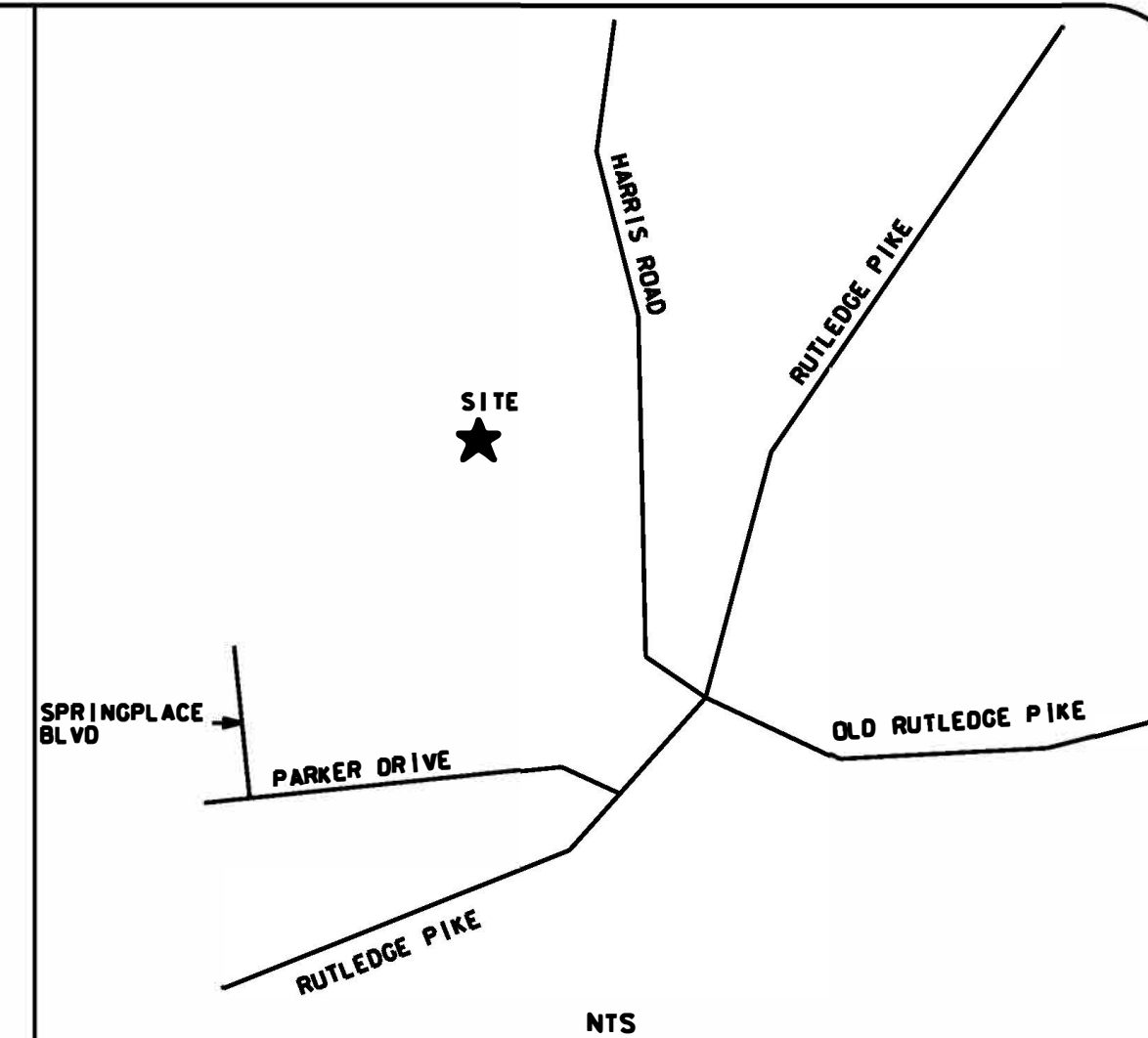
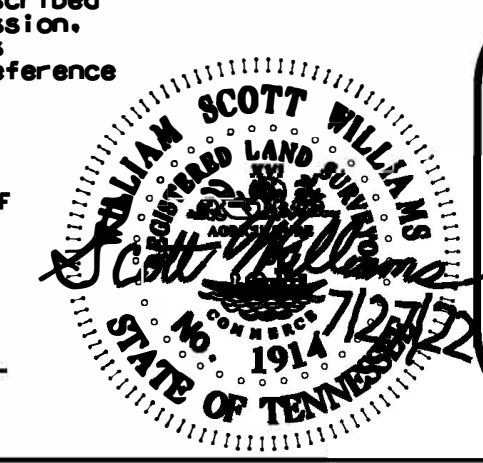
CERTIFICATION OF FINAL PLAT - All Indicated Markers, Monuments and Benchmarks Set

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 indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 27th day of July, 2022.

CERTIFICATION OF ACCURACY

I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:110,000 AS SHOWN HEREON. THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.

W. Scott Williams
REGISTERED LAND SURVEYOR
TENNESSEE CERTIFICATE NO. 1914



LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF 1/2" IRON PIN FOUND (OLD)
- o 1/2" IRON PIN SET (NEW)
- EASEMENT LINES
- x- FENCE
- C- CENTERLINE
- SETBACK
- PP UTILITY OR POWER POLE
- EMH@ SANITARY SEWER MANHOLE
- CONCRETE AREAS
- W- WATER
- OW/ELEC-- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL/ DEED LINES
- G- GAS LINE
- SIGNS/MARKERS
- PAR. 079.03 OLD PARCEL NUMBER
- 1 NEW LOT NUMBER

4-D-24-DP
2/26/2024

OWNER:
BRELSFORD PROPERTIES
GENERAL PARTNERSHIP
2214 MCCAMPBELL WELLS WAY
KNOXVILLE, TN 37924

THE FINAL PLAT OF:
**BRELSFORD PROPERTIES
UNIT 2**
PREVIOUSLY UNPLATTED PROPERTY
CLT MAP 060 PARCELS 079.00
CIVIL DISTRICT 8, KNOX COUNTY, TN

DATE: JULY 27, 2022

WSW JOB# 2104

W. SCOTT WILLIAMS & ASSOCIATES

4536 Annelise Way
Knoxville, TENNESSEE 37921
P & F: (606) 622-9091
E-MAIL: survey@scotwilliams.com

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING